

SEMINOLE CENTER | RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

1,470 SF retail space available in Seminole Center. Located on high traffic Granada Boulevard. Monument sign. The property is within one mile of Publix, Lowe's Home Improvement, Walmart Supercenter, and Interstate 95. Join Tomoka Family Dentistry, Biggby Coffee, Wok & Roll, Mama Mia's Pizzeria, Super Nails, Volusia Mattress, Ear to Hear, and Breakaway Cleaners. Estimated CAM, Real Estate Taxes, and Insurance \$6.50 per SF.

LOCATION DESCRIPTION

Located at the northwest corner of Granada Boulevard and Seminole Drive just east of Interstate 95.

LOCATION ADDRESS

1345 W. Granada Boulevard, Unit 7
Ormond Beach, FL 32174

JOHN W. TROST, CCIM

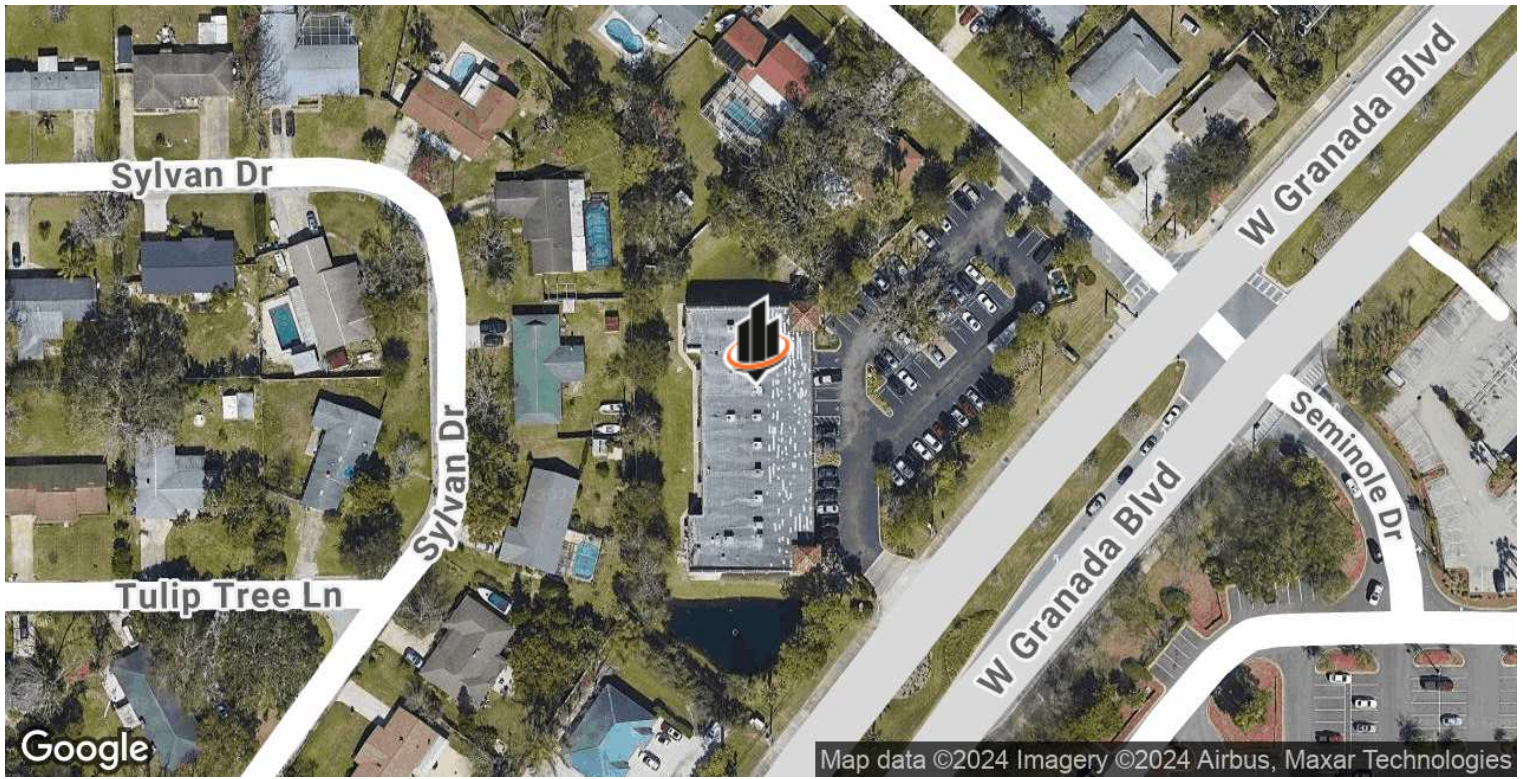
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OFFERING SUMMARY

LEASE RATE:	\$20.00 NNN
AVAILABLE SF:	Unit 7: 1,470 SF
YEAR BUILT:	2004
TRAFFIC COUNT:	37,500 AADT
ZONING:	B-10, Suburban Boulevard

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,482	17,793	43,092
TOTAL POPULATION	5,245	40,906	97,575
AVERAGE HH INCOME	\$106,315	\$86,754	\$79,818

LOCATION MAPS



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