



OFFERING SUMMARY

LEASE RATE:	Suite B: \$27.05 per SF Modified Gross
AVAILABLE SF:	Suite B: 4,354 SF
YEAR BUILT:	2000
TRAFFIC COUNT:	38,500 AADT
ZONING:	B-10, Suburban Boulevard

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,245	20,442	43,405
TOTAL POPULATION	6,983	46,691	98,092
AVERAGE HH INCOME	\$90,370	\$83,501	\$80,362

PROPERTY DESCRIPTION

Medical Office Space Available For Sublease or possible long-term lease along Granada Boulevard.

Suite B: 4,354 SF - Ideal for office or medical use.

Includes 9 exam rooms, clinical support areas, storage, and efficient internal circulation.

The suite features flexible medical infrastructure suitable for a range of practice needs.

The location provides strong visibility, ample on-site parking, and convenient access for both patients and staff.

LOCATION DESCRIPTION

Located on the south side of Granada Boulevard east of I-95 and west of Clyde Morris Boulevard.

Approximately 1.3 miles to I-95 and 4.2 miles to the beach.

Additional Photos

4,354 SF Medical Office For Sublease
1180 W. Granada Boulevard, Ormond Beach, FL 32174



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



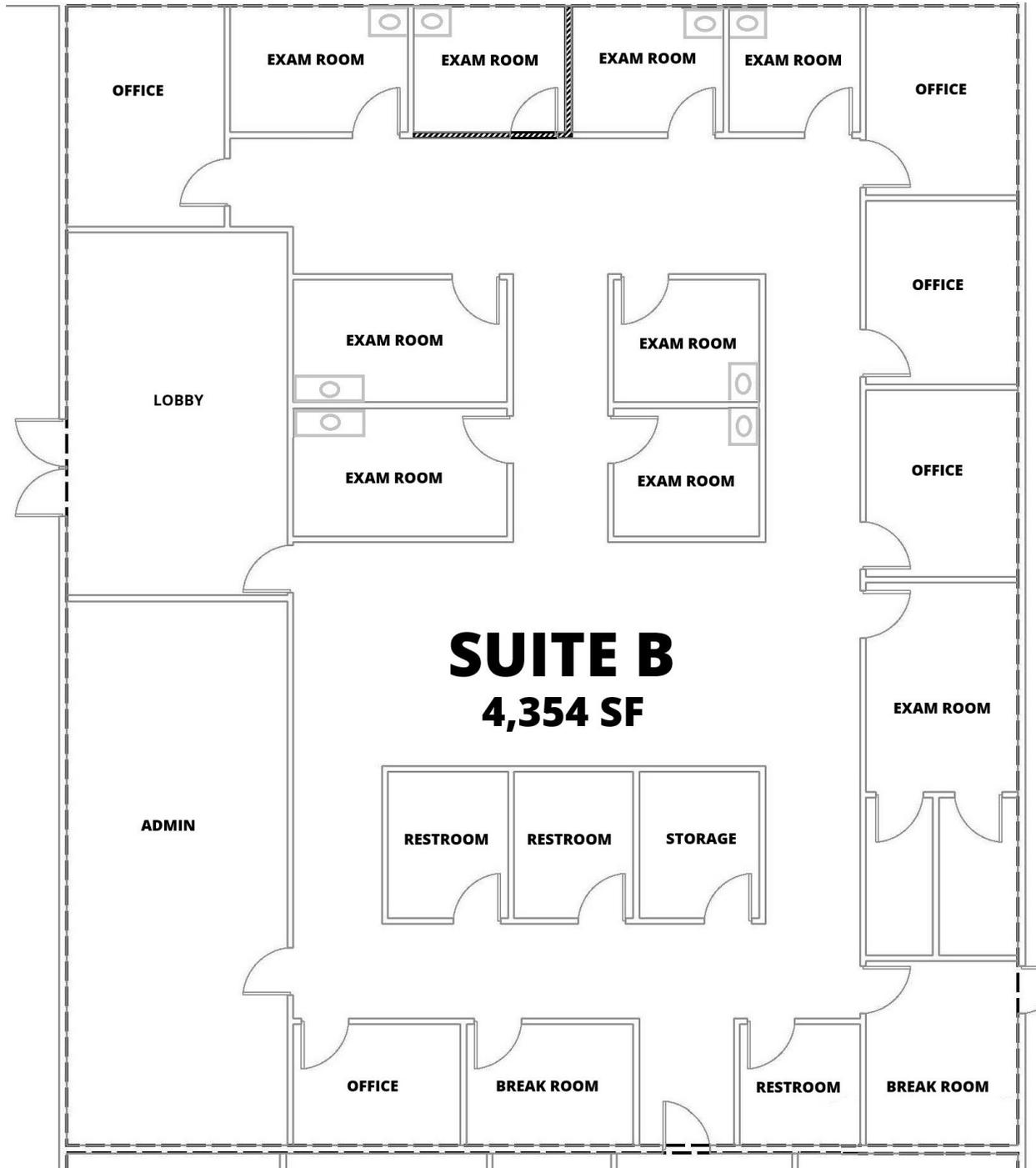
Additional Photos - Exterior

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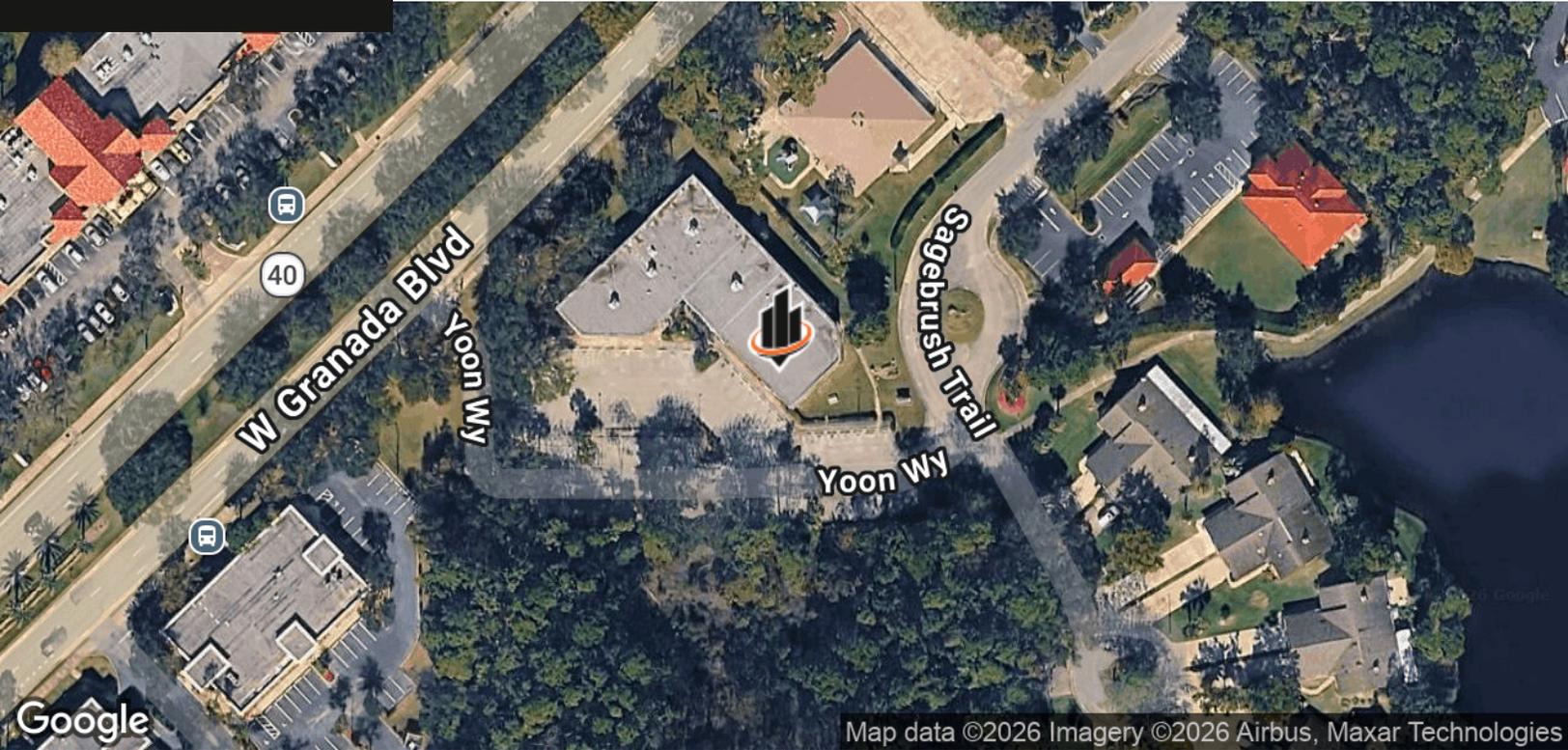
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Location Maps

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