



FOR SALE | RETAIL

# FREESTANDING RETAIL BUILDING FOR SALE

746 S. Atlantic Avenue, Ormond Beach, FL 32176



## SALE OVERVIEW

**SALE PRICE:** \$559,900

**BUILDING SIZE:** 2,360 SF

**LOT SIZE:** 0.34+/- Acres

**YEAR BUILT:** 1954

**PARCEL NO:** 4223-10-04-0010

**TRAFFIC COUNT:** 16,200 AADT

**ZONING:** B-7 'Highway Tourist Commercial'

## PROPERTY DESCRIPTION

Freestanding Florida Style Building with a Metal Roof.  
Former restaurant.

Two restrooms, Walk-in Cooler, and Patio for Outdoor Seating.  
Pole Sign.

18 Parking Spaces.

Located directly on A1A across the street from Andy Romano Beachfront Park and approximately 1.5 miles south of Granada Boulevard Retail Corridor.

Seller financing may be available.

## LOCATION OVERVIEW

Located south of Granada Boulevard on the west side of Atlantic Avenue.  
Across the street from Georgian Inn Beach Club and Atlantic Cove.



### JOHN W. TROST, CCIM

Principal | Senior Advisor  
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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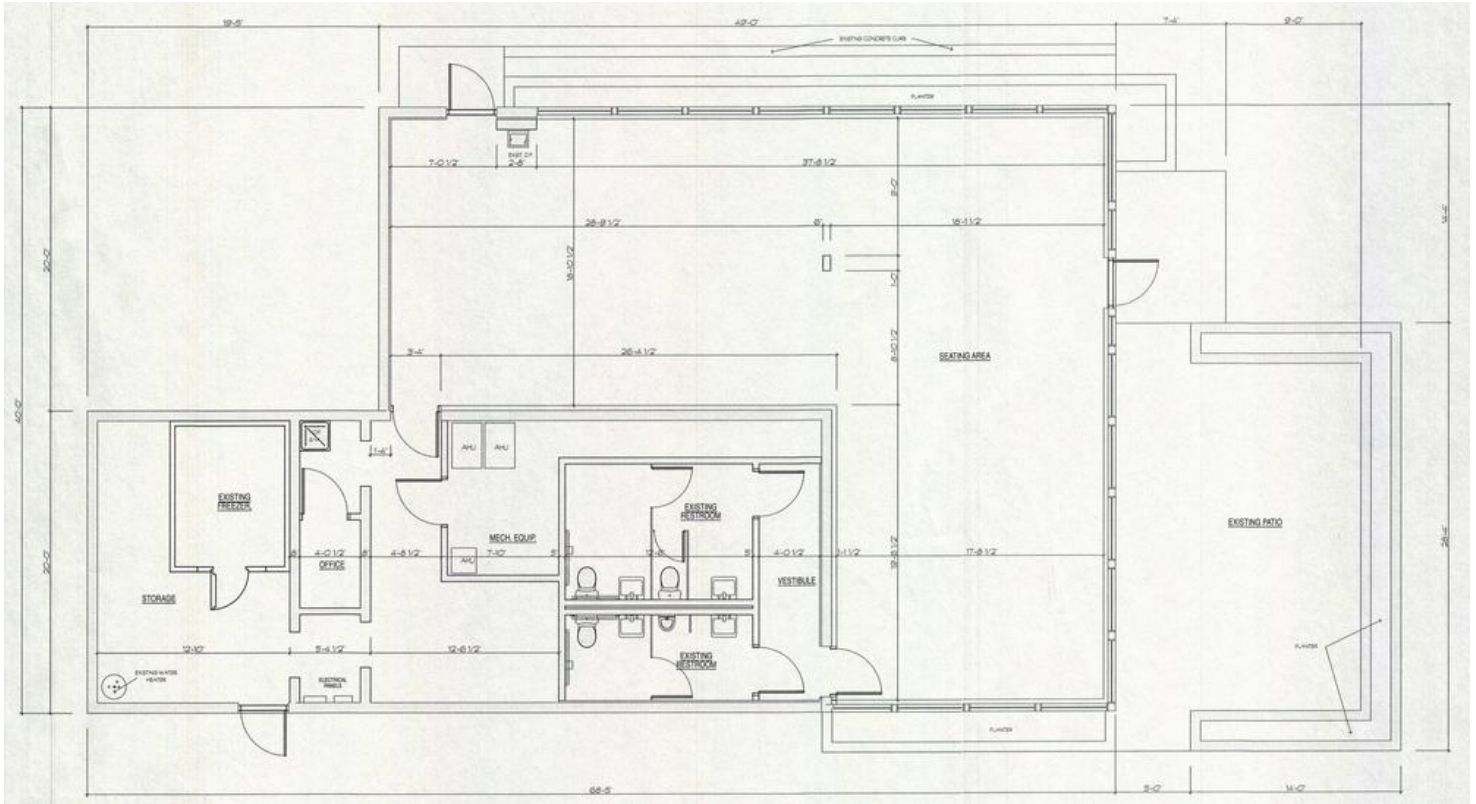


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## Floor Plan



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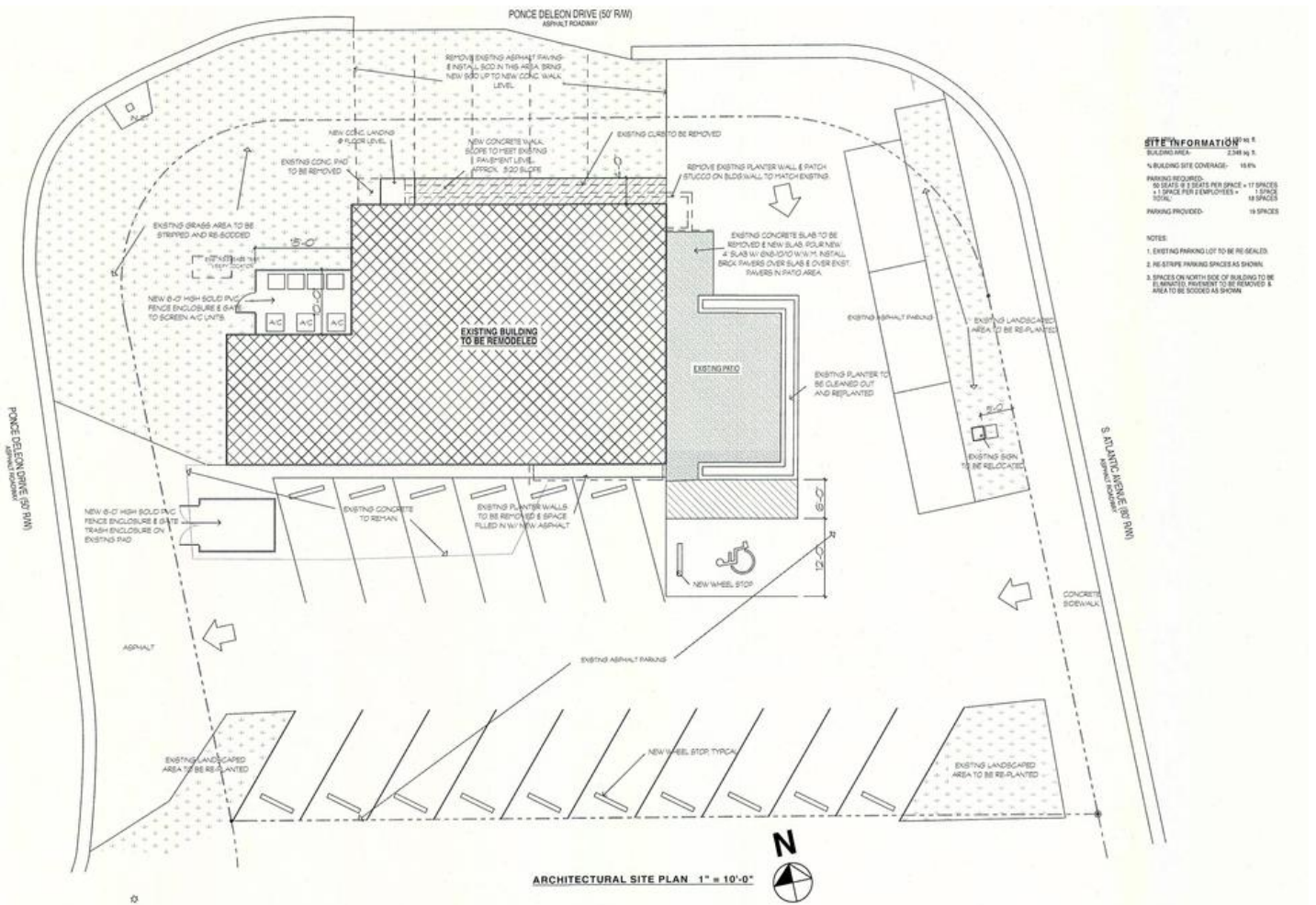


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## Site Plan



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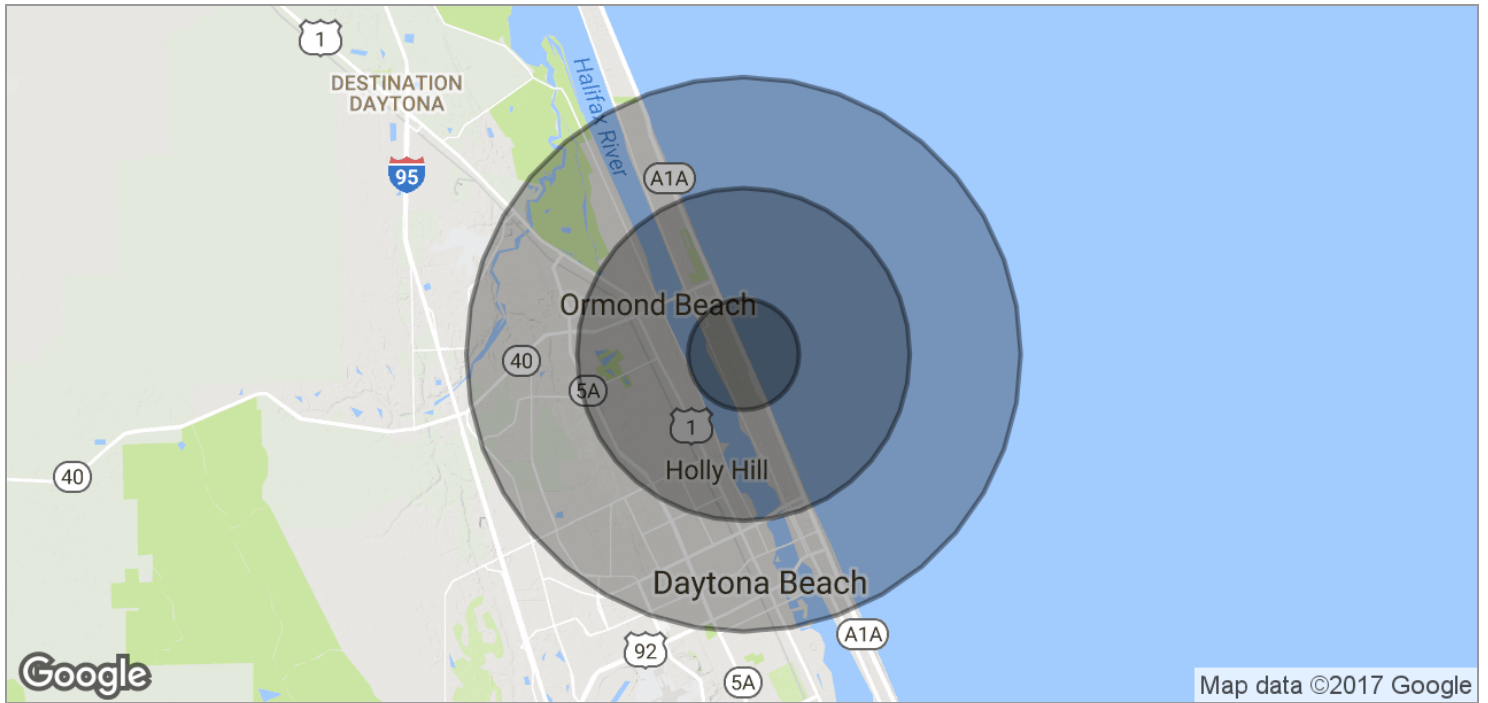




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,499	34,120	88,945
MEDIAN AGE	48.1	45.9	43.1
MEDIAN AGE (MALE)	46.7	43.6	41.2
MEDIAN AGE (FEMALE)	50.4	48.0	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,542	13,552	35,875
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$65,573	\$55,947	\$52,139
AVERAGE HOUSE VALUE	\$163,914	\$168,481	\$190,580



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