## 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		

DEMOGRAPHICS	IMILE	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



## **ADDITIONAL PHOTOS**





JOHN W. TROST, CCIM

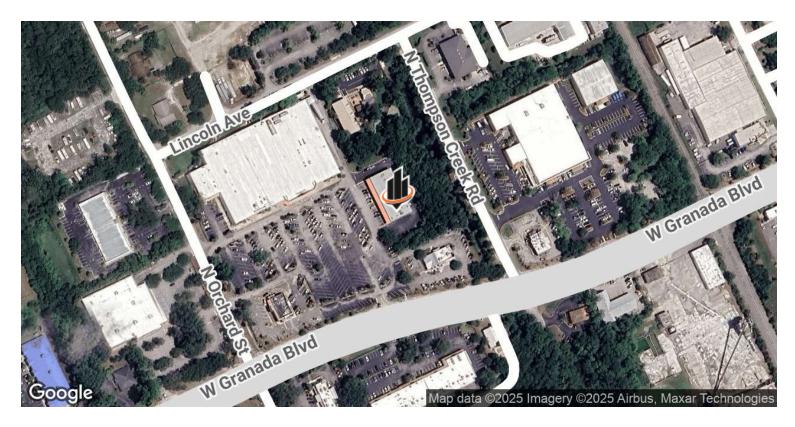
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## **LOCATION MAPS**





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