

PROPOSED SHOPPES AT GRANADA POINTE



PROPERTY DESCRIPTION

Proposed 19,981 SF Shoppes at Granada Pointe.
Target completion date late-2025.
Retail center with a drive-thru endcap unit and inline units available 1,537 - 19,981 SF.
Join WAWA, Whistle Express Car Wash, Culver’s, and IHOP at this high traffic, signalized Granada Boulevard location with great visibility.
Daytime Population 109,623 within a 5 mile radius.
Approximately 3.4 miles to Interstate 95.
Great location for Fast Food, Restaurant, Financial Services, Offices, Pharmacy, Retail, Insurance, and Medical Offices.
Estimated CAM, Real Estate Taxes, and Insurance \$7.25 per SF.

LOCATION DESCRIPTION

Located at the intersection of Granada Boulevard and Tomoka Avenue.

LOCATION ADDRESS

550 W. Granada Boulevard
Ormond Beach, FL 32174

JOHN W. TROST, CCIM
Principal | Senior Advisor
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OFFERING SUMMARY

LEASE RATE:	\$28.50 - \$39.00 NNN
AVAILABLE SF:	1,537 - 19,981 SF
YEAR BUILT:	Proposed
TRAFFIC COUNT:	34,000 AADT
ZONING:	PBD, Planned Business Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,887	26,279	49,169
TOTAL POPULATION	5,690	50,105	95,595
AVERAGE HH INCOME	\$48,088	\$56,000	\$56,583
DAYTIME POPULATION	9,293	50,871	109,623

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,537 - 19,981 SF	LEASE RATE:	\$28.50 - \$39.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	2,800 SF	NNN	\$39.00 SF/yr	Endcap with Drive-Thru
Unit 2	Available	1,667 SF	NNN	\$28.50 SF/yr	Inline
Unit 3	Available	1,640 SF	NNN	\$28.50 SF/yr	Inline
Unit 4	Available	2,160 SF	NNN	\$30.00 SF/yr	Inline
Unit 5	Available	1,537 SF	NNN	\$28.50 SF/yr	Inline
Unit 6	Available	2,162 SF	NNN	\$30.00 SF/yr	Inline
Unit 7	Available	1,560 SF	NNN	\$28.50 SF/yr	Inline
Unit 8	Available	1,674 SF	NNN	\$28.50 SF/yr	Inline
Unit 9	Available	4,781 SF	NNN	\$31.00 SF/yr	Endcap (may subdivide)

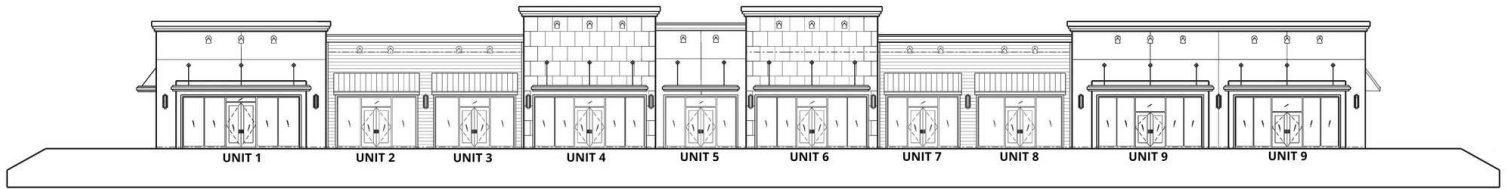
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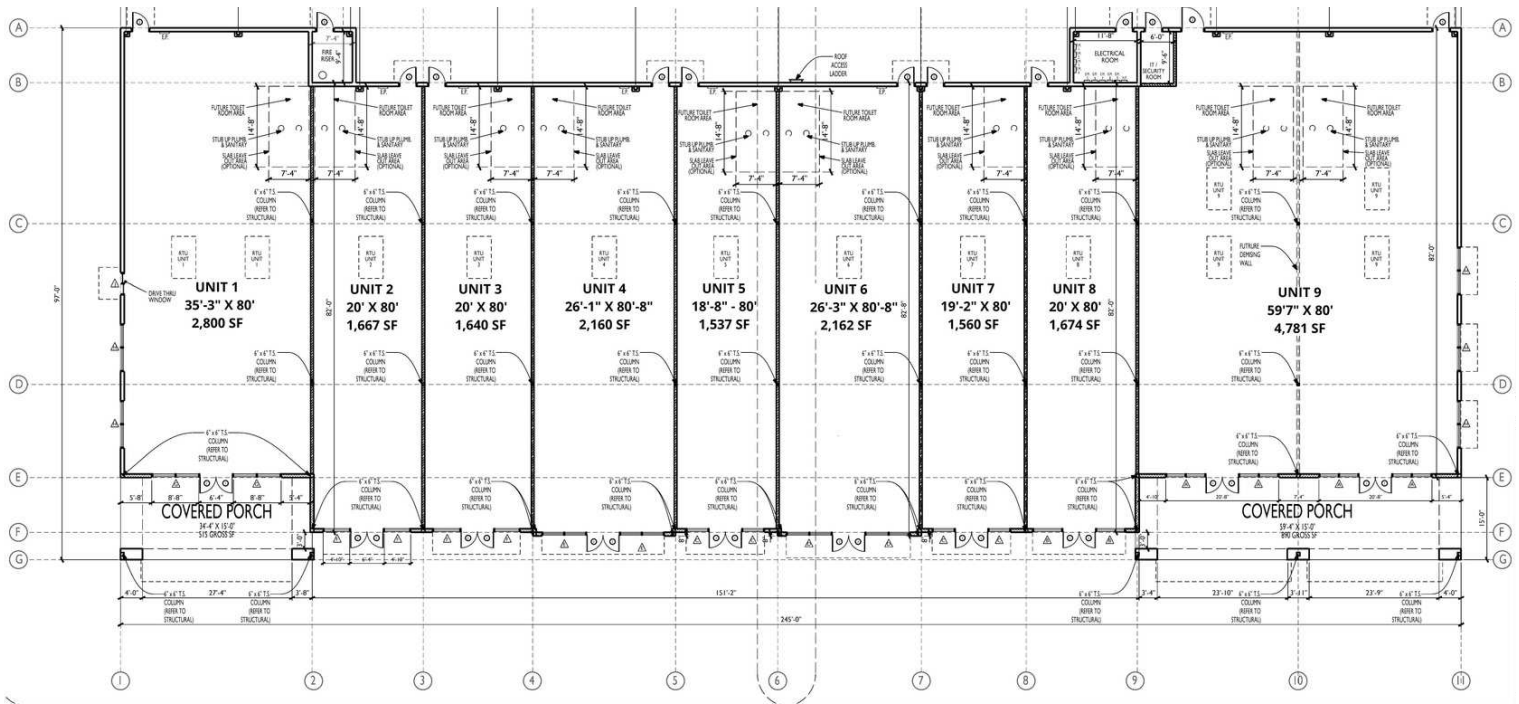
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PROPOSED ELEVATION & FLOOR PLAN



BUILDING ELEVATION
NORTH FACADE SCALE: 1/12"=1'-0"



FRONT OF BUILDING FACING GRANADA BOULEVARD

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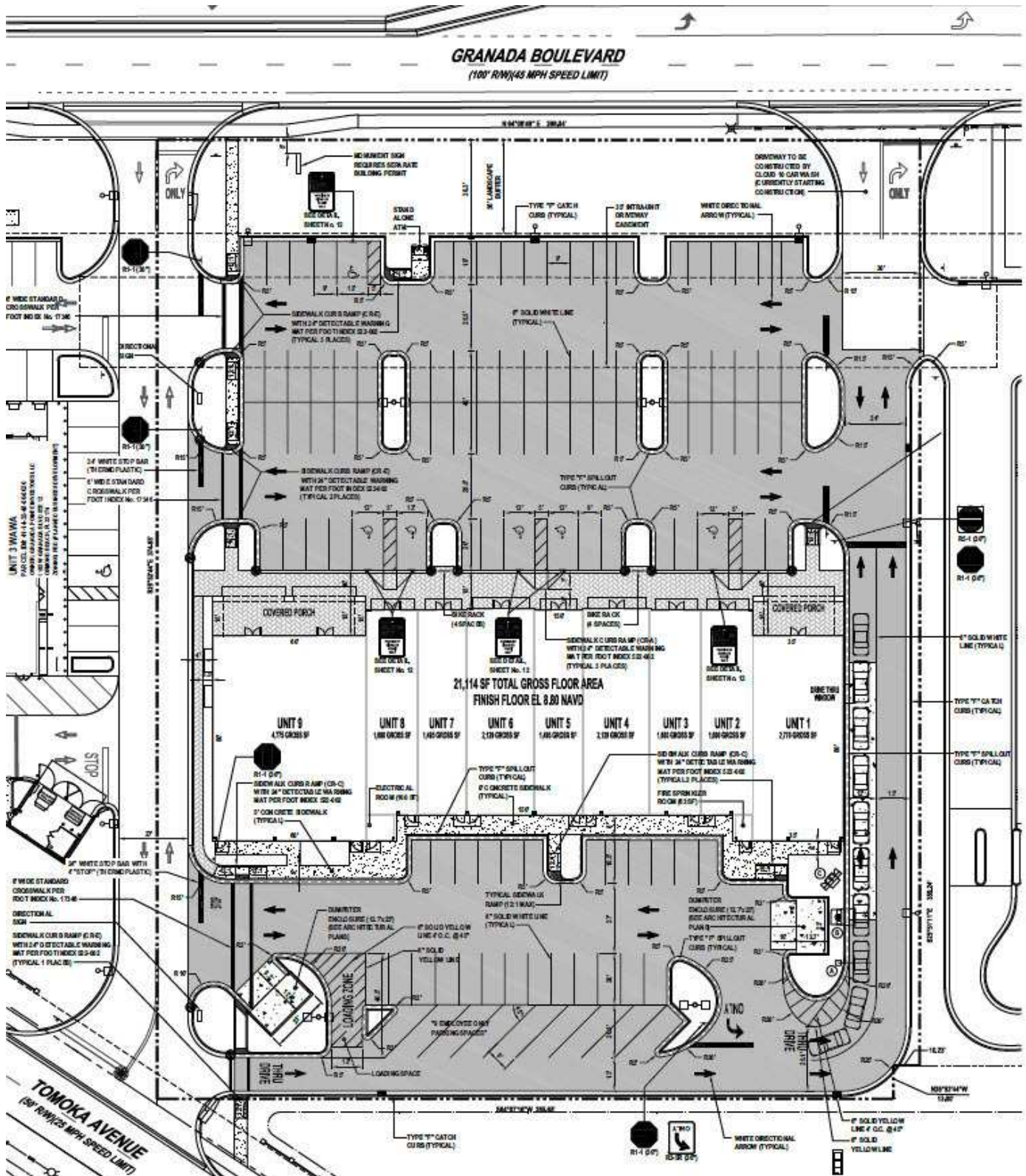
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SITE PLAN



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Wawa

OP 1.5+/- AC

UNIT 4 5.36+/- AC GROCERY SITE

SHOPPES AT GRANADA POINTE

Whistle EXPRESS CAR WASH

Granada Boulevard
(40 MPH SPEED LIMIT)

Tonolowick Avenue
(35 MPH SPEED LIMIT)

IHOP

Culver's

MOOSE LODGE

GRANADA OAKS

THE BOULEVARD EXECUTIVE PARK



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