

## South Forty Plaza | Retail & Office For Lease

1112 W. Granada Boulevard, Ormond Beach, FL 32174



### OFFERING SUMMARY

**LEASE RATE:** \$21.00 NNN

**AVAILABLE SF:**  
Unit 1126: 1,260 SF  
Unit 1134: 3,050 SF

**YEAR BUILT:** 1984

**TRAFFIC COUNT:**  
38,500 AADT  
15,600 AADT

**ZONING:** B-8, Commercial

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

### 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.

Unit 1134: 3,050 SF endcap space, previously a real estate office. Layout includes 8 offices, open cubicle area, 2 conference rooms, 2 restrooms, kitchen, and lobby.

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

Co-tenants include Hooligan'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 \$9.54 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**  
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# Unit 1126 - Additional Photos

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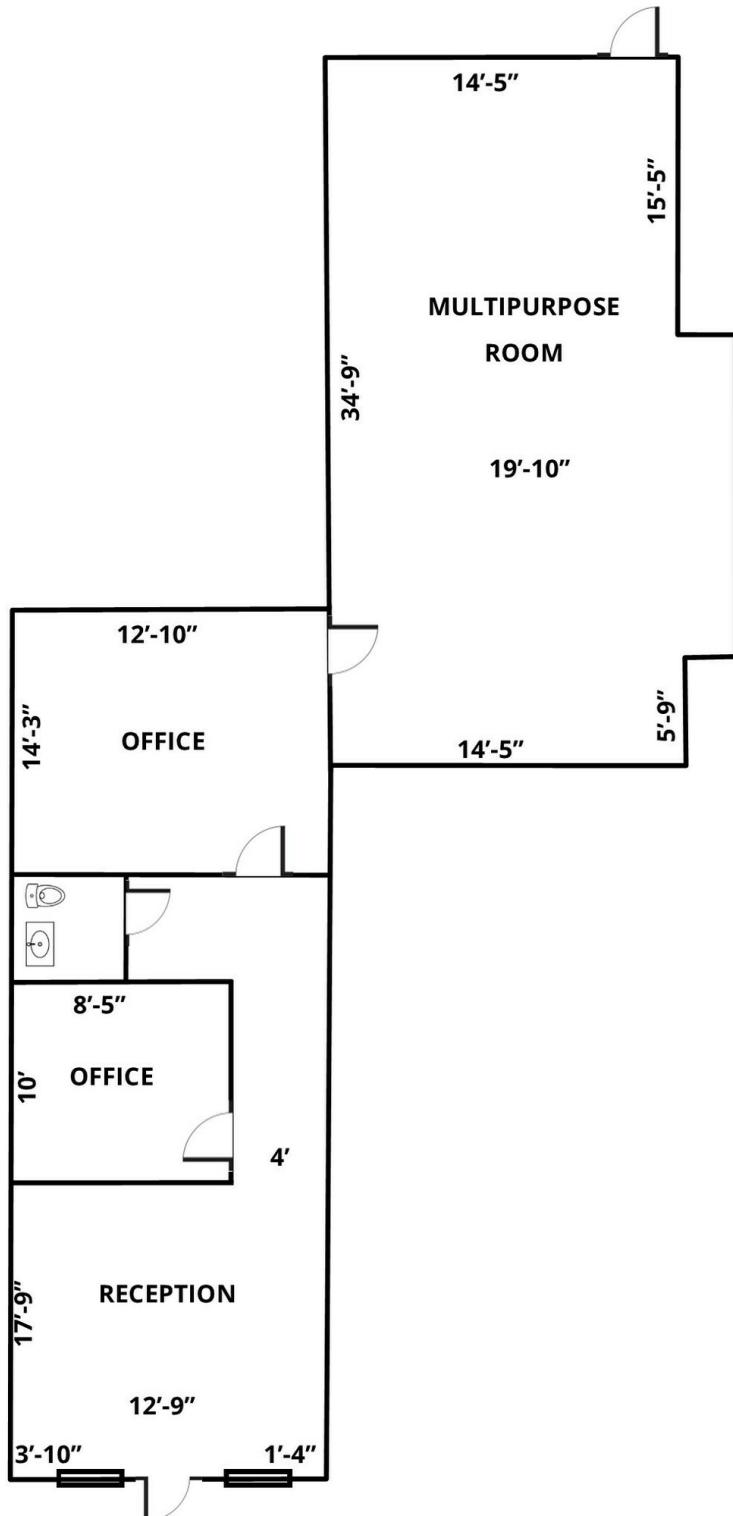
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# Unit 1126 - Floor Plan Sketch

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ALL MEASUREMENTS APPROXIMATE

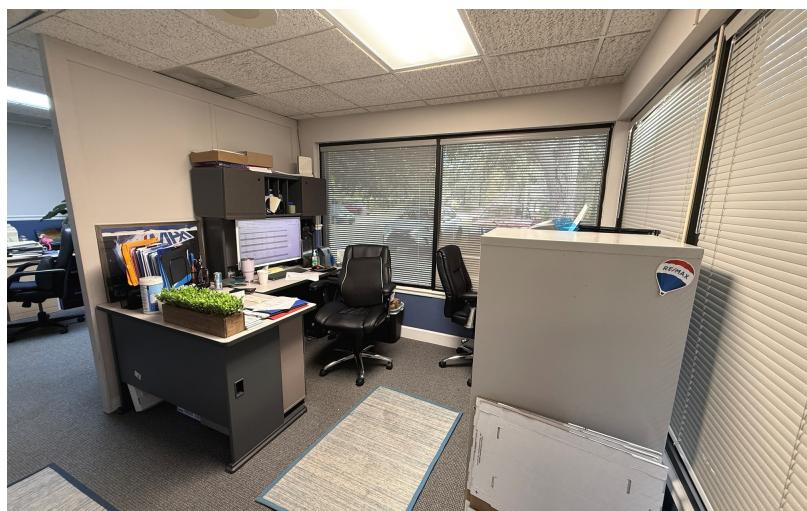
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# Unit 1134 - Additional Photos

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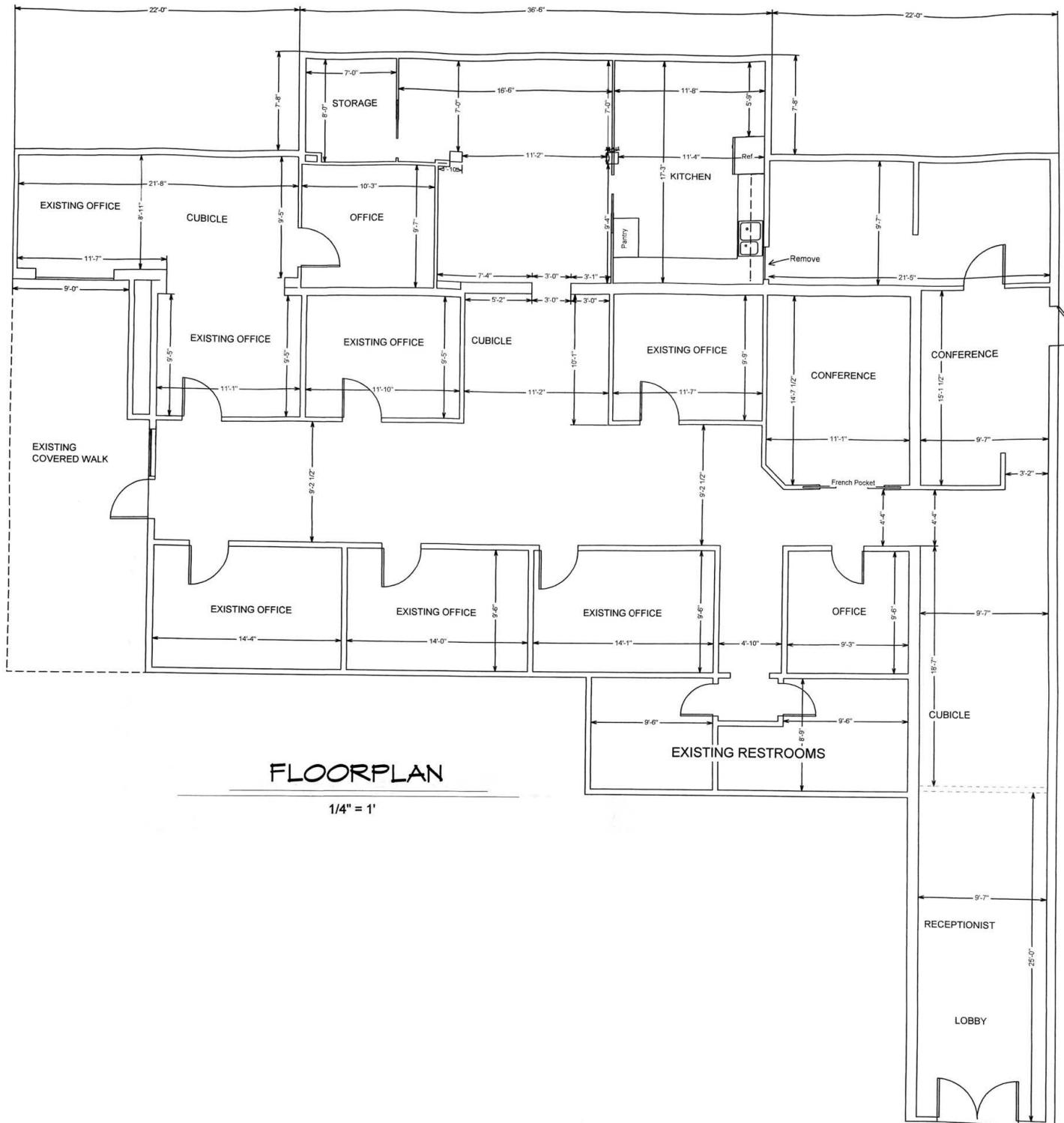


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change

# Unit 1134 - Floor Plan

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# Site Plan

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# For Lease

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Clyde Morris Boulevard



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