

RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Retail Space Available for Lease.

Unit 347: an inline 1,260 SF former restaurant.

The space features outstanding visibility and signage along Granada Boulevard, with ample parking for tenants and customers.

Ready for immediate occupancy.

Join a vibrant tenant mix, including Taco Bell, Domino's Pizza, La Gourmandise French Bakery & Pastry, Nails Time, Best Wishes Flowers & Gifts, Hot Wok, Moe's Southwest Grill, and Omorfia Hair Lounge + Skin Spa.

Estimated CAM and Real Estate Taxes are \$7.50 per SF.

LOCATION DESCRIPTION

Located on Granada Boulevard at the northeast corner of Granada Boulevard and Orchard Street. Approximately 3.8 miles to Interstate 95.

LOCATION ADDRESS

347 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: \$20.00 NNN

AVAILABLE SF: Unit 347: 1,260 SF

YEAR BUILT: 1984

TRAFFIC COUNT: 31,500 AADT

ZONING: B-4, Central Business

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,604	26,100	48,553
TOTAL POPULATION	5,548	48,615	93,813
AVERAGE HH INCOME	\$48,462	\$55,079	\$57,181

RETAIL SPACE FOR LEASE | 347 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.



ADDITIONAL PHOTOS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

RETAIL SPACE FOR LEASE | 347 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

RETAIL SPACE FOR LEASE | 347 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.

