

For Lease

# Dominant Beachside Luxury Retail Center

4,200 - 9,900 SF | Contact Broker



## Granada Plaza

201 East Granada Blvd, Ormond Beach, Florida 32176

### Property Highlights

- 107,066 SF on the northwest corner of Granada Blvd (SR 40) and Hwy A1A
- Recently completed \$1.5-million facade renovation and upgrade
- Free-standing Starbucks with drive-thru
- 1,137 feet of frontage on Granada Blvd
- 38,500 AADT - combination of Granada Blvd and Hwy A1A
- Highest traffic corner in the northern barrier island
- Excellent visibility; directly across from the Atlantic Ocean
- Serves both tourist and local markets
- Percentage of year-round residents estimated at 85%
- More than 2,100 hotel rooms within three miles

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	<b>3,918</b>	<b>\$65,728</b>
<b>3 Miles</b>	<b>29,931</b>	<b>\$52,915</b>
<b>5 Miles</b>	<b>78,860</b>	<b>\$54,925</b>



**Lease Rate: Contact Broker**

For more information

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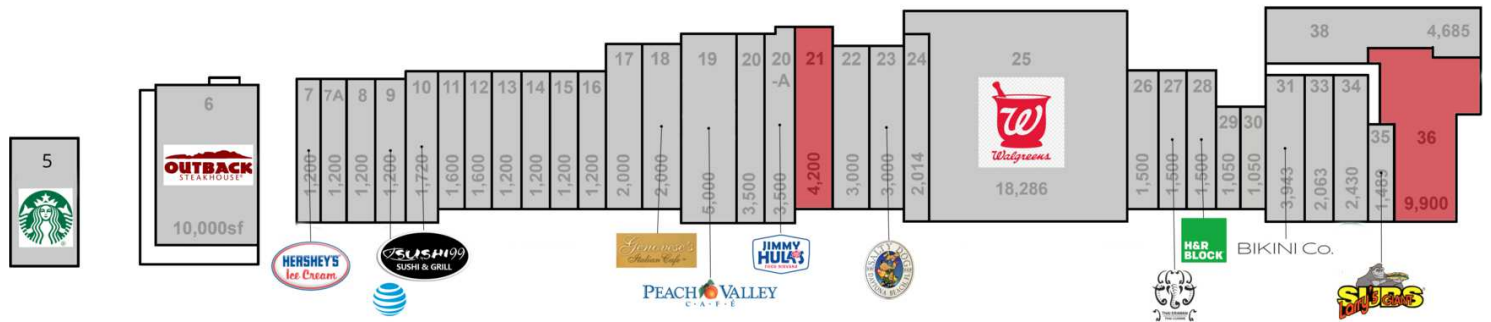
# Available Spaces

LEASE TYPE | NN

TOTAL SPACE | 4,200 - 9,900 SF

LEASE TERM | Negotiable

LEASE RATE | Contact Broker



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Unit 21	Available	4,200 SF	Modified Net	Contact Broker
Unit 36	Available	9,900 SF	Modified Net	Contact Broker

Aerial



# Oceanside Country Club Founded 1908



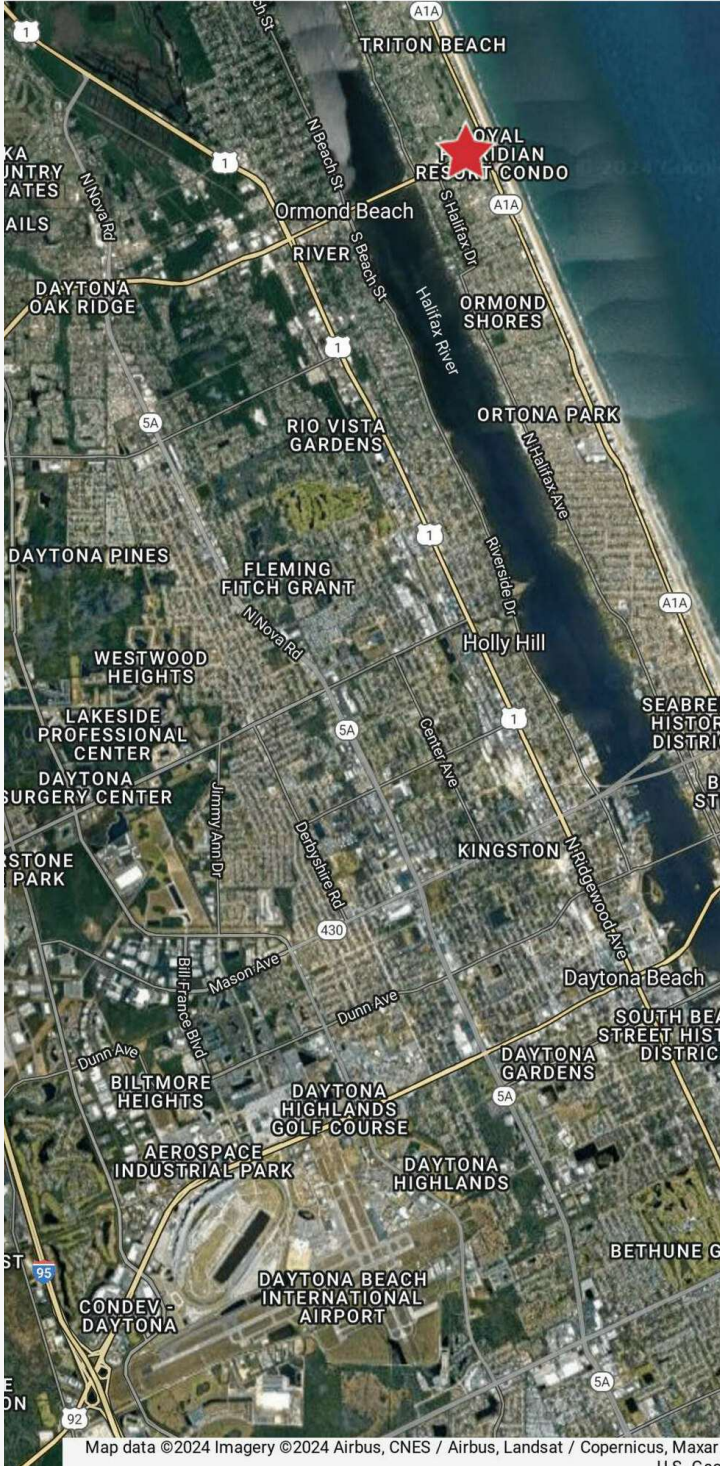
## East Granada Boulevard



### Granada Plaza Tenants



# Area Highlights



- Ormond Beach is noted as one of the finest coastal communities in the state of Florida.
- Families, young professionals and retirees find this city an excellent choice as their residence.
- Ormond Beach was recently rated one of the top 100 cities for relocation by the National Strategy Group.
- Home to the “birthplace of speed” - millions of tourists visit this market each year.
- Ormond Beach is among the top US beaches according to Tripadvisor.

