



For Lease

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
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

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, perviously 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 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 \$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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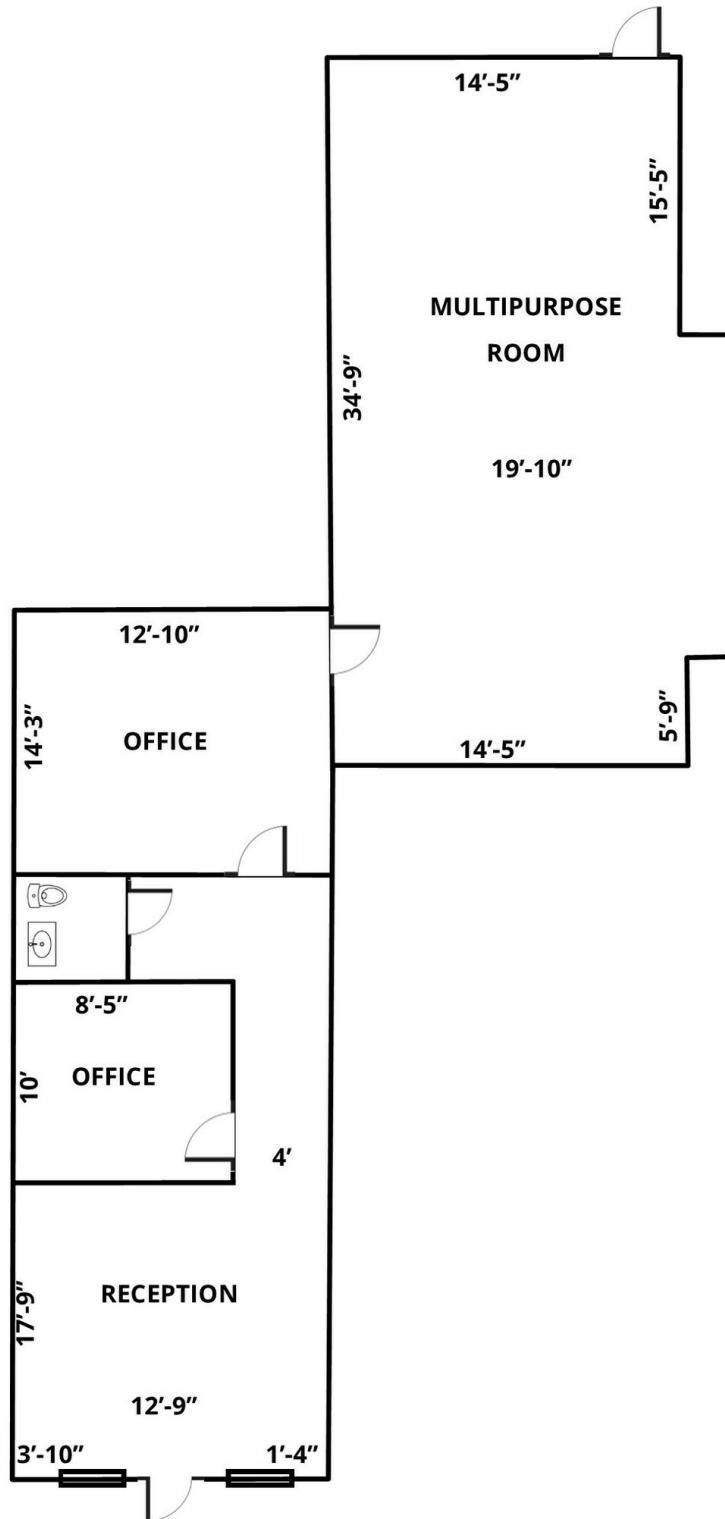




Unit 1126 - Floor Plan Sketch

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ALL MEASUREMENTS APPROXIMATE

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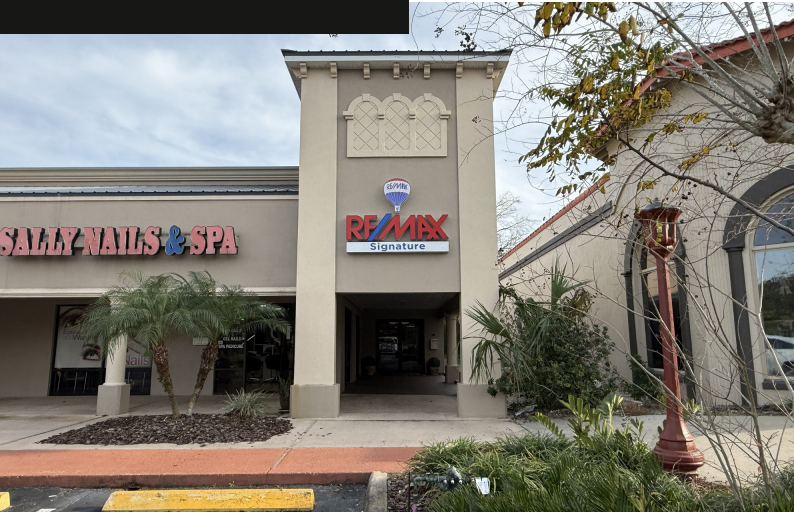
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Unit 1134 - Additional Photos

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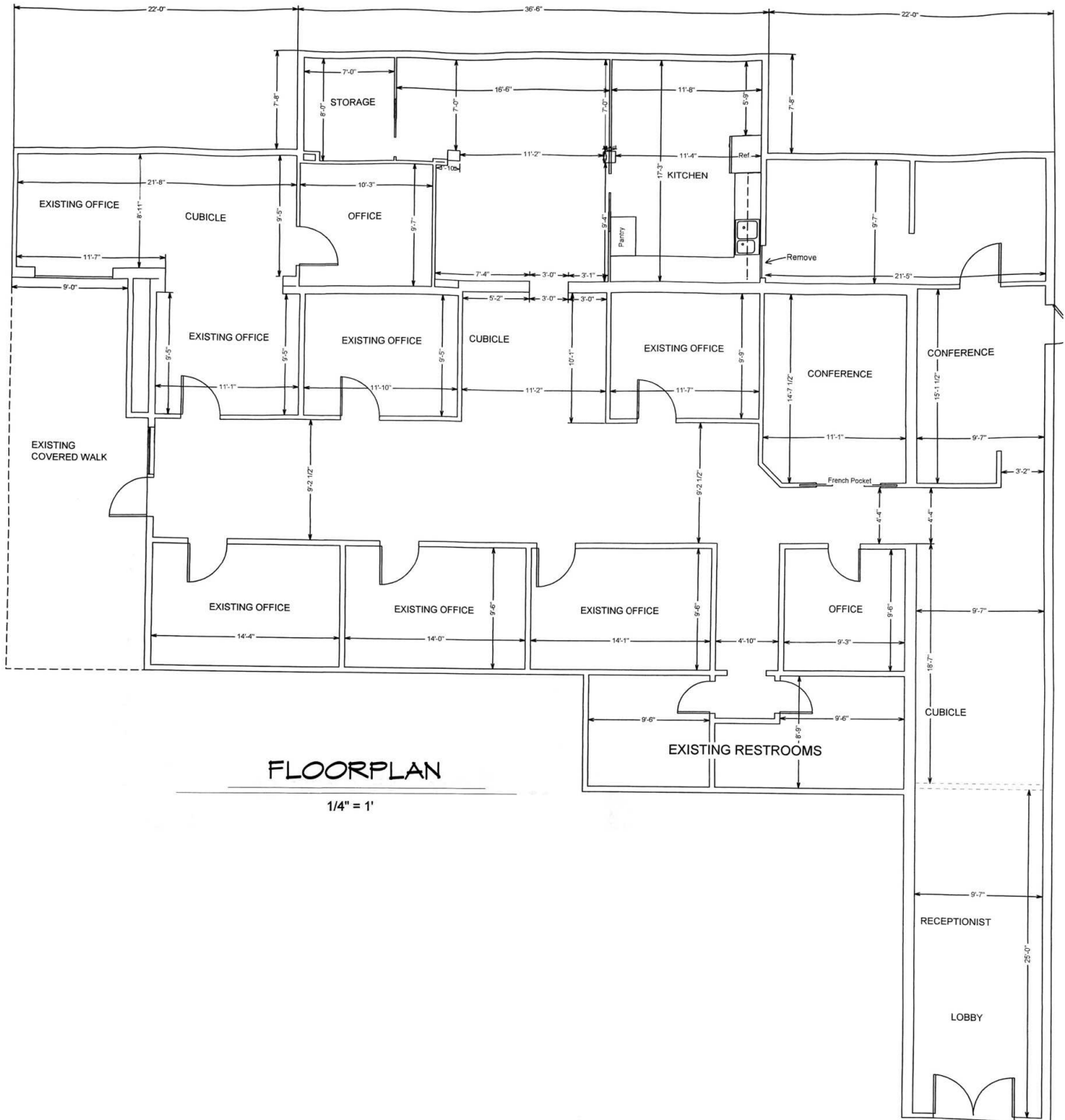


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Unit 1134 - Floor Plan

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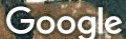
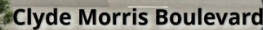
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