

PROPOSED RETAIL PADS

1301 W. Granada Boulevard
Ormond Beach, Florida 32174



Property Summary

Property: 1301 W. Granada Boulevard

Parcel No: 4230-00-00-0290

Status: For Sale or Ground Lease

Size: 5,960 SF Retail Pad with Drive-Thru
5,960 SF Retail Pad
Entire Parcel - 2.47+/- Acres

Price: **5,960 SF Retail Pad with Drive-Thru - For Sale \$675,000 or Ground Lease \$65,000 Annually**
5,960 SF Retail Pad - For Sale \$775,000 or Ground Lease \$75,000 Annually
Entire 2.47+/- Acre Parcel - For Sale \$1,300,000 or Ground Lease \$125,000 Annually
Owner will consider a Build to Suit Lease

Zoning: Pending PBD approval - B-8 'Commercial' uses

Population (est.):	<u>1 MILE</u> 4,633	<u>3 MILES</u> 33,873	<u>5 MILES</u> 82,231
--------------------	------------------------	--------------------------	--------------------------

Average HHI (est.):	<u>1 MILE</u> \$70,923	<u>3 MILES</u> \$60,548	<u>5 MILES</u> \$56,489
---------------------	---------------------------	----------------------------	----------------------------

Traffic Count: 33,500 vehicles per day - Granada Boulevard

- Property Highlights:
- Great visibility and exposure on Ormond Beach's busy business corridor
 - One of the few remaining parcels on Granada Boulevard
 - Approximately 0.70 miles to Interstate 95
 - Proposed Retail with Drive-Thru, Financial Services
 - Across from Lowe's Home Improvement, Dustin's Bar-B-Q, and other proposed retail
 - Near a Publix anchored center
 - Proposed Zaxby's on adjacent parcel
 - B-8 permitted uses: Business/Professional Services, Convenience Store, Financial Institution, Personal Services, Retail Sales and Service, Veterinarian, etc.

Rock Solid in Commercial Real Estate

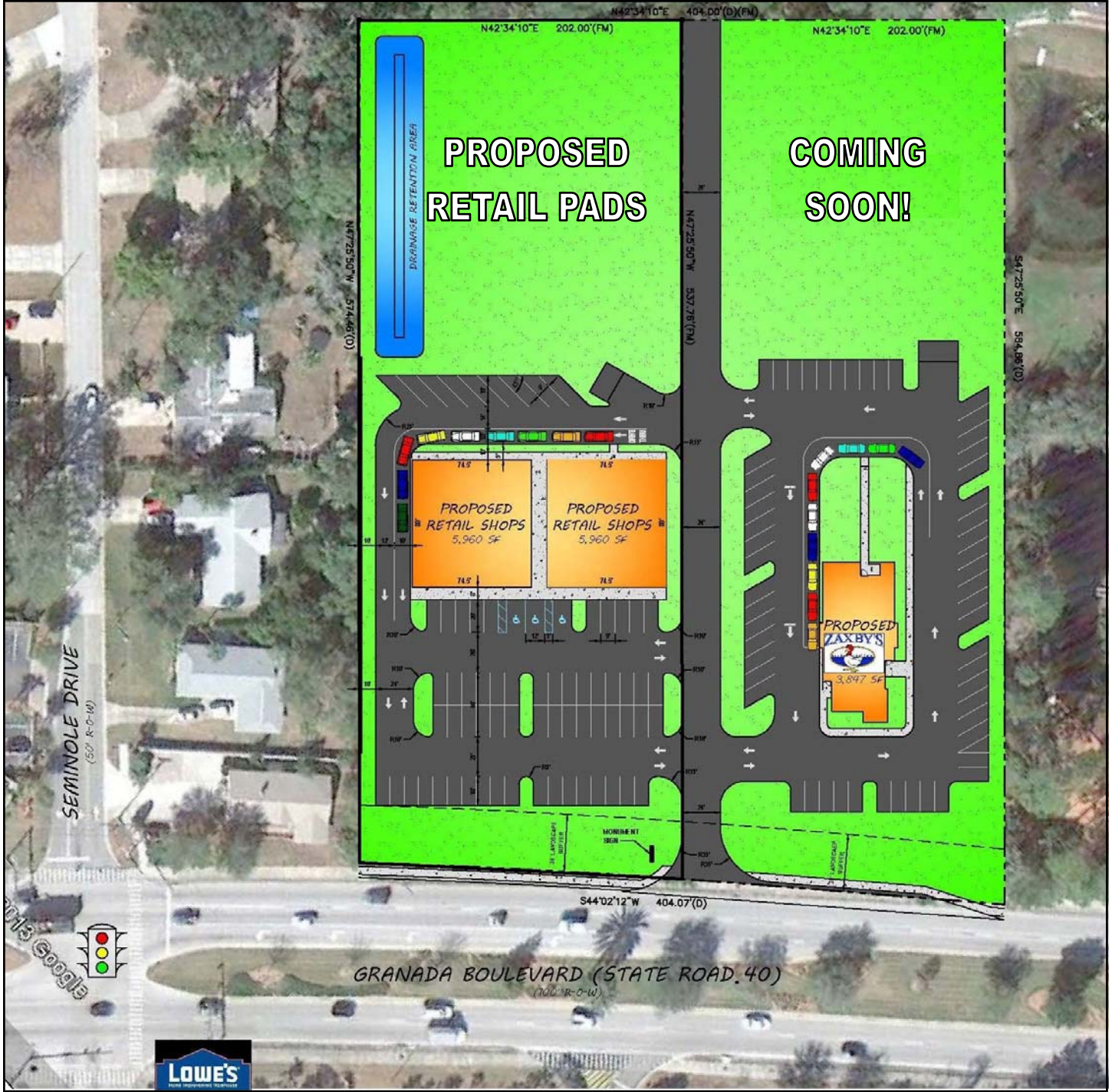
John W. Trost, PA, CCIM
(386) 253-8565 Ext. 115 Office
(386) 295-5723 Mobile
JTROST@CCIM.NET

www.JohnTrost.com

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PROPOSED SITE PLAN - OPTION 1

PRUDENTIAL COMMERCIAL



ROCK SOLID IN COMMERCIAL REAL ESTATE

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PROPOSED SITE PLAN - OPTION 2

PRUDENTIAL COMMERCIAL



ROCK SOLID IN COMMERCIAL REAL ESTATE

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

©2012 BRER Affiliates Inc. An independently owned and operated broker member of BRER Affiliates Inc. Prudential, the Prudential logo, and the Rock symbol are service marks of Prudential Financial, Inc. and its related entities, registered in many jurisdictions worldwide. Used under license with no other affiliation with Prudential.



www.JohnTrost.com

Information contained herein is believed to be accurate, but not guaranteed and may change without notice.