



Granada Professional Center | Investment Opportunity



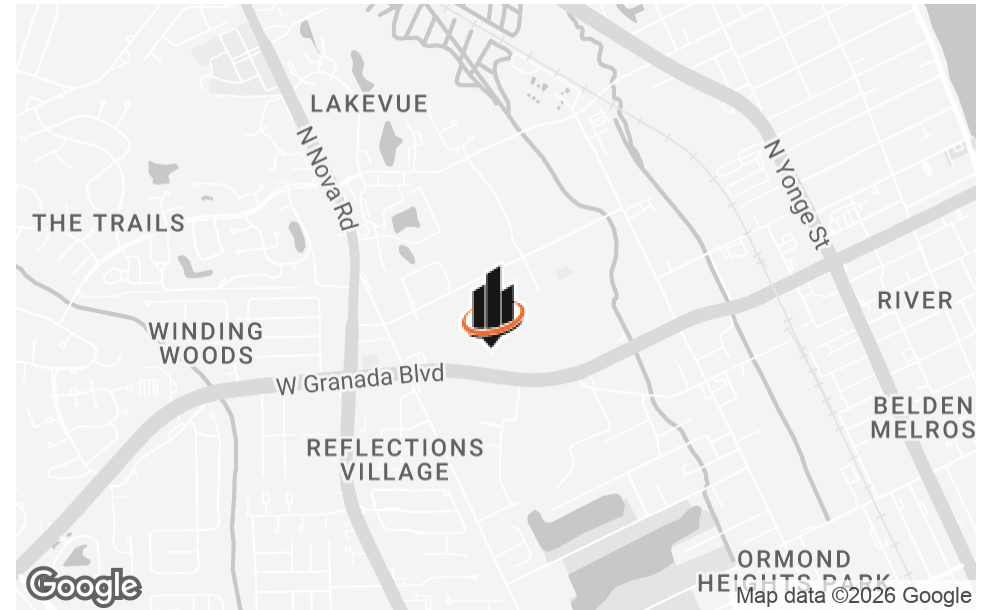
725 W. Granada Boulevard

ORMOND BEACH, FL 32174

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$772,000 (\$286.78/SF)
CAP RATE:	7%
NOI:	\$53,951.69
NUMBER OF TENANTS:	3
SQUARE FEET:	2,692 SF
PARCEL NO:	5 Parcels
YEAR BUILT:	2006
ZONING:	B-9, Boulevard

PROPERTY DESCRIPTION

Three fully leased office condo units offered as a portfolio on Ormond Beach's busiest commercial corridor.

Granada Professional Center offers three office condo units built in 2006, featuring high ceilings, storm-rated doors and windows, ample on-site parking, and prominent multi-tenant monument signage along W. Granada Boulevard (State Road 40), which carries over 33,500 vehicles per day.

The units are 100% occupied by Hopkins Hearing Institute, Seahaven Chiropractic, and The Vanity Room Salon, delivering a diversified, healthcare-focused income stream supported by a surrounding trade area with an average age of 51.1 and household incomes approaching \$84,300 within three miles.

Offered at \$772,000 with a 7% cap rate and a current NOI of \$53,951.69, this is a rare, fully stabilized investment opportunity well suited for a private investor or 1031 exchange buyer seeking low management, cash-flowing assets in a high-demand Florida market.

LOCATION DESCRIPTION



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Granada Professional Center is positioned on the north side of W. Granada Boulevard (State Road 40) just east of Nova Road, one of the most heavily traveled commercial corridors in Volusia County, carrying over 33,500 vehicles per day. The property sits at the heart of Ormond Beach's established professional and retail trade area, surrounded by a dense concentration of national and regional tenants including Publix, Walmart, Wawa, Lowe's, ALDI, Panera, Petco, CVS, and numerous financial institutions and medical users.

The immediate area serves a stable, owner-occupied residential base with average household incomes of approximately \$84,300 within three miles. The surrounding population skews toward the 50s in average age, consistent with strong demand for the healthcare and personal services uses that anchor the rent roll.



Ormond Beach sits immediately north of Daytona Beach with convenient access to Interstate 95, positioning the property to draw patients and clients from across northern Volusia County. The area's aging demographic profile further supports the long-term demand for the audiology, chiropractic, and wellness tenants currently in place.



PROPERTY DESCRIPTION

Three fully leased office condo units offered as a portfolio in the heart of Ormond Beach's premier commercial corridor.

Granada Professional Center presents a rare opportunity to acquire a fully stabilized, income-producing portfolio of three office condo units within one of Ormond Beach's most established professional complexes. Offered at \$772,000, the investment delivers a 7% cap rate with a current NOI of \$53,951.69, providing immediate and dependable cash flow from day one.

The three units total 2,692 square feet and are 100% occupied by a diversified mix of healthcare and personal services tenants - Hopkins Hearing Institute, Seahaven Chiropractic, and The Vanity Room Salon - with leases extending to 2027. The tenant mix spans audiology, chiropractic care, and personal services, reducing single-tenant exposure while capitalizing on the area's demographically driven demand for healthcare and wellness services. With an average age of 51.1 and average household incomes approaching \$84,300 within three miles, the surrounding trade area directly supports the long-term viability of every tenant in the rent roll.

Built in 2006, the units feature high ceilings, storm-rated doors and windows, and ample on-site parking. The property carries B-9 Boulevard zoning and benefits from prominent monument signage with direct frontage along W. Granada Boulevard - Ormond Beach's primary east-west arterial carrying over 33,500 vehicles per day, flanked by national co-tenants including Publix, Walmart, Wawa, CVS, Lowe's, and Walgreens. The condo structure gives the investor the operational simplicity of owning individual units without the burden of full building ownership, while still benefiting from the scale and visibility of a larger professional center.

With 5 parcels comprising the offering, this investment is well-suited for a private investor or 1031 exchange buyer seeking a low-management, cash-flowing asset in a high-traffic, high-demand Florida market. The combination of stable tenancy, modern construction, healthcare-oriented uses, and a sub-8% cap rate on one of Volusia County's most traveled corridors makes this a compelling addition to any investment portfolio.

ADDITIONAL PHOTOS



Hopkins Hearing Institute



The Vanity Room Salon



Seahaven Chiropractic



Hopkins Hearing Institute



The Vanity Room Salon



Seahaven Chiropractic

TENANT LOCATION MAP





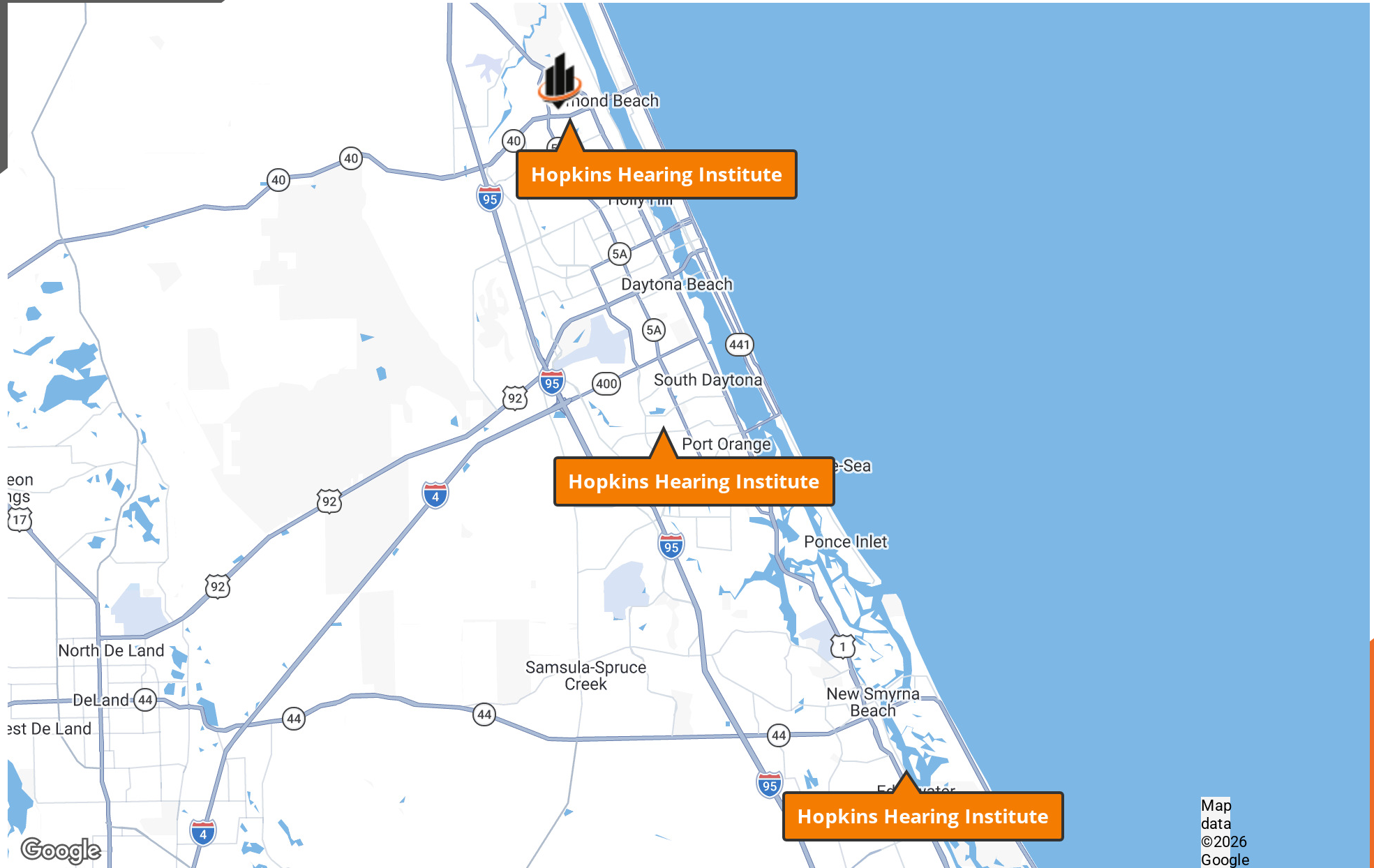
HOPKINS HEARING INSTITUTE, LLC

Hopkins Hearing Institute is a full-service audiology and hearing aid provider serving patients throughout Ormond Beach, Edgewater, Port Orange, and surrounding Volusia County communities. The practice is operated by Ed Pitre, a licensed Hearing Instrument Specialist certified by the Florida Department of Health - Board of Hearing Aid Specialists, with over 14 years of experience serving the region.

The practice operates three locations across Volusia County and offers a comprehensive range of services including diagnostic hearing evaluations, hearing aid fittings and repair, tinnitus treatment, hearing protection, and remote programming and adjustment services. Hopkins Hearing Institute has been BBB-accredited since January 2023 and accepts CareCredit financing, making care accessible to a broad patient base.

The practice is well-aligned with the Ormond Beach trade area, where the surrounding population averages 46.5 years of age within one mile - a demographic profile that supports consistent demand for hearing healthcare services. With a lease in place through April 2027, Hopkins Hearing Institute provides stable, healthcare-oriented tenancy within the portfolio.

TENANT LOCATIONS



Map
data
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Google



SEAHAVEN CHIROPRACTIC (HAVEN WELLNESS COLLECTIVE, LLC)

Seahaven Chiropractic is a wellness-focused chiropractic practice specializing in pediatric, prenatal, and family care, serving patients throughout Ormond Beach and the surrounding Volusia County area. The practice is owned and operated by Dr. Victoria Smith and is located in the heart of the Granada Professional Center.

The practice offers gentle, chiropractic care tailored to children, expecting mothers, and families, with a focus on a wellness-based lifestyle approach to health. Services are offered through membership and package pricing options, providing accessible care for the entire family. HSA and FSA cards are accepted.

Seahaven Chiropractic is well-positioned within the Ormond Beach trade area, benefiting from strong residential density and direct accessibility along W. Granada Boulevard. With a lease in place through December 2027, the practice contributes consistent weekday patient traffic and complements the property's broader healthcare and wellness tenant mix.



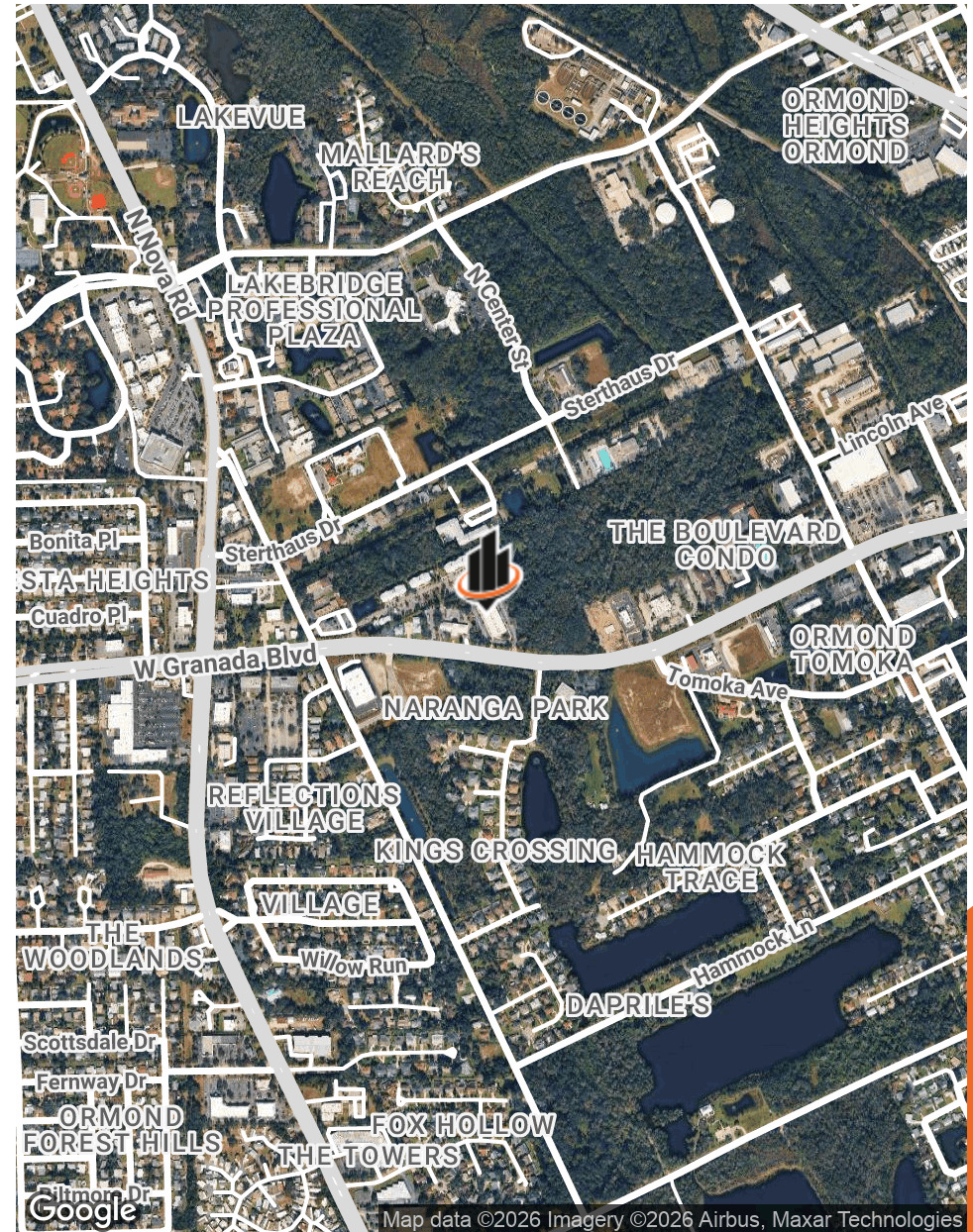
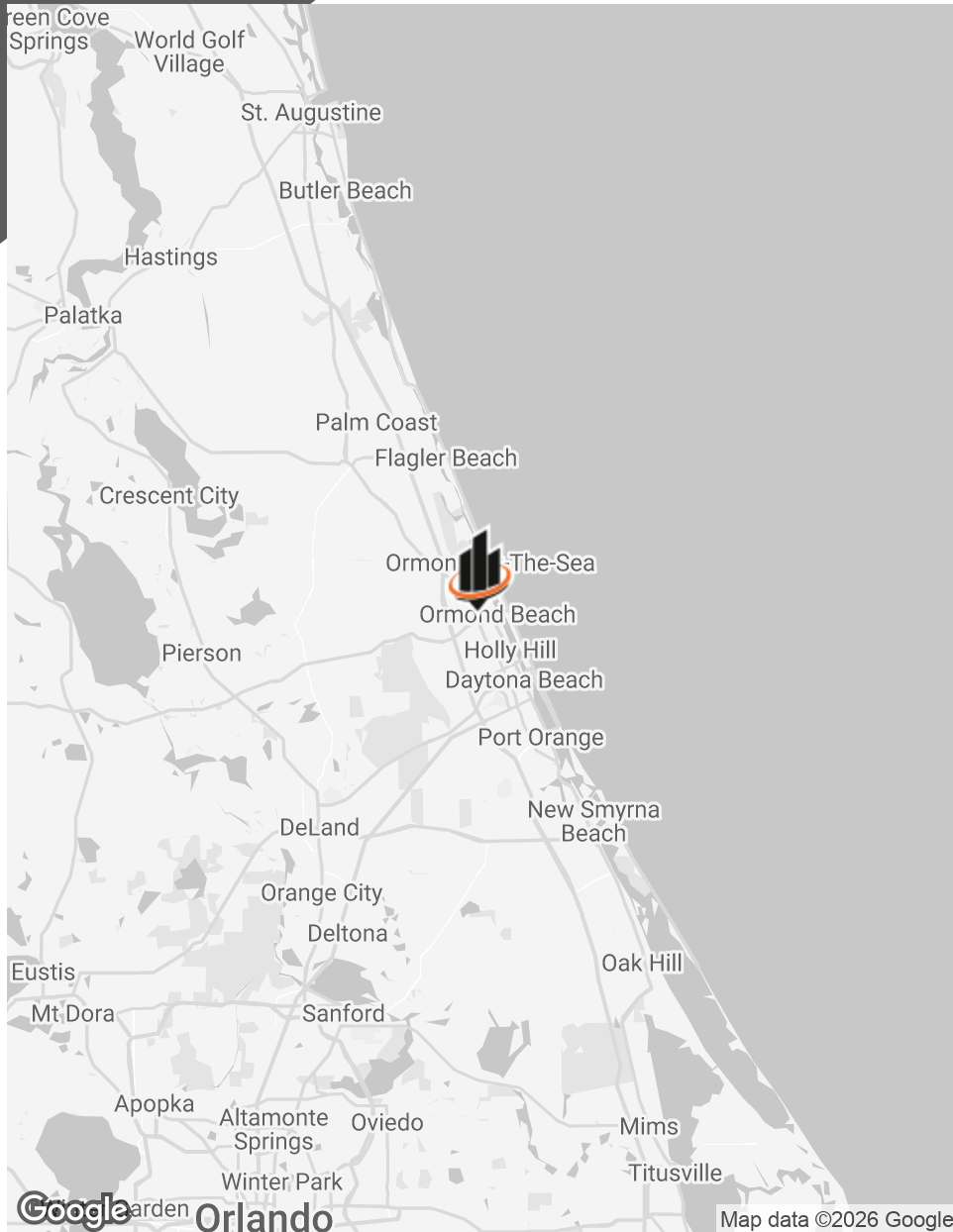
THE VANITY ROOM SALON (NOELLE'S SALON LLC)

The Vanity Room Salon is a boutique owner-operated hair salon serving clients throughout Ormond Beach and the surrounding area. The business was established in 2016 and has operated at this location since that time, building a loyal client base along the W. Granada Boulevard corridor. The salon has earned a five-star rating from its clientele, with reviews consistently highlighting the owner's expertise, personalized service, and attention to client needs.

The salon offers a range of hair and beauty services, generating the steady, appointment-driven foot traffic characteristic of an established personal care operator with a strong community presence.

With a lease in place through July 2027, The Vanity Room Salon contributes stable, service-oriented tenancy to the rent roll while diversifying the portfolio beyond healthcare and further reinforcing the center's neighborhood-serving character.

LOCATION MAPS



RETAILER MAP

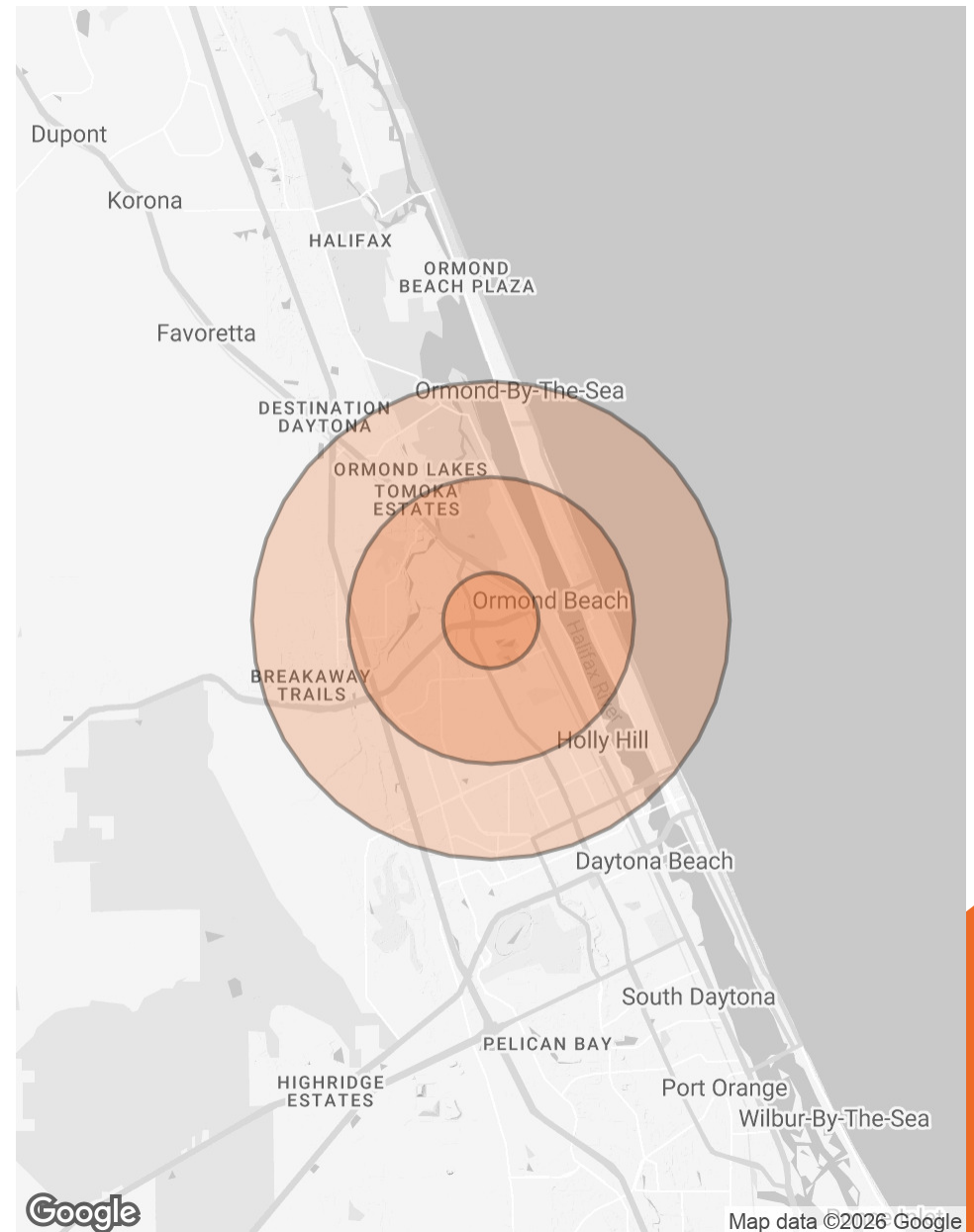


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,201	48,768	95,652
AVERAGE AGE	46.5	51.1	49.2
AVERAGE AGE (MALE)	41.9	48.9	47.3
AVERAGE AGE (FEMALE)	48.9	52.5	50.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,992	22,138	42,482
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$60,625	\$84,295	\$85,566
AVERAGE HOUSE VALUE	\$287,479	\$271,435	\$276,417

2023 American Community Survey (ACS)





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FL #BK-0160420

PROFESSIONAL BACKGROUND

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985
IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member (CCIM) designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Specializing in retail and office sales, leasing, and development.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

SVN | Alliance Commercial Real Estate Advisors

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Ormond Beach, FL 32174

386.310.7900



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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