

TUSCANY SHOPPES | SPACE FOR LEASE



PROPERTY DESCRIPTION

Office/Retail Space Available For Lease in Tuscany Shoppes.

Unit 8: 1,320 SF, former retail space previously used for mobile device repair.

This is a prime location for insurance, financial services, medical, or retail uses.

The center offers excellent visibility with monument signage and is ideally situated within two miles of Publix, Lowe's Home Improvement, Walmart Supercenter, and Interstate 95.

Join a strong tenant mix including Elite Eyecare, Subway, Space Coast Credit Union, Peach Valley Cafe, Pet Supermarket, Beautiful Hair Color Studio, Monarca Mexican Cuisine & Tequila Bar, and more.

Estimated CAM, Real Estate Taxes, and Insurance \$6.75 per SF.

LOCATION DESCRIPTION

Located on the north side of Granada Boulevard east of I-95 and west of Clyde Morris Boulevard.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

LEASE RATE:	\$23.00 NNN
AVAILABLE SF:	Unit 8: 1,320 SF
YEAR BUILT:	2005
TRAFFIC COUNT:	37,500 AADT
ZONING:	PBD, Planned Business Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,173	19,648	43,405
TOTAL POPULATION	6,857	44,888	98,092
AVERAGE HH INCOME	\$91,961	\$83,738	\$80,362

LOCATION ADDRESS

1185 W. Granada Boulevard

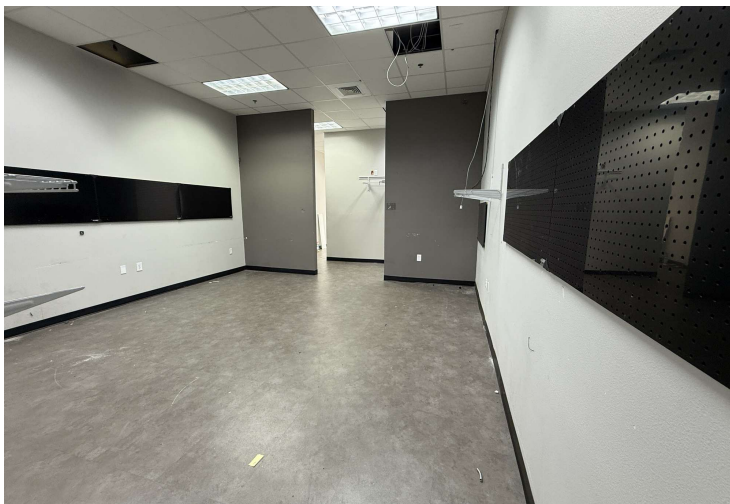
Ormond Beach, FL 32174

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UNIT 8 - ADDITIONAL PHOTOS



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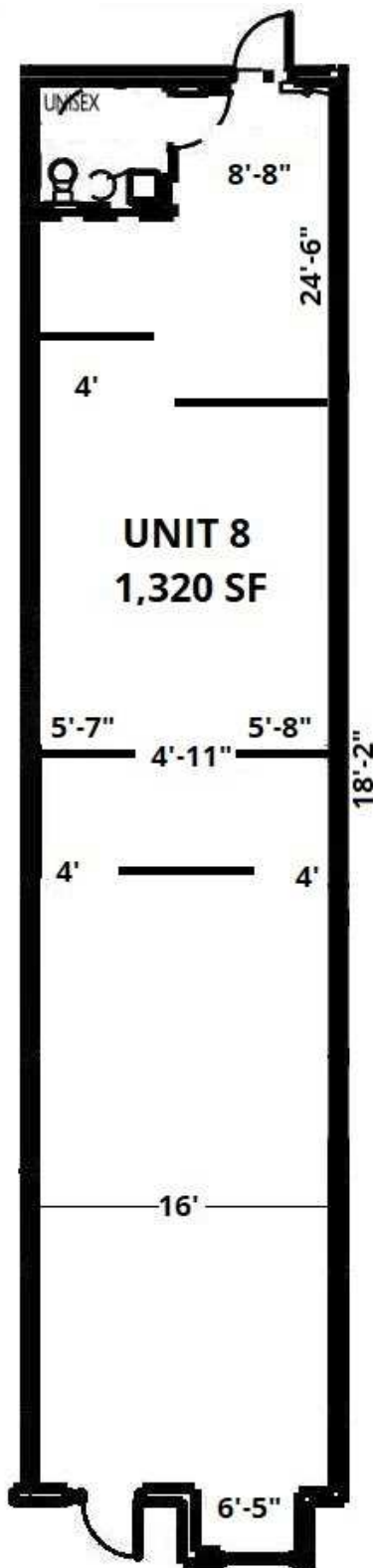
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UNIT 8 - FLOOR PLAN SKETCH



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SITE PLAN



TENANT	SUITE	SIZE (SF)
PEACH VALLEY CAFE	UNIT 1	3,340 SF
SUBWAY	UNIT 2	1,230 SF
NANI MASSAGE	UNIT 3	1,915 SF
BEAUTIFUL HAIR COLOR STUDIO	UNIT 4	2,145 SF
MONARCA MEXICAN CUISINE & TEQUILA BAR	UNIT 5	2,685 SF
WEICHERT, REALTORS HALLMARK PROPERTIES	UNIT 6	1,265 SF

TENANT	SUITE	SIZE (SF)
ELITE EYECARE	UNIT 7	1,695 SF
AVAILABLE FOR LEASE	UNIT 8	1,320 SF
PET SUPERMARKET	UNIT 9	5,844 SF
SPACE COAST CREDIT UNION	UNIT 10A	2,430 SF
SANTELI DENTAL	UNIT 10B	2,970 SF
BALDWIN'S FUNERAL HOME	UNIT 11	3,000 SF

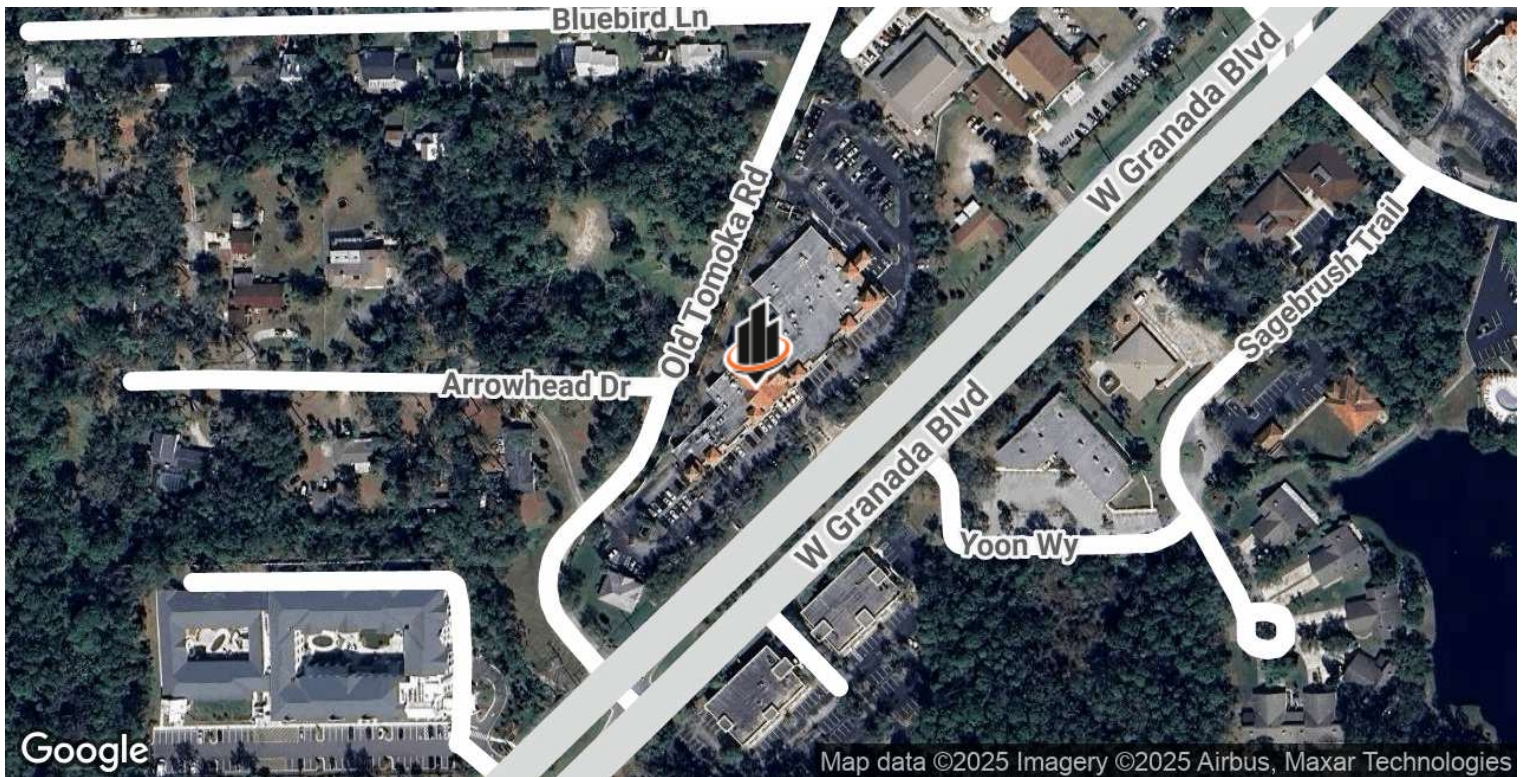
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LOCATION MAPS



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