

SALE / LEASE

Ormond Central - Granada Boulevard Pad Ready Sites

756-764 W. GRANADA BOULEVARD

Ormond Beach, FL 32174

PRESENTED BY:

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PROPERTY DETAILS

PROPERTY DESCRIPTION

Ormond Central - Prime Granada Boulevard Sites Available For Sale or Ground Lease.

Pad-ready sites with onsite retention and utilities completed.

Seller to cover the cost of Volusia County commercial impact fees for medical or fast-food.

Located at the SEC of Granada Boulevard & Old Kings Road, these sites offer high visibility and exposure on Ormond Beach’s thriving business corridor. This is one of the last remaining opportunities on Granada Boulevard. The area boasts a strong market demographic with a total daytime population of 108,570 within a 5-mile radius and is conveniently located just 3.4 miles from Interstate 95.

Ideal for a variety of uses, including grocery stores, discount stores, fast food, restaurants, financial services, offices, retail, insurance, and medical offices. Surrounded by major retailers such as Publix, Walgreens, CVS, Wawa, Taco Bell, Moe’s, and Culver’s, with IHOP and ALDI coming soon.

The development features approximately 689 feet of frontage on Granada Boulevard, with a planned westbound turn lane for improved access.

Note: The cell tower area is excluded from Lot 2.

PARCELS AVAILABLE FOR SALE OR GROUND LEASE:

- Lot 1:** (2.74+/- Acres) - SOLD - Extra Space Storage - 106,140 SF 3-Story Self Storage
- Lot 2:** (1.066+/- Acres) Proposed Restaurant 4,316 SF - For Sale \$1,000,000 or Ground Lease \$70,000 Annually
- Lot 3:** (1.47+/- Acres) Proposed Restaurant/Bank 4,600 SF - For Sale \$1,764,000 or Ground Lease \$132,300 Annually
- Lot 4:** (0.80+/- Acres) Proposed Restaurant 1,839 SF - For Sale \$1,100,000 or Ground Lease \$82,500 Annually

LOCATION ADDRESS

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OFFERING SUMMARY

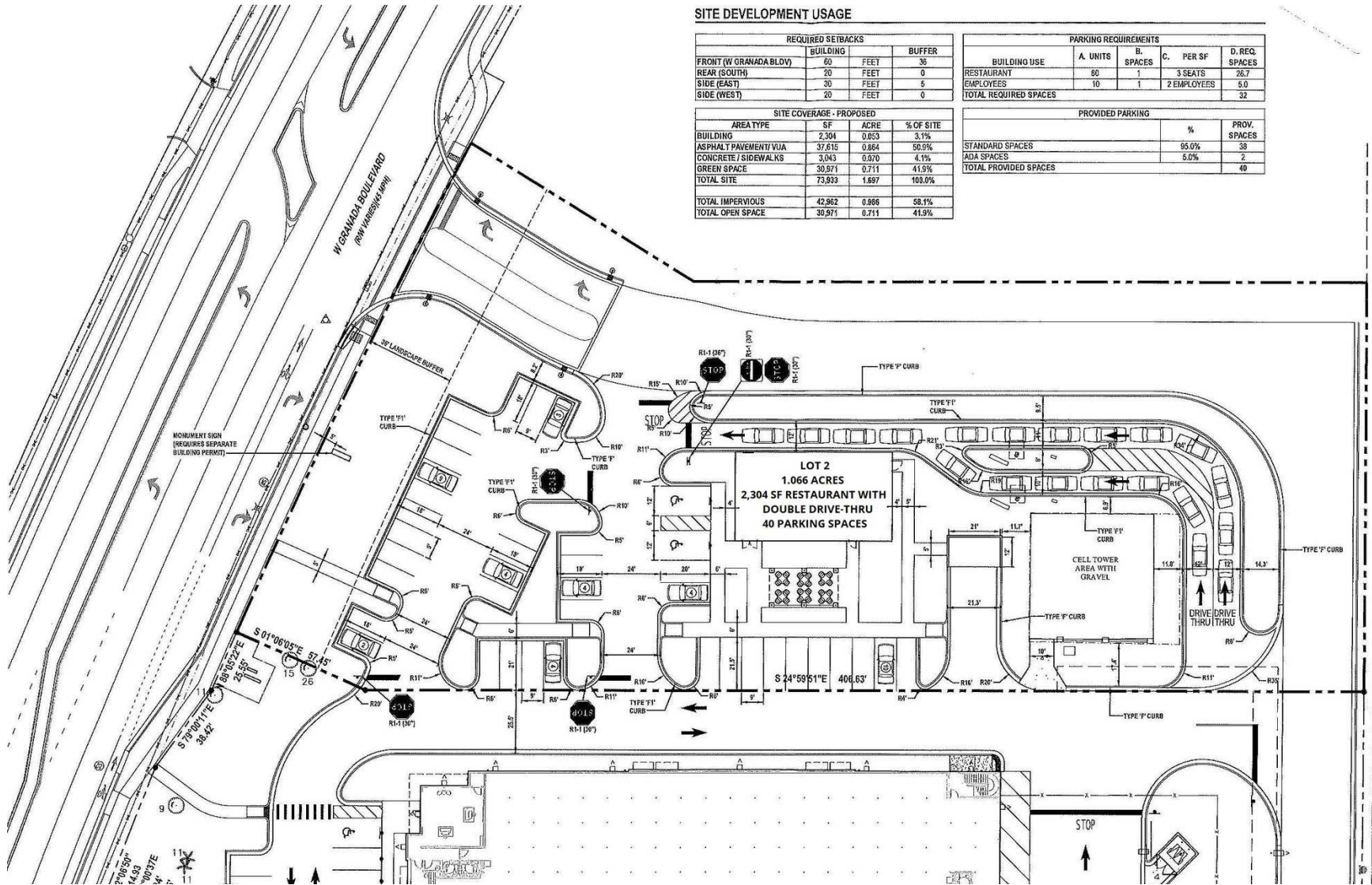
SALE PRICE:	\$1,000,000 - \$1,764,000
GROUND LEASE:	\$70,000 - \$132,300 Annually
LOT SIZE:	0.80 - 3.34+/- Acres
TRAFFIC COUNT:	31,500 AADT
TRADE AREA:	Population 103,653 Average HHI \$78,552 Daytime Population 108,570
ZONING:	PBD, Planned Business Development



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- a. ALL 0-6 ZONING DISTRICT PERMITTED USES AND CONDITIONAL USES.
- b. PHARMACY (PHARMACY DRIVE-THRU)
- c. CONVENIENCE STORE, TYPE C (RESTRICTED TO UNITS 2, 3, AND 4 ONLY)
- d. GARDEN CENTER AND NURSERY (ONLY AS AN ACCESSORY USE TO RES.)
- e. BOOKING CENTER
- f. RESTAURANT (TYPE C)
- g. RESTAURANT (TYPE D)

LOT 2 - CONCEPT PLAN A



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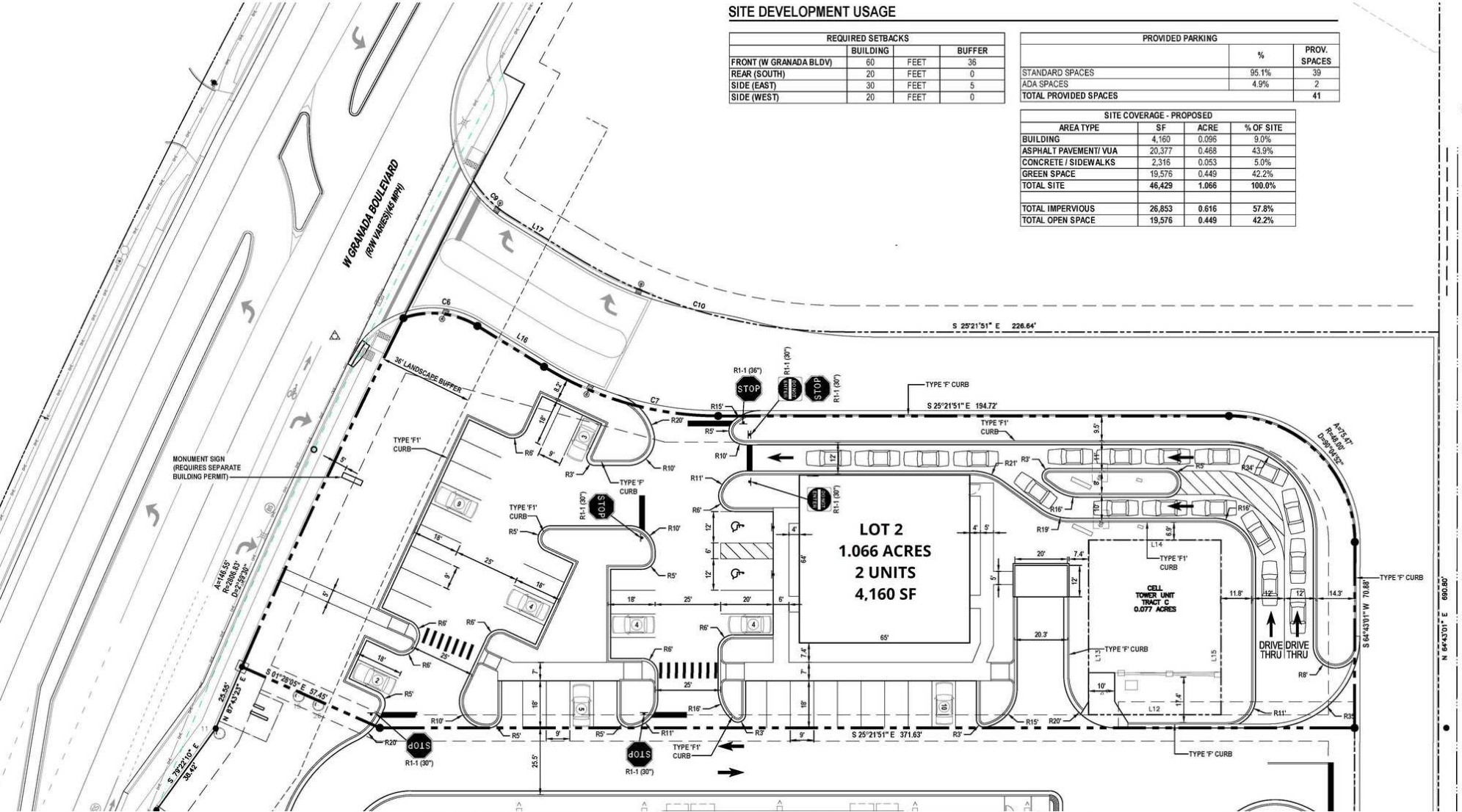
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LOT 2 - CONCEPT PLAN B



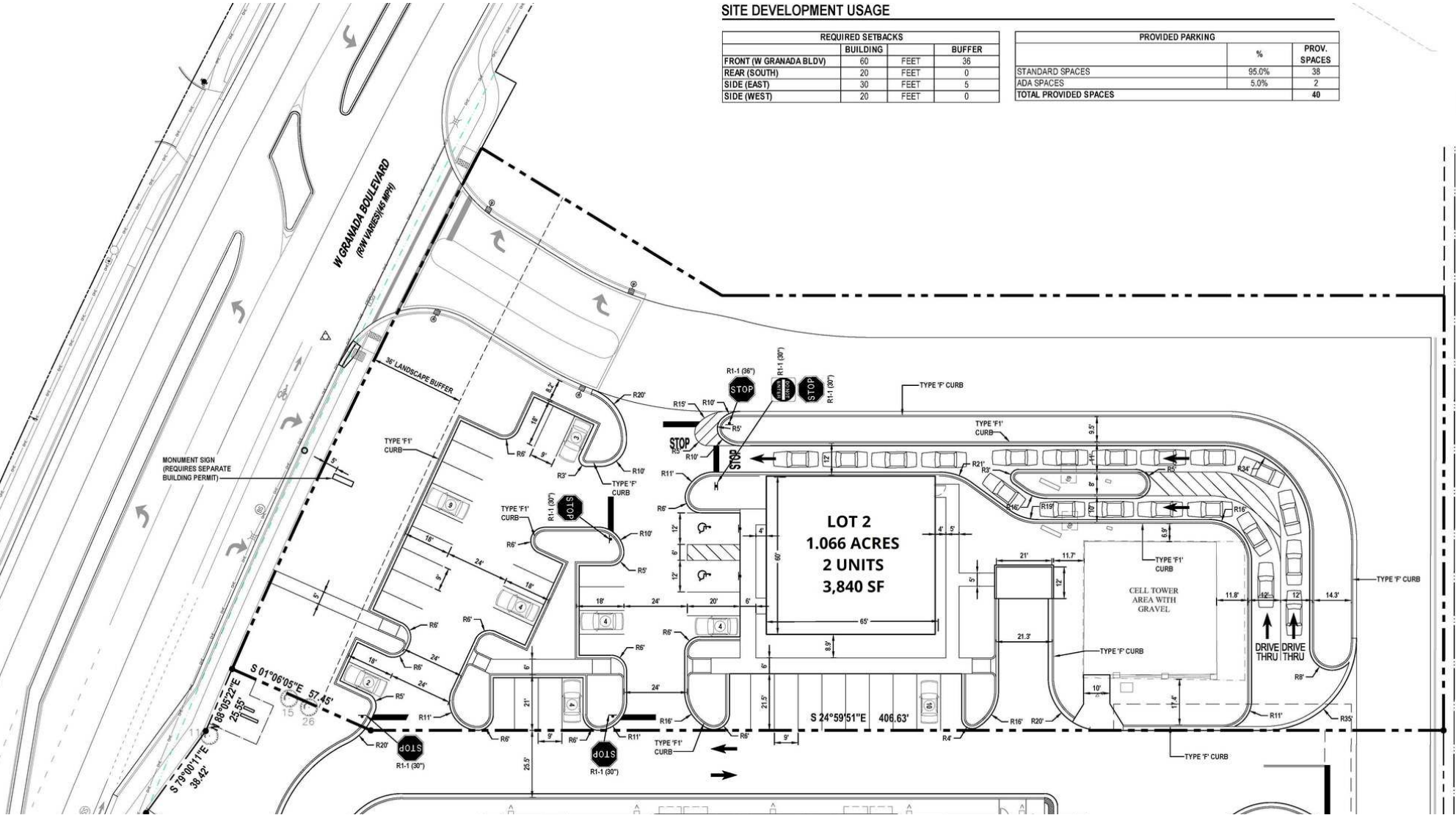
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LOT 2 - CONCEPT PLAN C



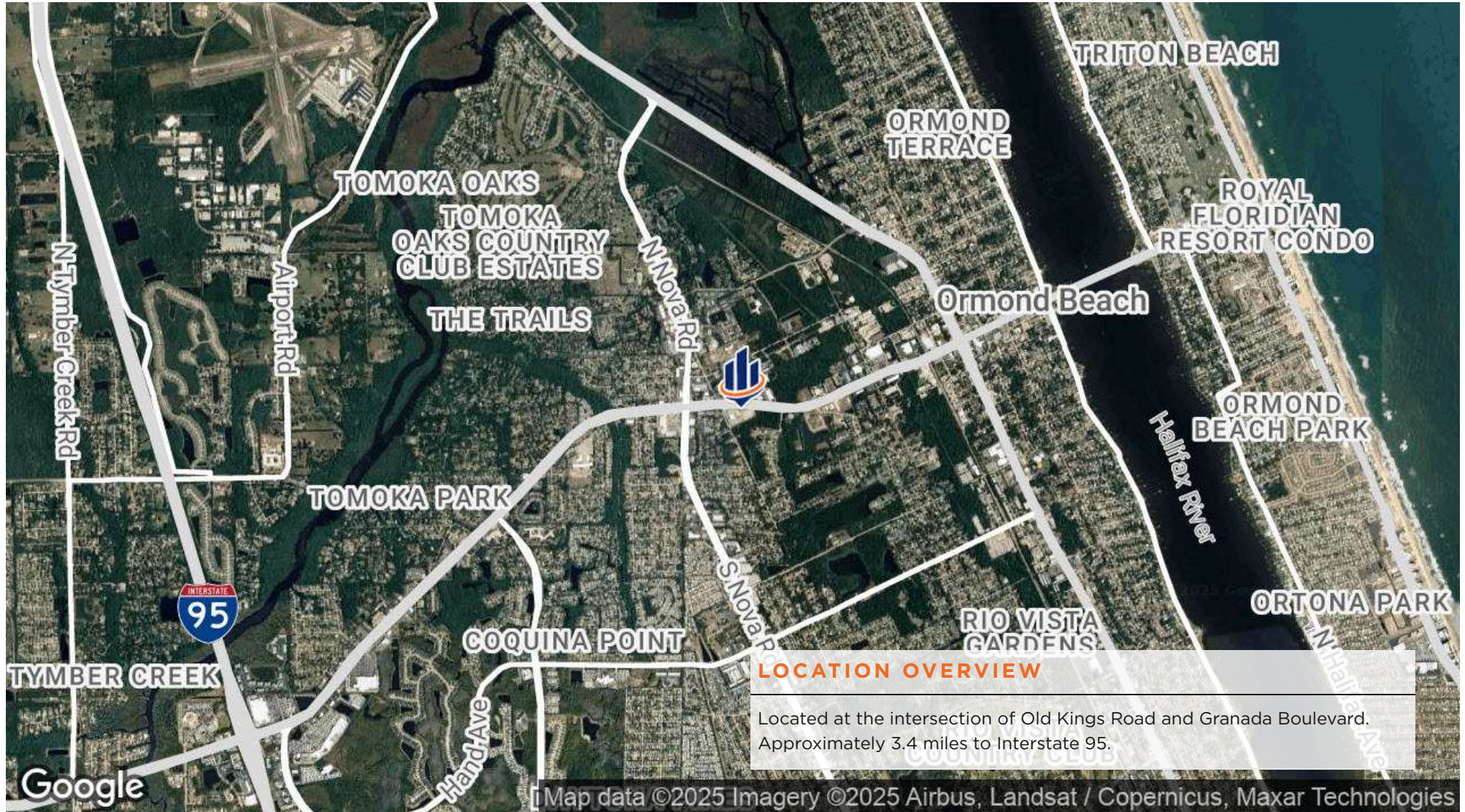
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LOCATION MAP



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RETAILER MAP



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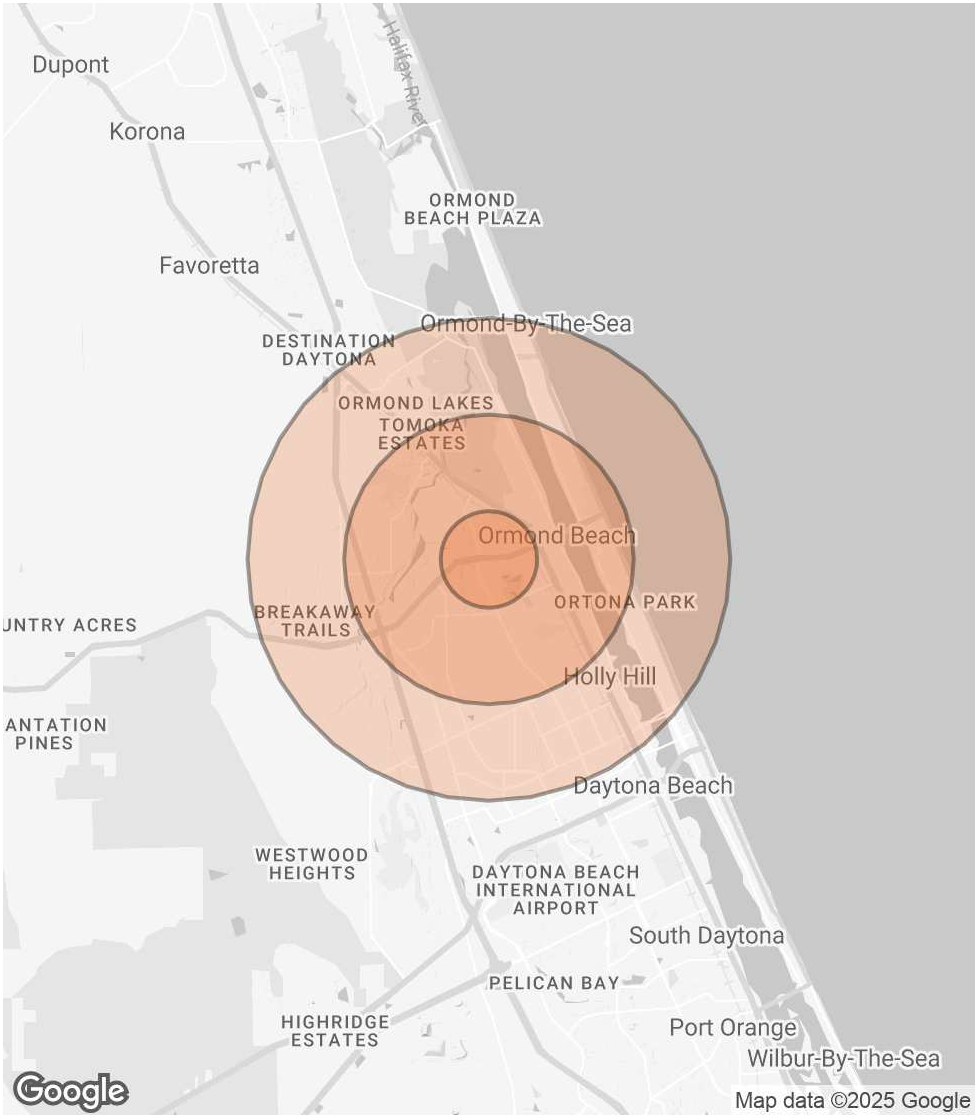
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,664	51,265	103,653
AVERAGE AGE	52	49	48
AVERAGE AGE (MALE)	49	48	47
AVERAGE AGE (FEMALE)	54	51	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,066	23,197	46,582
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$66,411	\$80,800	\$78,552
AVERAGE HOUSE VALUE	\$264,732	\$306,010	\$305,028

* Demographic data derived from 2020 ACS - US Census



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