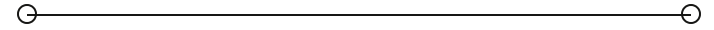


SALE / LEASE

Ormond Central - Granada Boulevard Pad Ready Sites

756 & 760 W. GRANADA BOULEVARD

Ormond Beach, FL 32174



PRESENTED BY:

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SOLD KINGS ROAD
(50' R/W)(25 MPH SPEED LIMIT)

W GRANADA BOULEVARD
(STATE ROAD 40)
(100' R/W)(45 MPH SPEED LIMIT)

LOT 1 - SOLD

**ExtraSpace[®]
Storage**

**106,140 SF
3-STORY
SELF STORAGE**

LOT 2 - SOLD

COMING SOON

**Dutch Bros[®]
Coffee**

**CELL
TOWER**

LOT 3

UNIT 3 - RESTAURANT
(1.47 Acres)
4,600 SF
64 PARKING SPACES

LOT 4

UNIT 4 - RESTAURANT
(0.50 Acres)
1,839 SF
23 PARKING SPC

STORMWATER PARCEL
(1.914 ACRES)



ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY DETAILS

PROPERTY DESCRIPTION

Ormond Central - Prime Granada Boulevard Sites Available For Sale or Ground Lease.

Pad-ready sites with onsite retention and utilities completed.

Located at the SEC of Granada Boulevard & Old Kings Road, these sites offer high visibility and exposure on Ormond Beach's thriving business corridor. This is one of the last remaining opportunities on Granada Boulevard. The area boasts a strong market demographic with a total daytime population of 108,570 within a 5-mile radius and is conveniently located just 3.4 miles from Interstate 95.

Ideal for a variety of uses, including grocery stores, discount stores, fast food, restaurants, financial services, offices, retail, insurance, and medical offices. Surrounded by major retailers such as Publix, Walgreens, CVS, Wawa, Taco Bell, Moe's, Culver's, IHOP, and ALDI - with Dutch Bros Coffee COMING SOON.

The development features approximately 689 feet of frontage on Granada Boulevard, with a westbound turn lane for improved access.

Note: The cell tower area is excluded.

Parcels Available For Sale or Ground Lease:

Lot 1: (2.74+/- Acres) - SOLD - Extra Space Storage - 106,140 SF 3-Story Self Storage

Lot 2: (1.066+/- Acres) - SOLD - Dutch Bros Coffee (COMING SOON)

Lot 3: (1.47+/- Acres) Proposed Restaurant/Bank 4,600 SF - For Sale \$1,764,000 or Ground Lease \$132,300 Annually

Lot 4: (0.80+/- Acres) Proposed Restaurant 1,839 SF - For Sale \$1,100,000 or Ground Lease \$82,500 Annually

LOCATION ADDRESS

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OFFERING SUMMARY

SALE PRICE:	Lot 3: \$1,764,000 Lot 4: \$1,100,000
GROUND LEASE:	Lot 3: \$132,300 Annually Lot 4: \$82,500 Annually
LOT SIZE:	Lot 3: 1.47+/- Acres Lot 4: 0.80+/- Acres
TRAFFIC COUNT:	33,500 AADT
TRADE AREA:	Population 103,653 Average HHI \$78,552 Daytime Population 108,570
ZONING:	PBD, Planned Business Development

ORMOND CENTRAL - GRANADA BOULEVARD PAD READY SITES | 756 & 760 W. Granada Boulevard Ormond Beach, FL 32174

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CONCEPT PLAN

Lot 1: (2.74 AC) - SOLD - Extra Space Storage - 106,140 SF 3-Story Self Storage
Lot 2: (1.066 AC) - SOLD - Dutch Bros Coffee (COMING SOON)
Lot 3: Proposed Restaurant/Bank 4,600 SF - 64 Parking Spaces (1.47 AC)
Lot 4: Proposed Restaurant 1,839 SF - 28 Parking Spaces (0.80 AC)



UNIT SETBACKS AND BUFFERS			FLOOR AREA RATIO (FAR):	
FRONT SETBACK	30 FEET	LANDSCAPE	BUILDINGS CANNOT EXCEED AN OVERALL FAR OF 0.20	
REAR SETBACK	30 FEET	LANDSCAPE	FAR (LOT) = 0.20 (2.74 ACRES + 0.80 ACRES) = 0.20 (FAR)	
SIDE SETBACK	30 FEET	LANDSCAPE	PROPOSED FAR (LOT) = 0.20 (FAR)	
MIN. INTERIOR	30 FEET	LANDSCAPE		
MIN. EXTERIOR	30 FEET	LANDSCAPE		
MIN. SIDEWALK	30 FEET	LANDSCAPE		
MIN. BUILDING HEIGHT	45 FEET	LANDSCAPE	ARCHITECTURAL STYLE:	
MAX. BUILDING COVERAGE	35%	LANDSCAPE	MODERNISTIC	
MAX. SIGNAGE LOT COVERAGE	15%	LANDSCAPE		
MIN. LOT AREA	35 ACRES	LANDSCAPE		
MIN. LOT WIDTH	100 FEET	LANDSCAPE		

PARKING CALCULATIONS:

UNIT 1 - RETAIL	1 SPACE PER 200 SF	106,140 SF / 200 SF = 531
UNIT 2 - RESTAURANT	1 SPACE PER 200 SF + 1 SPACE PER EACH 2 EMPLOYEES + 10 SEATS + 1 SPACE / 10 SEATS + 10 SEATS + 1 SPACE / 10 SEATS	1,839 SF / 200 SF = 9 + 10 SEATS + 10 SEATS + 10 SEATS = 39
UNIT 3 - RESTAURANT	1 SPACE PER 200 SF + 1 SPACE PER EACH 2 EMPLOYEES + 10 SEATS + 1 SPACE / 10 SEATS + 10 SEATS + 1 SPACE / 10 SEATS	4,600 SF / 200 SF = 23 + 10 SEATS + 10 SEATS + 10 SEATS = 53
UNIT 4 - RETAIL	1 SPACE PER 200 SF	1,839 SF / 200 SF = 9
TOTAL SPACES REQUIRED		531 + 39 + 53 + 9 = 632
TOTAL SPACES PROVIDED		632

PERMITTED USES:

- USE PERMITTED UNDER THE PLANNED BUSINESS DEVELOPMENT ZONING
- ALL USES SUBJECT TO PERMITTED USES AND CONDITIONAL USES
- PERMITTED INCLUDES (SINGLE-FAMILY) COMMERCIAL USES, TYPE C (SUBJECT TO SETBACKS AND HEIGHTS)
- GENERAL OFFICE AND BUSINESS (ONLY AS AN ACCESSORY USE TO RETAIL)
- BANKS AND BANKS
- RESTAURANT TYPE C
- RESTAURANT TYPE D

Concept Plan

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RETAILER MAP



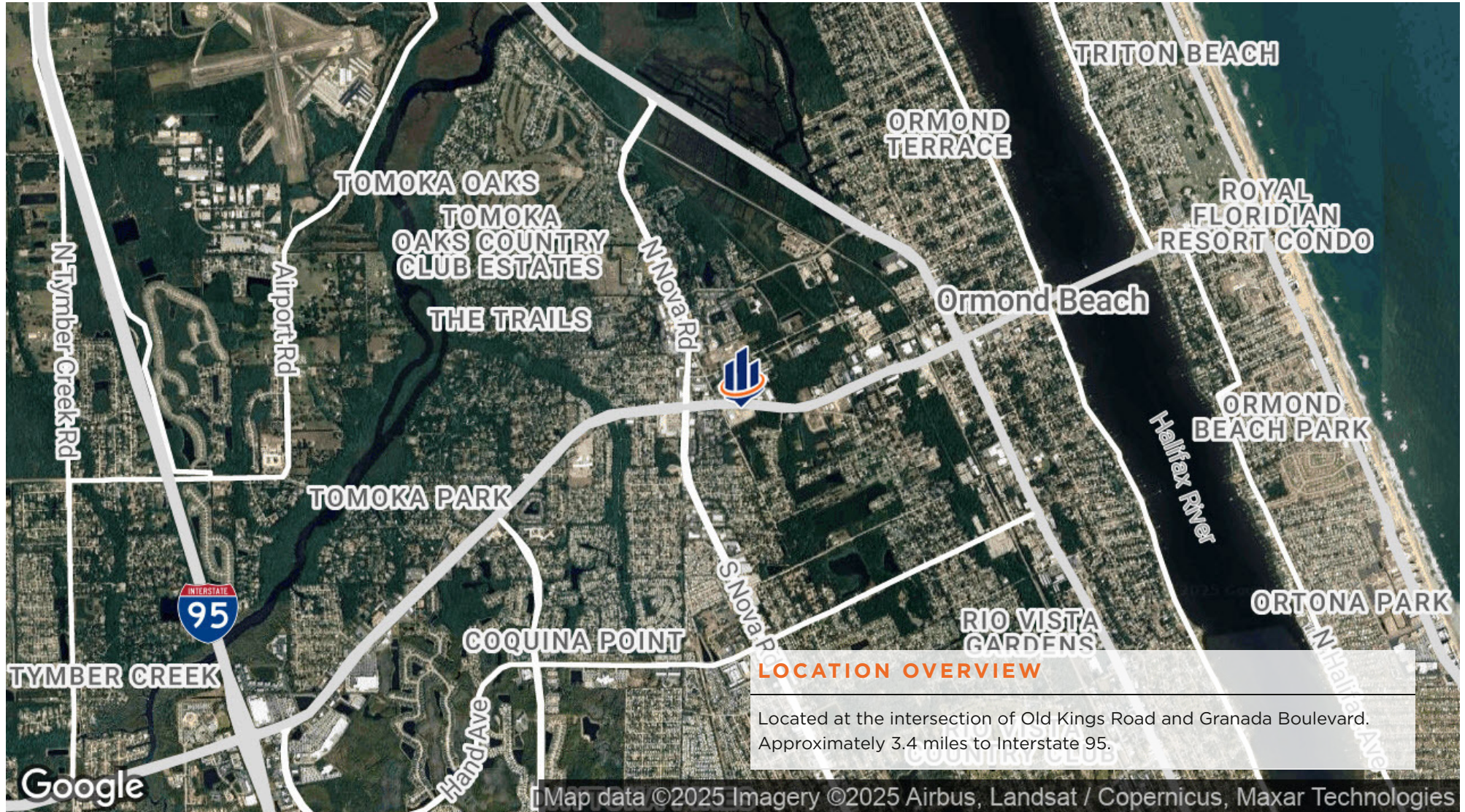
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

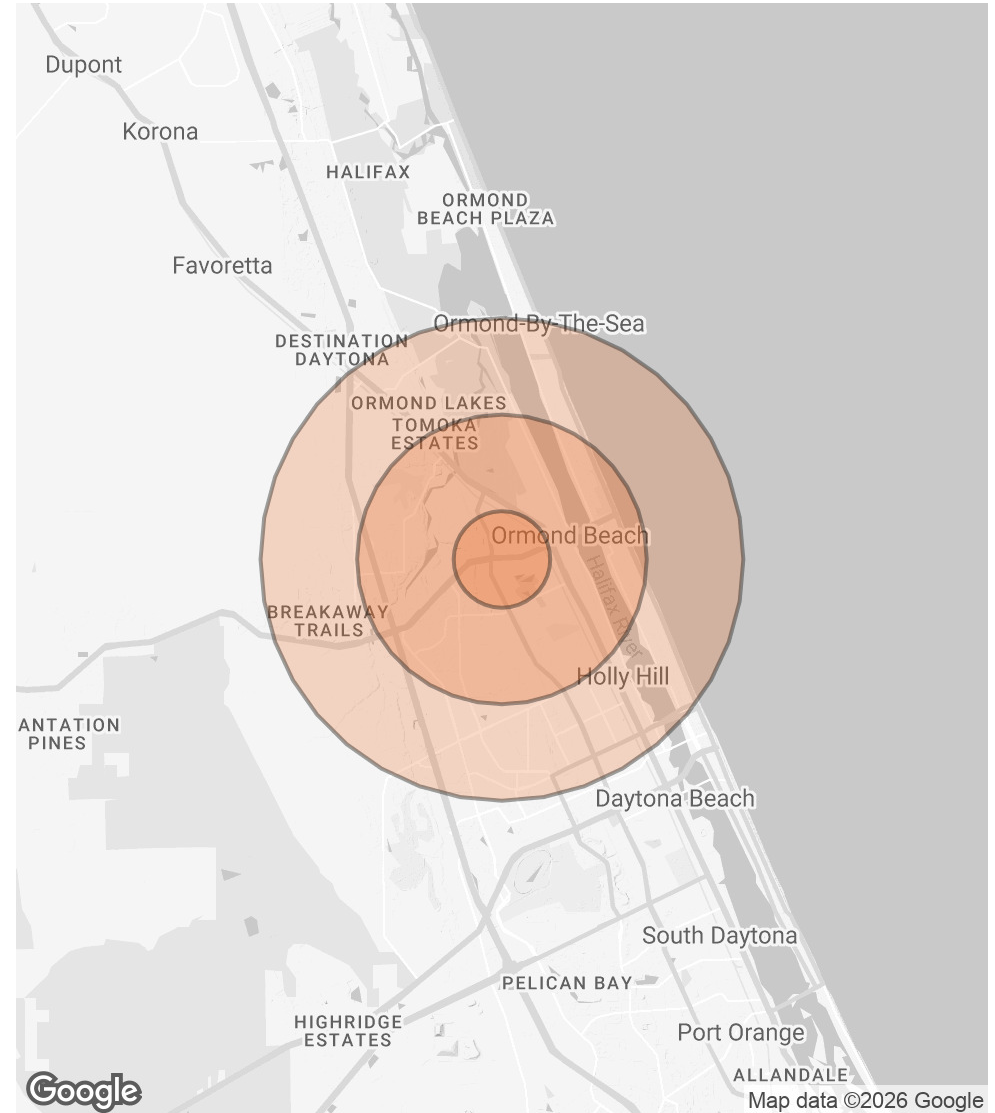
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,664	51,265	103,653
AVERAGE AGE	52	49	48
AVERAGE AGE (MALE)	49	48	47
AVERAGE AGE (FEMALE)	54	51	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,066	23,197	46,582
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$66,411	\$80,800	\$78,552
AVERAGE HOUSE VALUE	\$264,732	\$306,010	\$305,028

* Demographic data derived from 2020 ACS - US Census



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