

PROPOSED SHOPPES AT GRANADA POINTE



PROPERTY DESCRIPTION

Proposed 19,981 SF Shoppes at Granada Pointe.
 Target completion date mid-2025.
 Retail center with a drive-thru endcap unit and inline units available 1,537 - 19,981 SF.
 Join WAWA, Whistle Express Car Wash, Culver's, and IHOP (COMING SOON) at this high traffic, signalized Granada Boulevard location with great visibility.
 Daytime Population 109,623 within a 5 mile radius.
 Approximately 3.4 miles to Interstate 95.
 Great location for Fast Food, Restaurant, Financial Services, Offices, Pharmacy, Retail, Insurance, and Medical Offices.
 Estimated CAM, Real Estate Taxes, and Insurance \$6.95 per SF.

LOCATION DESCRIPTION

Located at the intersection of Granada Boulevard and Tomoka Avenue.

LOCATION ADDRESS

550 W. Granada Boulevard
 Ormond Beach, FL 32174

JOHN W. TROST, CCIM

Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$27.00 - \$37.00 NNN
AVAILABLE SF:	1,537 - 19,981 SF
YEAR BUILT:	Proposed
TRAFFIC COUNT:	34,000 AADT
ZONING:	PBD, Planned Business Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,887	26,279	49,169
TOTAL POPULATION	5,690	50,105	95,595
AVERAGE HH INCOME	\$48,088	\$56,000	\$56,583
DAYTIME POPULATION	9,293	50,871	109,623

PROPOSED SHOPPES AT GRANADA POINTE | 550 W. Granada Boulevard Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,537 - 19,981 SF	LEASE RATE:	\$27.00 - \$37.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	2,800 SF	NNN	\$37.00 SF/yr	Endcap with Drive-Thru
Unit 2	Available	1,667 SF	NNN	\$27.00 SF/yr	Inline
Unit 3	Available	1,640 SF	NNN	\$27.00 SF/yr	Inline
Unit 4	Available	2,160 SF	NNN	\$28.50 SF/yr	Inline
Unit 5	Available	1,537 SF	NNN	\$27.00 SF/yr	Inline
Unit 6	Available	2,162 SF	NNN	\$28.50 SF/yr	Inline
Unit 7	Available	1,560 SF	NNN	\$27.00 SF/yr	Inline
Unit 8	Available	1,674 SF	NNN	\$27.00 SF/yr	Inline
Unit 9	Available	4,781 SF	NNN	\$31.00 SF/yr	Endcap (may subdivide)

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

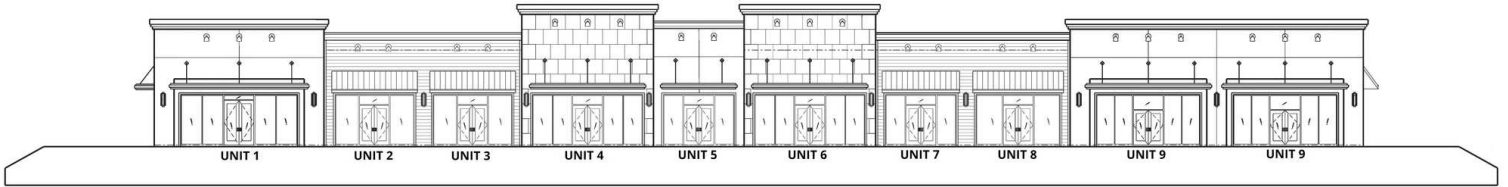
john.trost@svn.com

PROPOSED SHOPPES AT GRANADA POINTE | 550 W. Granada Boulevard Ormond Beach, FL 32174

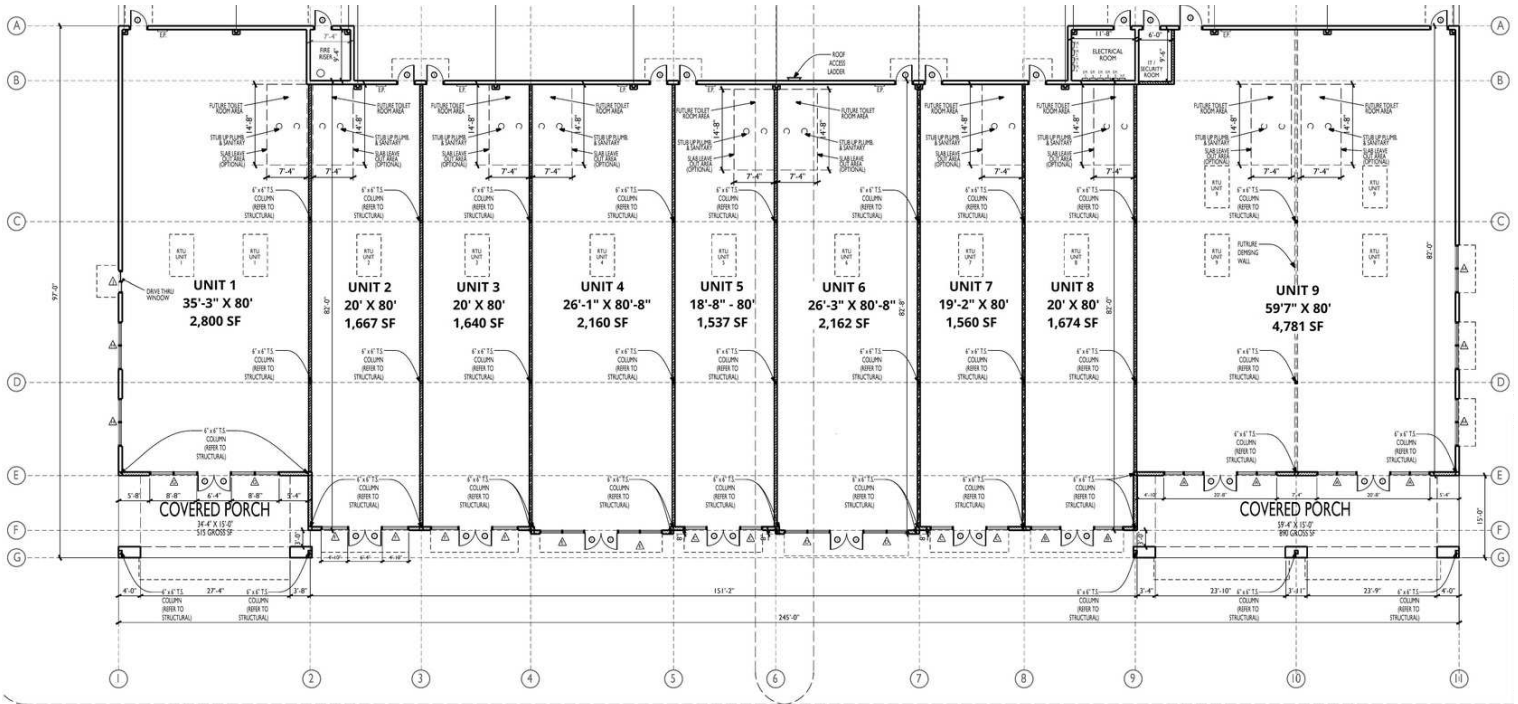


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

PROPOSED ELEVATION & FLOOR PLAN



BUILDING ELEVATION
NORTH FACADE SCALE: 1/12"=1'-0"



FRONT OF BUILDING FACING GRANADA BOULEVARD

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

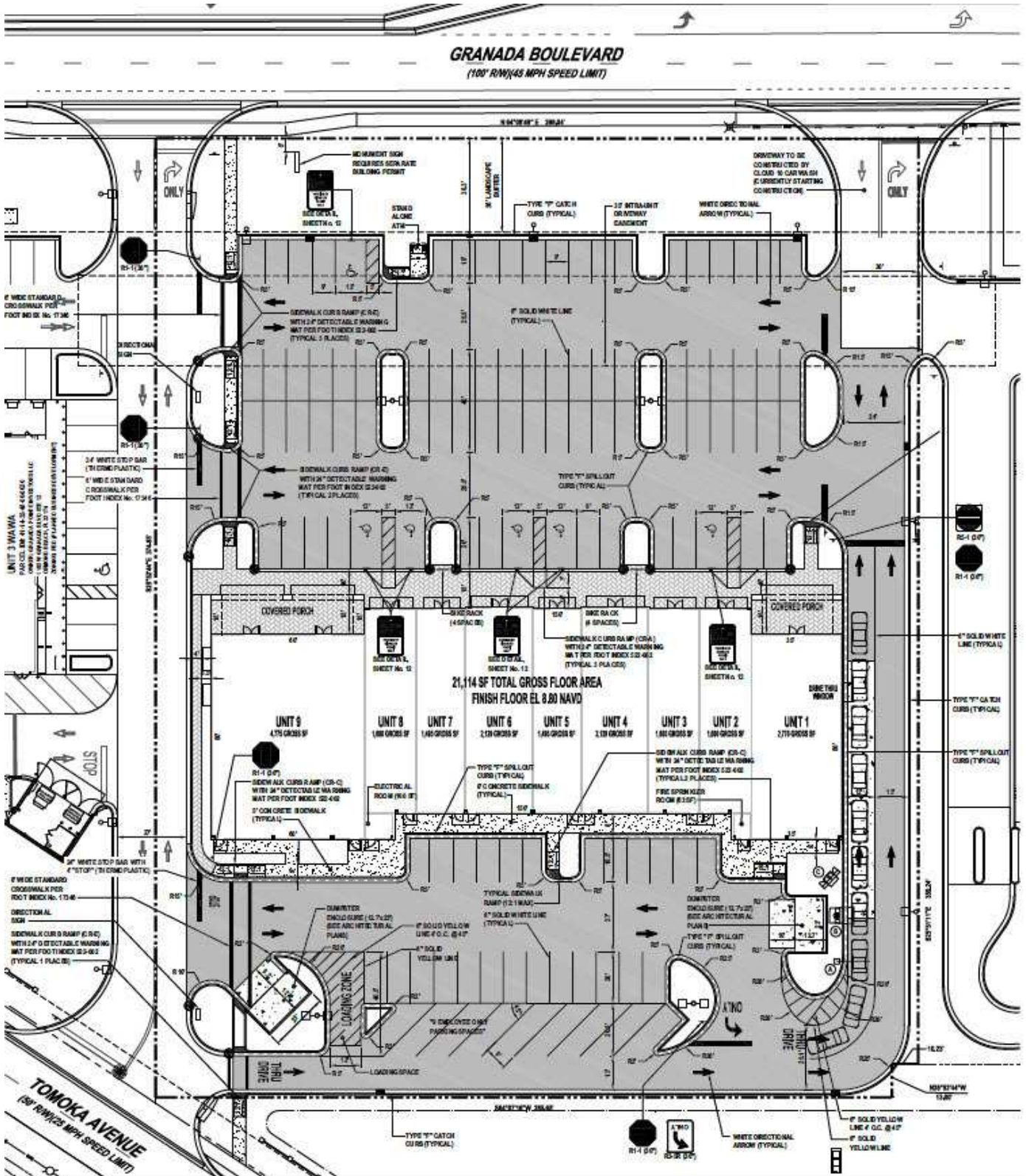
john.trost@svn.com

PROPOSED SHOPPES AT GRANADA POINTE | 550 W. Granada Boulevard Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

SITE PLAN



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

PROPOSED SHOPPES AT GRANADA POINTE | 550 W. Granada Boulevard Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAPS



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

PROPOSED SHOPPES AT GRANADA POINTE | 550 W. Granada Boulevard Ormond Beach, FL 32174



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.