



For Lease

2,800 - 49,236 SF Retail Space Adjacent to ALDI

353 W. Granada Boulevard, Ormond Beach, FL 32174



OFFERING SUMMARY

LEASE RATE:	\$9.00 NNN
AVAILABLE SF:	2,800 - 49,236 SF
YEAR BUILT:	1984
TRAFFIC COUNT:	32,500 AADT
BUILDING SIZE:	B-4, Central Business

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,136	23,188	44,962
TOTAL POPULATION	6,809	50,773	99,564
AVERAGE HH INCOME	\$66,068	\$78,738	\$76,907

PROPERTY DESCRIPTION

High-visibility retail space available in a newly redeveloped Ormond Beach center anchored by ALDI. Located on busy Granada Boulevard with excellent visibility, 32,500 daily traffic, strong neighborhood demographics, and a growing residential base. Spaces from 2,800, 5,720, 27,577 up to 49,236 SF are ideal for service retail, fitness, restaurant, or specialty concepts looking to capitalize on ALDI's consistent foot traffic. Building signage available and shared loading dock. Estimated CAM, Real Estate Taxes, and Insurance \$3.44 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.

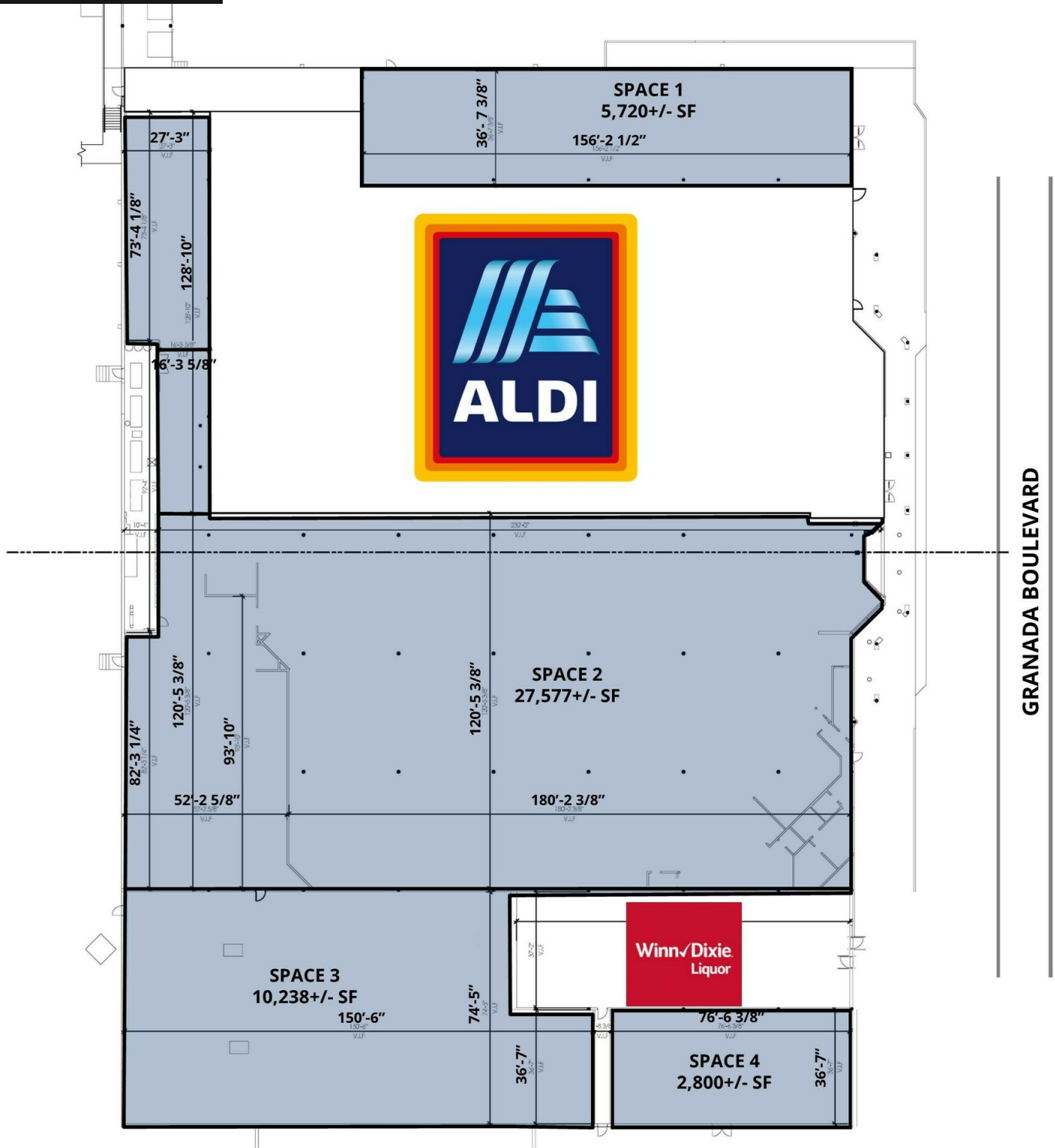
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Proposed Overall Floor Plan

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1 Proposed Overall Plan
SCALE: 1/16" = 1'-0"

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Lease Spaces

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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,800 - 49,236 SF	LEASE RATE:	\$9.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 1	Available	5,720 SF	NNN	\$9.00 SF/yr
Space 2	Available	27,577 SF	NNN	\$9.00 SF/yr
Space 3	Available	10,238 SF	NNN	\$9.00 SF/yr
Space 4	Available	2,800 SF	NNN	\$9.00 SF/yr

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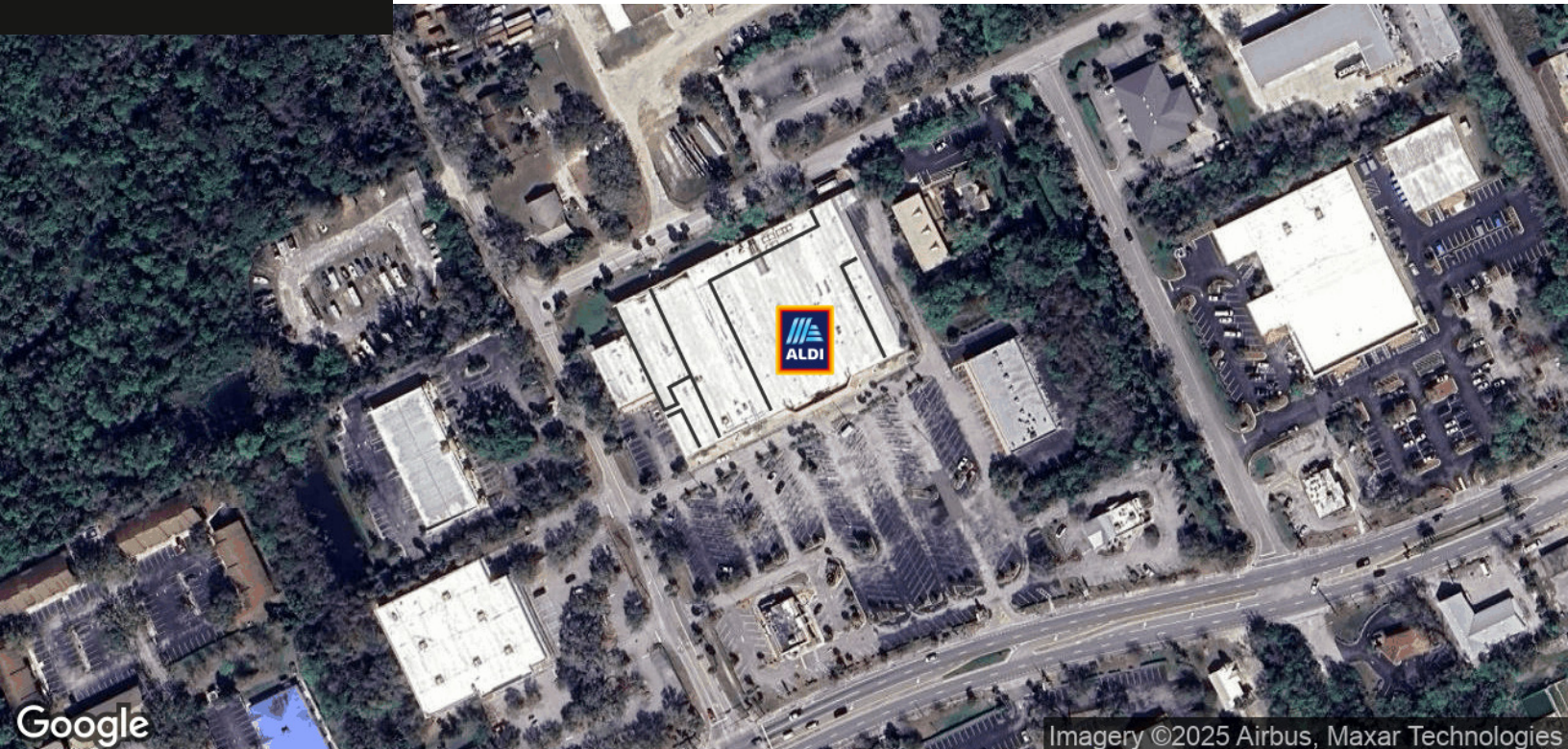


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change

Location Maps

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