



OFFERING SUMMARY

LEASE RATE:	\$22.50 NNN
AVAILABLE SF:	Unit 8: 1,260 SF
YEAR BUILT:	2004
TRAFFIC COUNT:	38,500 AADT
ZONING:	B-10, Suburban Boulevard
NOI:	\$0.00
CAP RATE:	0.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,480	17,621	42,223
TOTAL POPULATION	5,239	40,514	95,814
AVERAGE HH INCOME	\$106,288	\$86,883	\$80,133

PROPERTY DESCRIPTION

1,260 SF retail space available in the highly sought-after Seminole Center.

Located on high-traffic Granada Boulevard. Excellent visibility with monument signage. Located within one mile of Publix, Lowe's Home Improvement, Walmart Supercenter, and Interstate 95. Join Tomoka Family Dentistry, Bigby Coffee, Sharkey's Cuts for Kids, Mama Mia's Pizzeria, Super Nails, Volusia Mattress, Ear to Hear, and Breakaway Cleaners. Estimated CAM, Real Estate Taxes, and Insurance \$6.50 per SF.

LOCATION DESCRIPTION

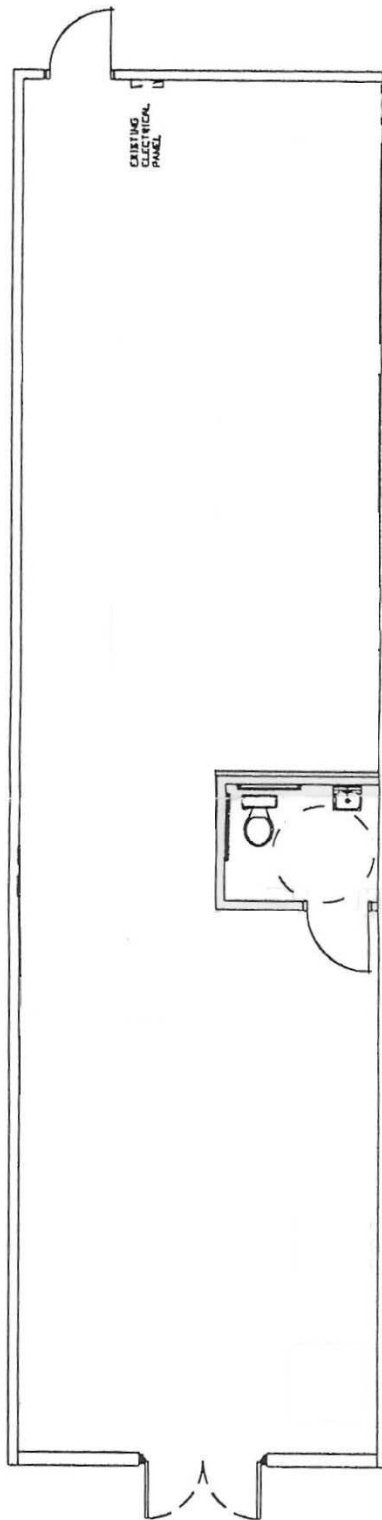
Located at the northwest corner of Granada Boulevard and Seminole Drive just east of Interstate 95.

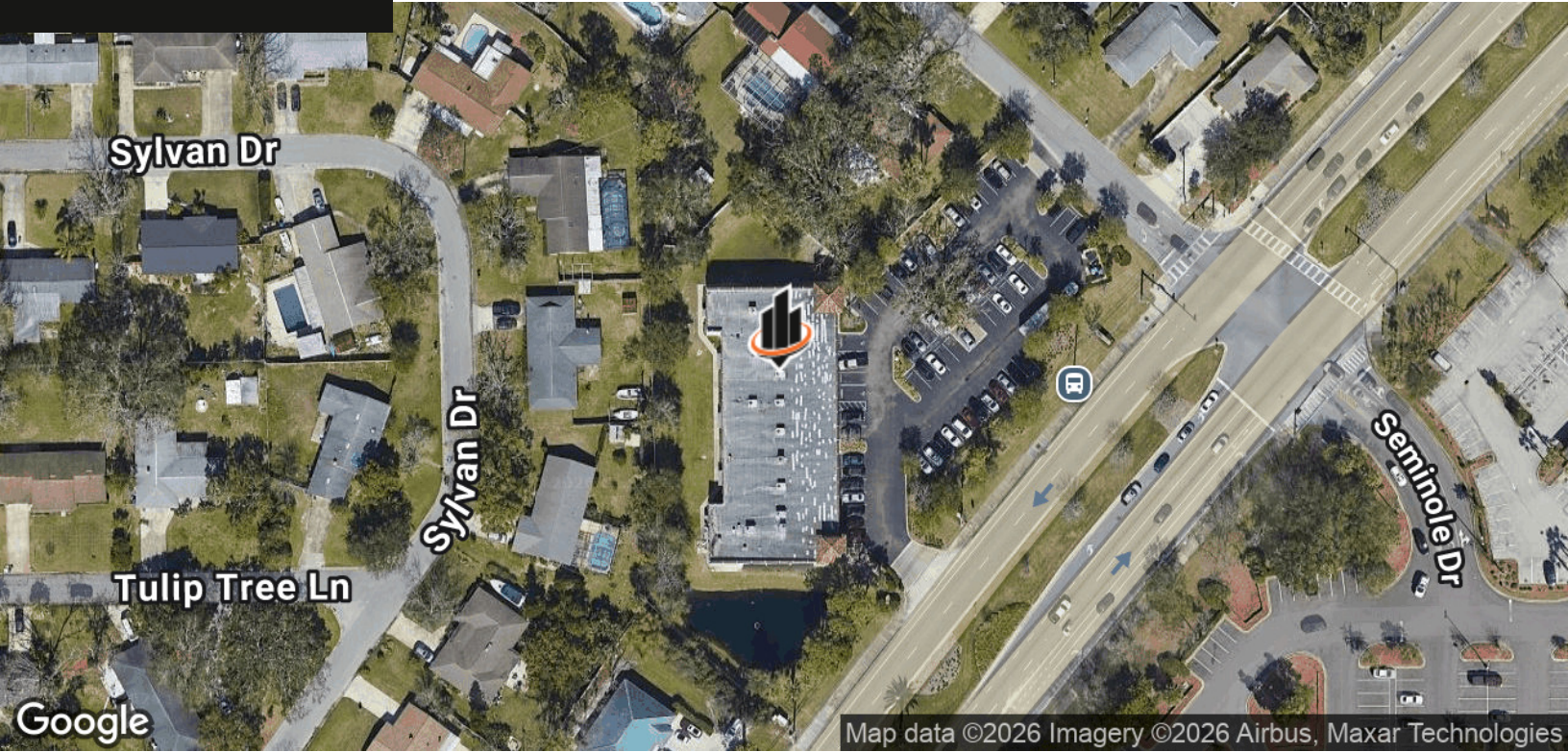
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Floor Plan

Seminole Center | Retail Space For Lease

1345 W. Granada Boulevard, Ormond Beach, FL 32174





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