

For Lease

Single Tenant Office Building

2,732 SF | \$21.00 / SF

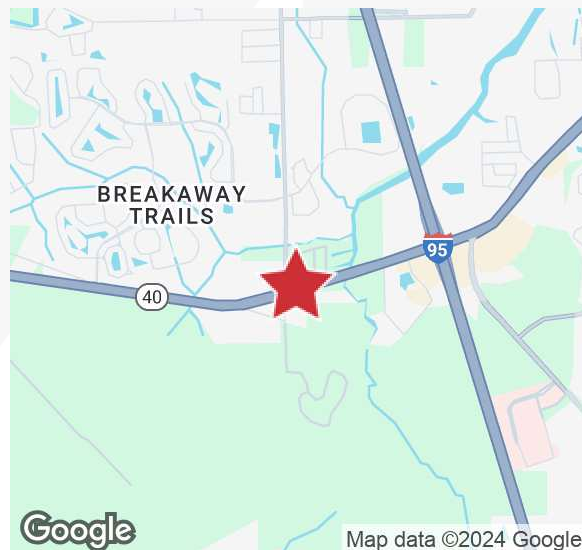


1951 West Granada Boulevard

Ormond Beach, Florida 32174

Property Highlights

- High visibility single-tenant office building in the path of progress
- 38,900 AADT on Granada Blvd at Tymber Creek Road
- Well laid out floor plan with 8 rooms for offices, conference room, work areas, kitchen/dining, etc.
- Monument signage on Granada Blvd
- Ample parking
- 3 minutes from I-95
- 234-unit apartment complex approved 250 feet from property



Lease Rate: \$21.00 / SF NNN

For more information

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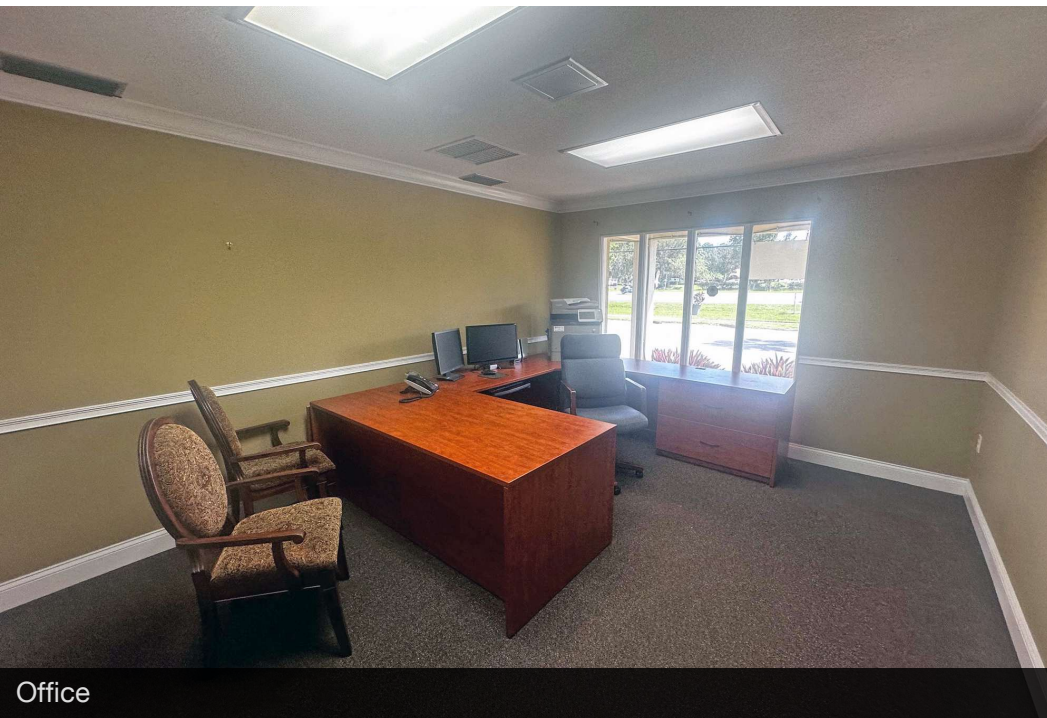
Property Photos



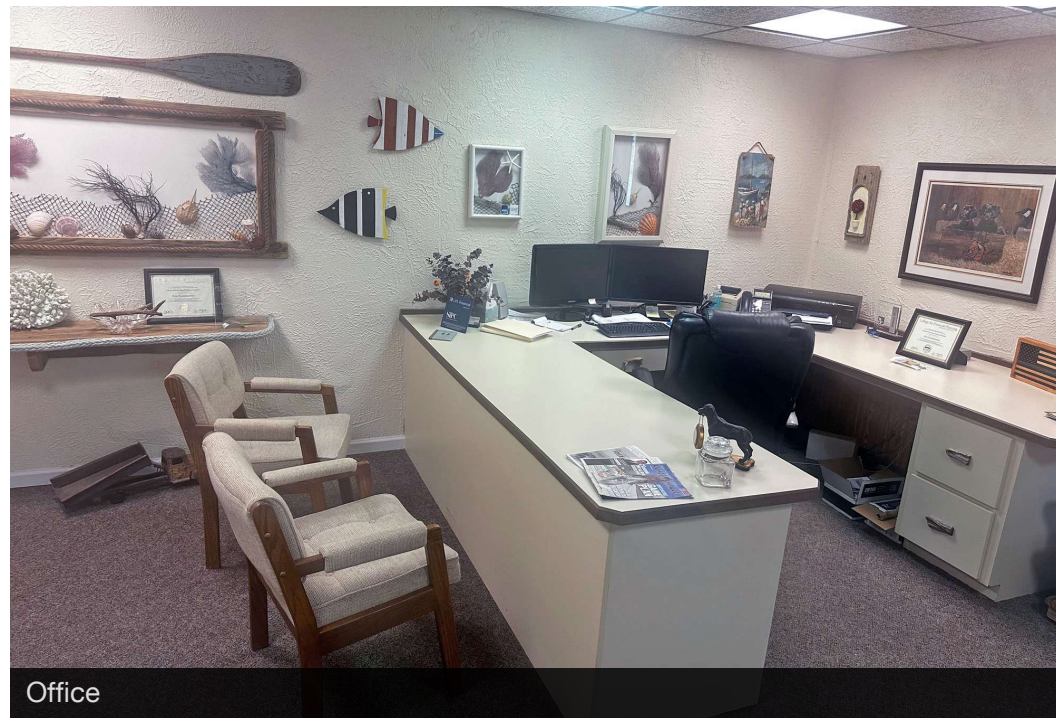
Lobby



Conference Room

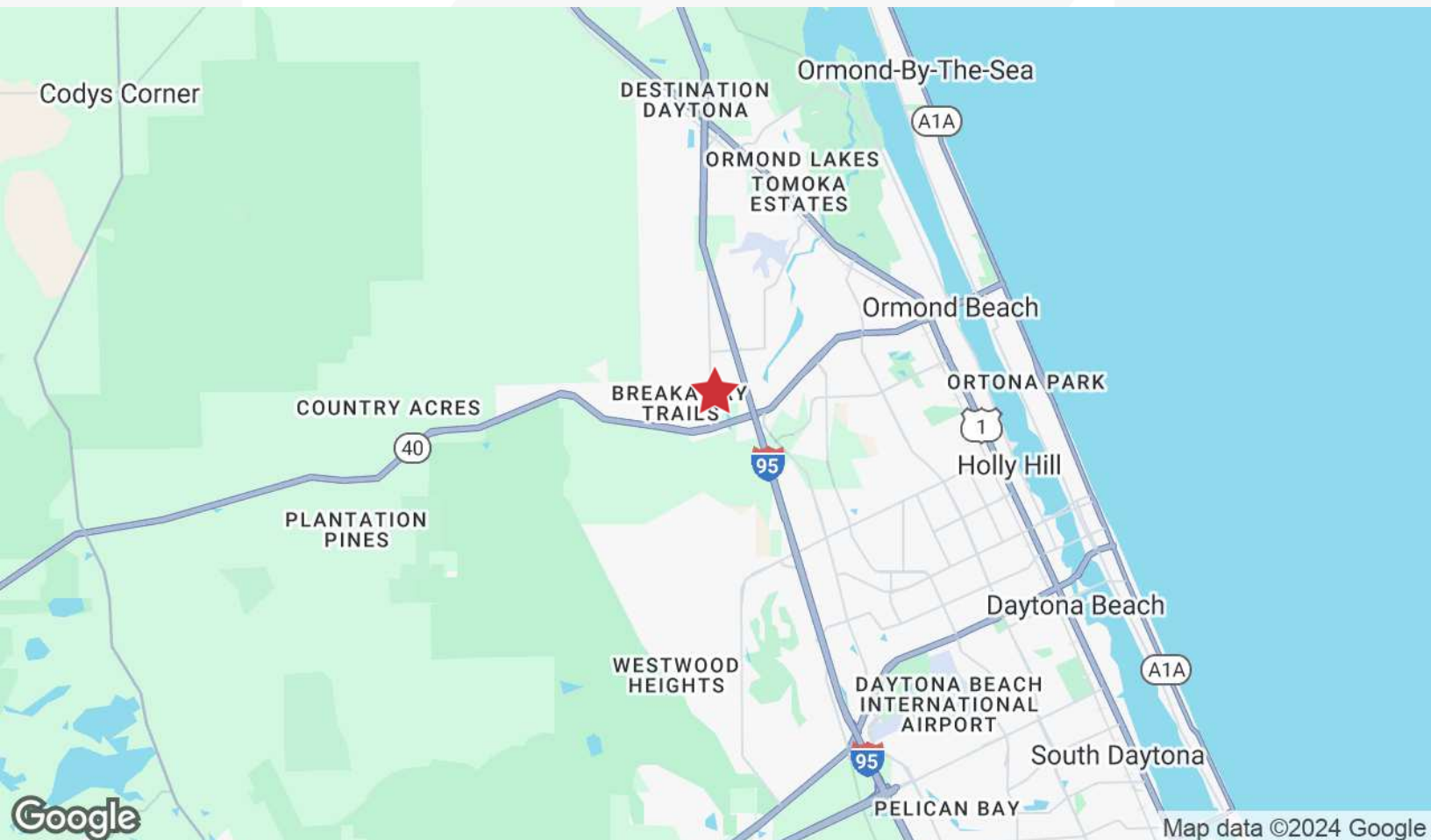
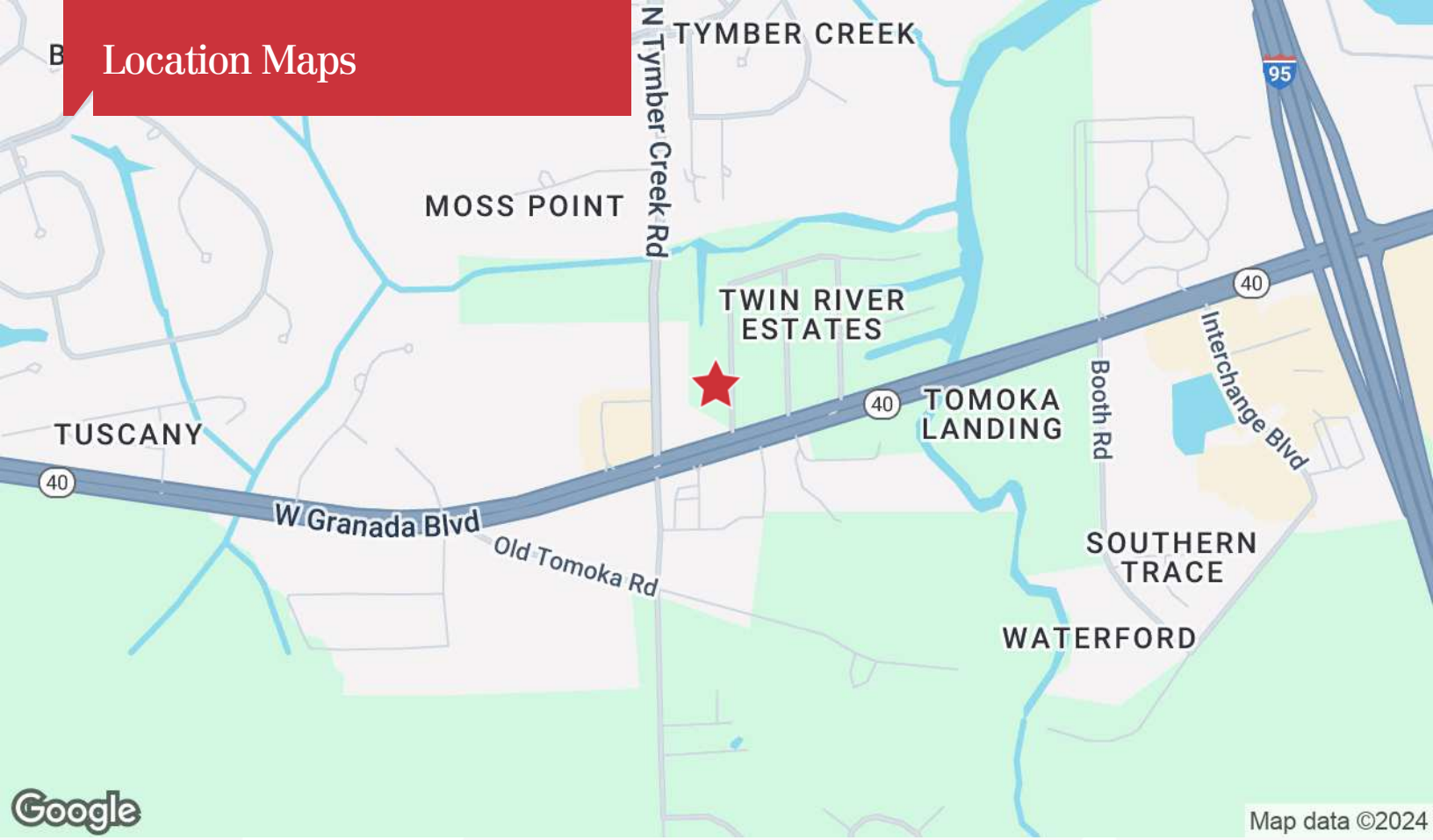


Office

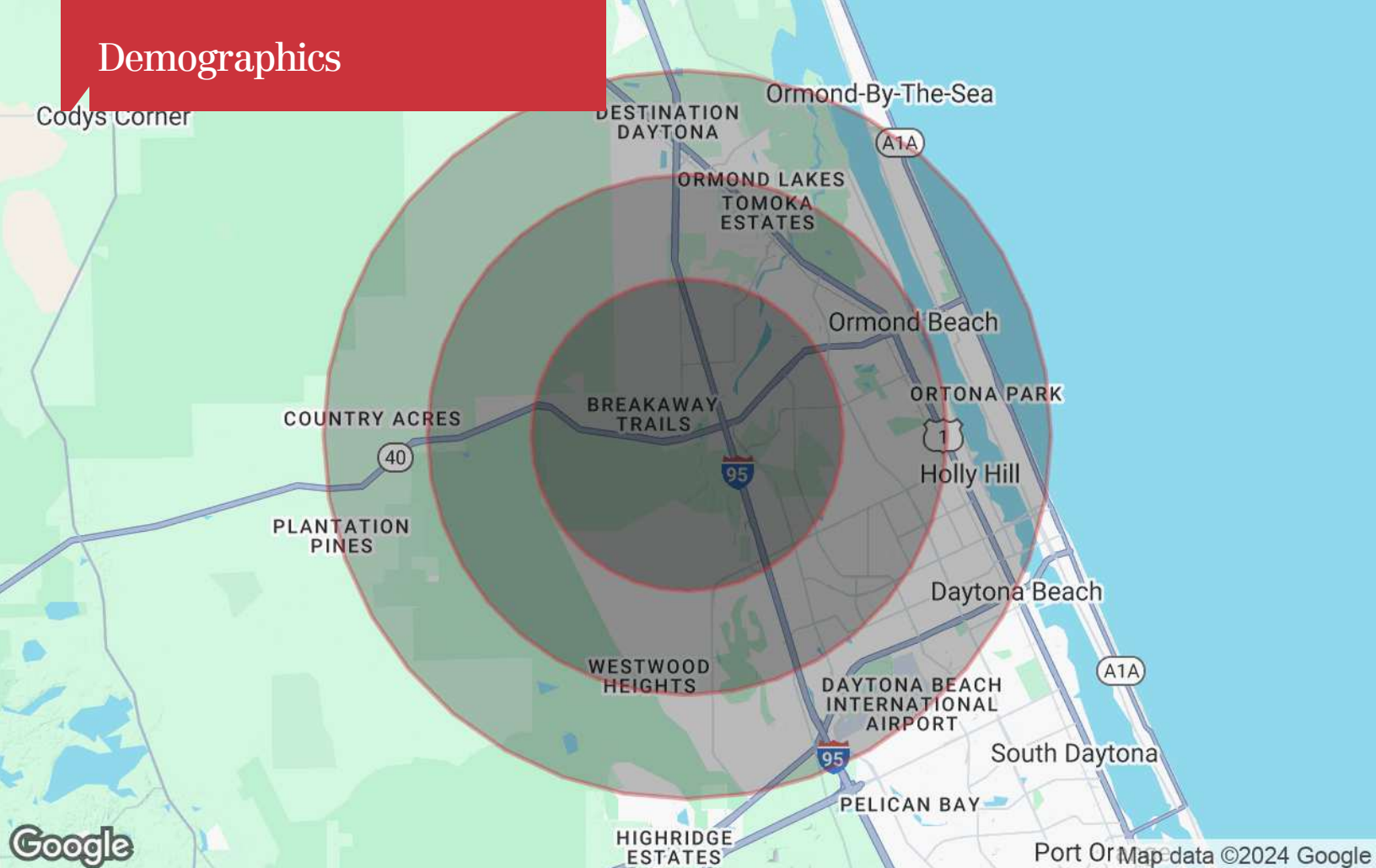


Office

Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	26,817	73,981	128,059
MEDIAN AGE	49	47	46
MEDIAN AGE (MALE)	48	46	45
MEDIAN AGE (FEMALE)	51	49	47

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	11,704	32,137	55,593
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$99,278	\$81,877	\$75,927
AVERAGE HOUSE VALUE	\$353,081	\$292,477	\$298,922

* Demographic data derived from 2020 ACS - US Census