

SOUTH FORTY PLAZA | SPACE FOR LEASE



PROPERTY DESCRIPTION

Retail & Office Space For Lease in South Forty Plaza.

Unit 1126: 1,260 SF inline space, previously a financial office. Layout includes 2 offices, reception area, large multipurpose room, and restroom.

Located at the busy intersection of Granada Boulevard and Clyde Morris Boulevard, with monument signage on Granada Boulevard.

Co-tenants include Houligan's, US Blinds, Abracadabra Pet Store, AM Market & Coffee, Sally Nails & Spa, Brooks Cleaners, 4 U Nutrition, HearUSA, Speedway, and more.

Near Publix, Lowe's Home Improvement, Walmart Supercenter, and I-95 (all within 2 miles).

Estimated CAM, Real Estate Taxes & Insurance \$8.35 per SF.

LOCATION DESCRIPTION

Located at the signalized intersection of Granada Boulevard and Clyde Morris Boulevard.

Approximately 1.6 miles to Interstate 95, 4 miles to beaches, and 3.2 miles to LPGA Boulevard.

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$21.00 NNN
AVAILABLE SF:	Unit 1126: 1,260 SF
YEAR BUILT:	1984
TRAFFIC COUNT:	38,500 AADT 15,600 AADT
ZONING:	B-8, Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,583	20,717	42,895
TOTAL POPULATION	7,627	47,219	96,971
AVERAGE HH INCOME	\$84,293	\$82,978	\$80,144

LOCATION ADDRESS

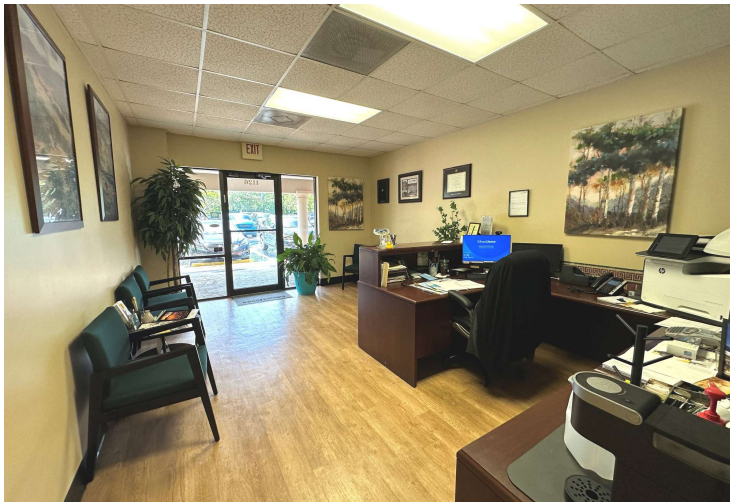
1112 W. Granada Boulevard, Unit 1126
Ormond Beach, FL 32174

SOUTH FORTY PLAZA | 1112 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.



UNIT 1126 - ADDITIONAL PHOTOS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

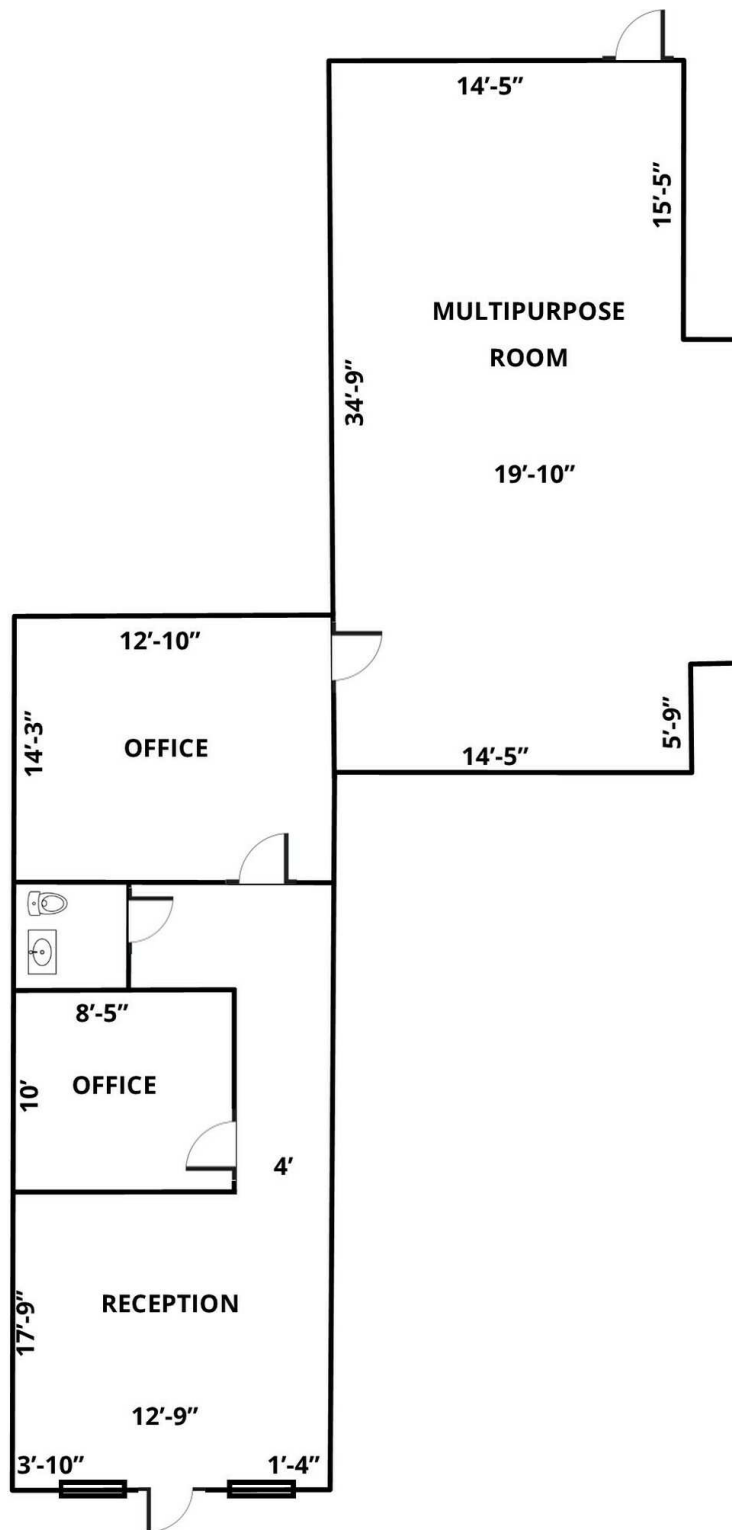
john.trost@svn.com

SOUTH FORTY PLAZA | 1112 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.



UNIT 1126 - FLOOR PLAN SKETCH



ALL MEASUREMENTS APPROXIMATE

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

SOUTH FORTY PLAZA | 1112 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.



SITE PLAN



JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

SOUTH FORTY PLAZA | 1112 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

SOUTH FORTY PLAZA | 1112 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.