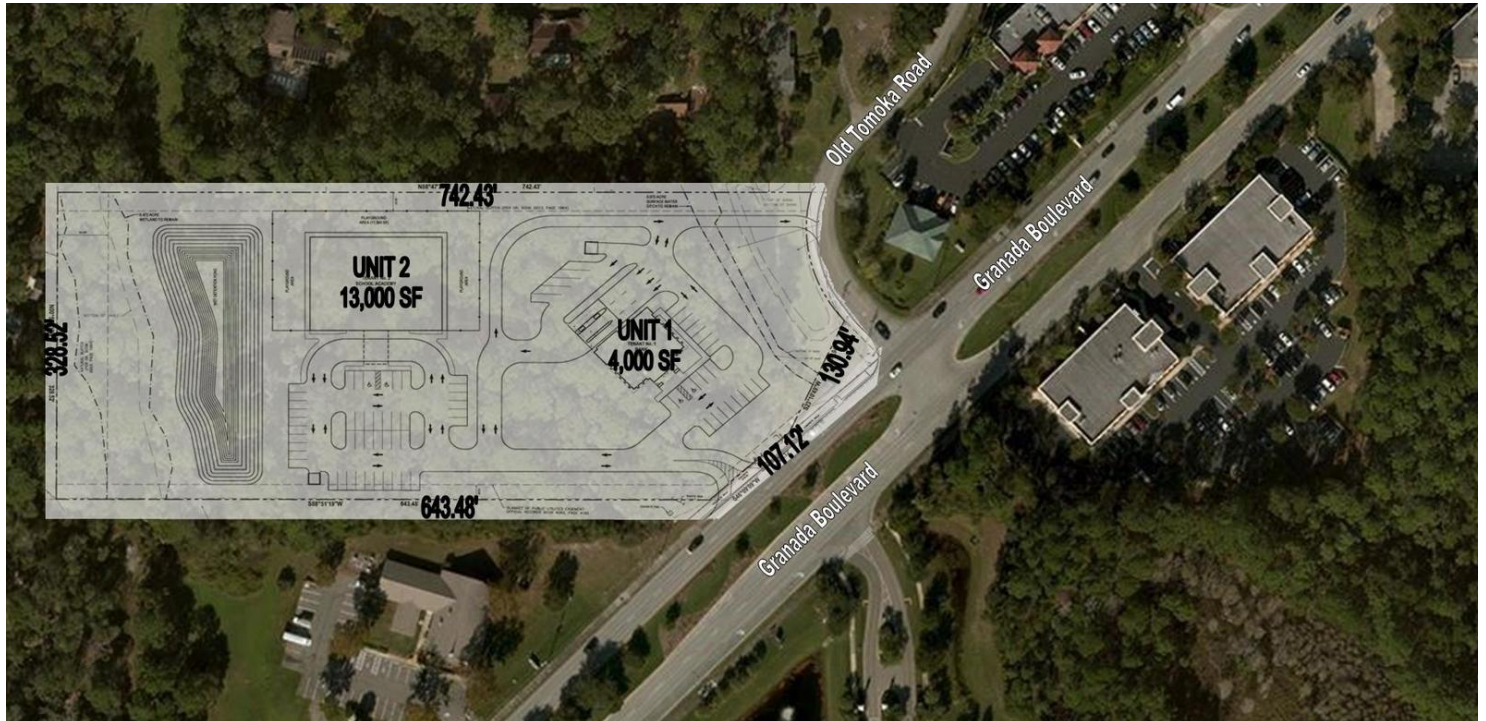


Granada Boulevard Development Site

1211 W. Granada Boulevard

Ormond Beach, FL 32174



OFFERING SUMMARY

SALE PRICE: \$1,495,000

GROUND LEASE: Negotiable

LOT SIZE: 5.54+/- Acres

PARCEL NO: 4219-00-00-0140

TRAFFIC COUNT: 38,000 AADT

ZONING: B-10 Suburban
Boulevard

PROPERTY OVERVIEW

5.54+/- Acre Granada Boulevard Development Site.

Site available For Sale or Ground Lease.

May be divided: Front Parcel \$925,000 and Rear Parcel \$625,000.

Ground Lease rate negotiable.

One of the last available sites on West Granada Boulevard.

Great site for a Bank, Retail, Day Care, Assisted Living Facility, Public School, and Veterinarian.

Zoning Conditional Uses: Retail, Restaurant, and Child Care Facilities.

Nearby retailers include: Peach Valley Cafe, Panera Bread, Chipotle Mexican Grill, Petco, Mattress Firm, Lowe's Home Improvement, and many others.

LOCATION OVERVIEW

Located at the northwest corner of Granada Boulevard and Old Tomoka Road just west of Clyde Morris Boulevard.

Approximately 1 mile to Interstate 95.

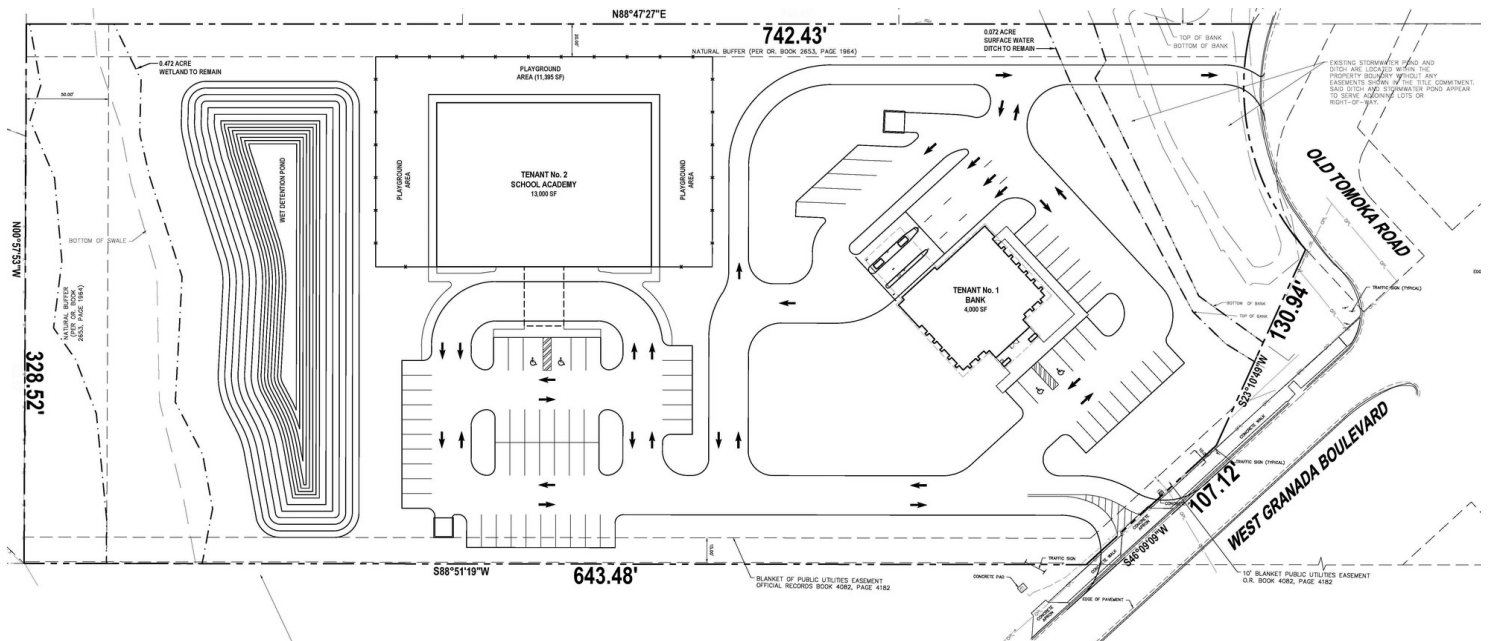
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Proposed Site Plan



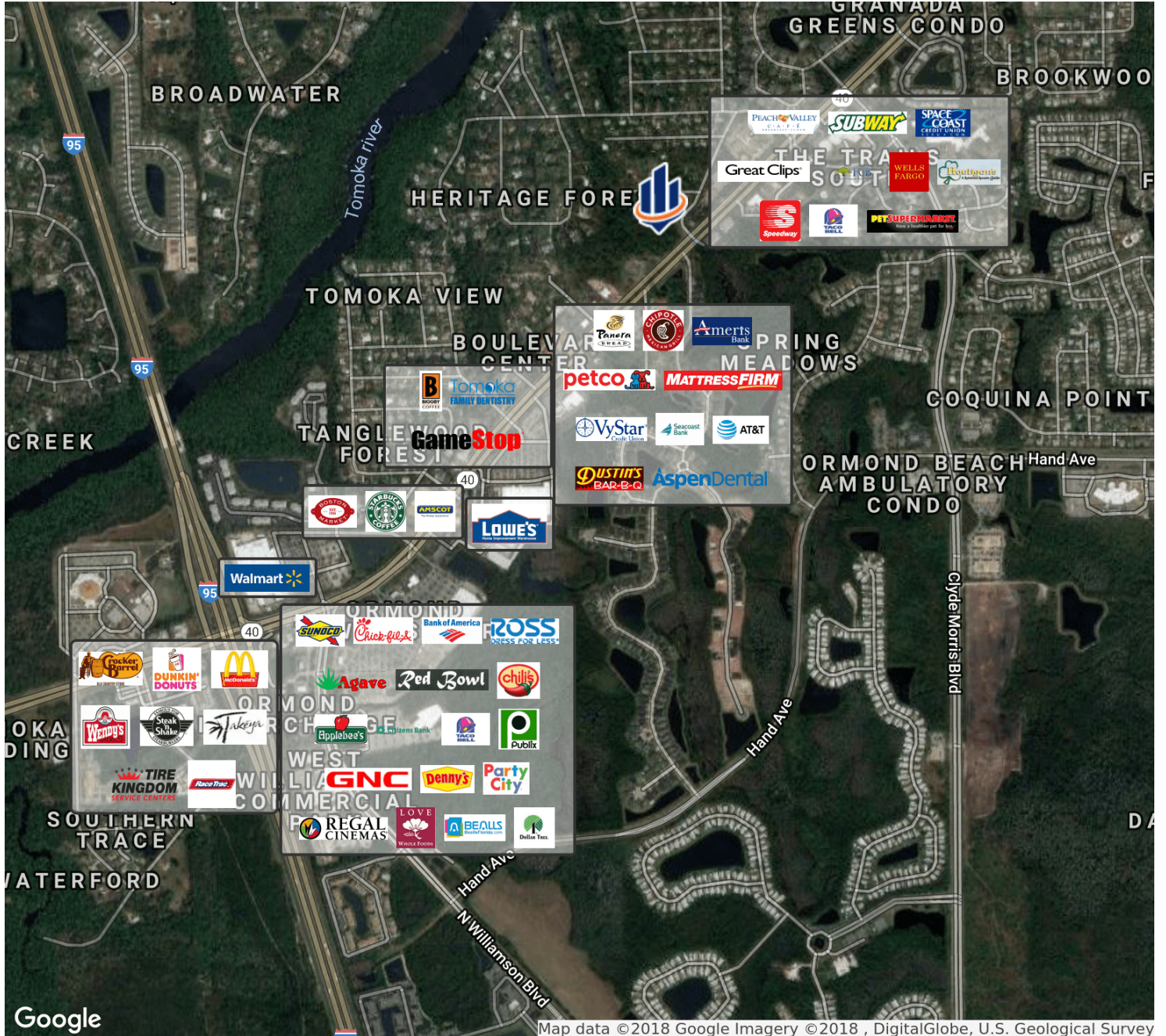
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Retailer Map

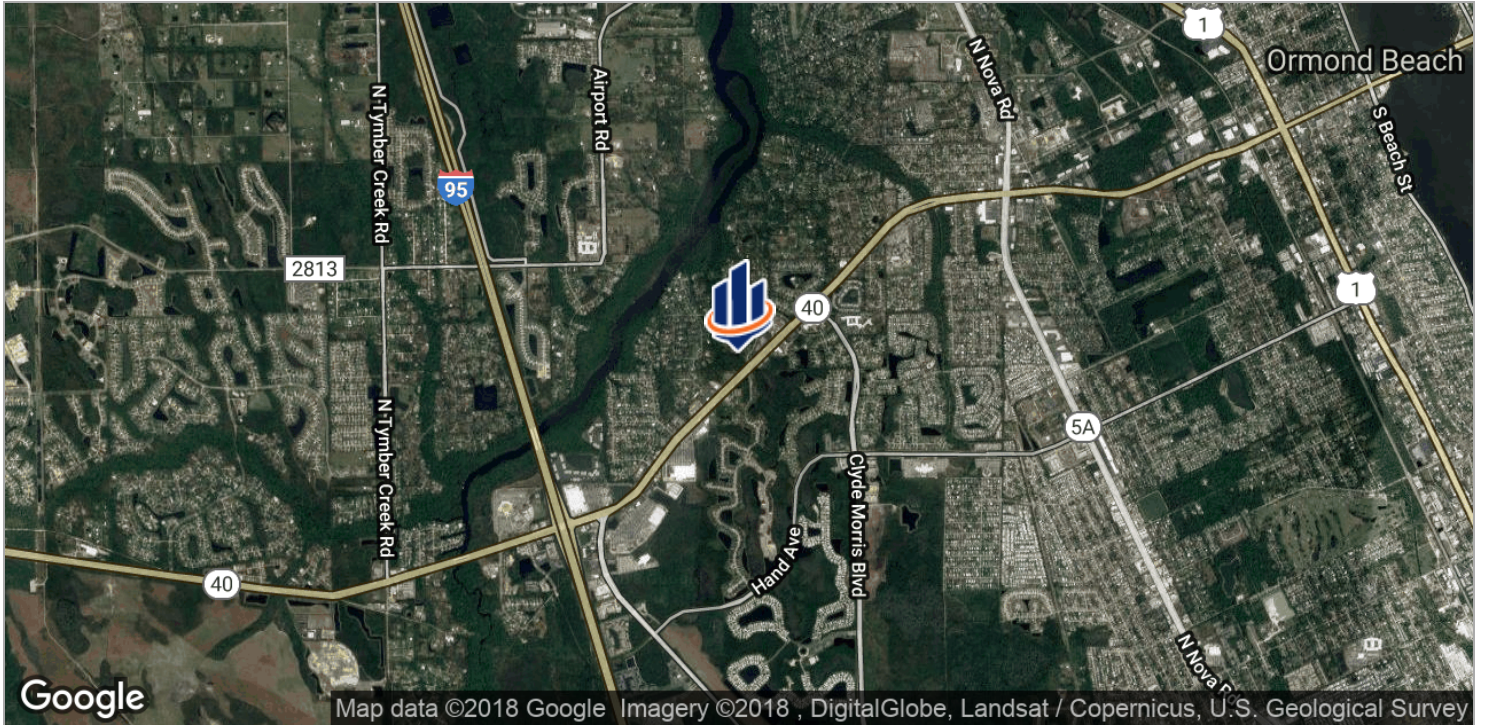


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Location Maps

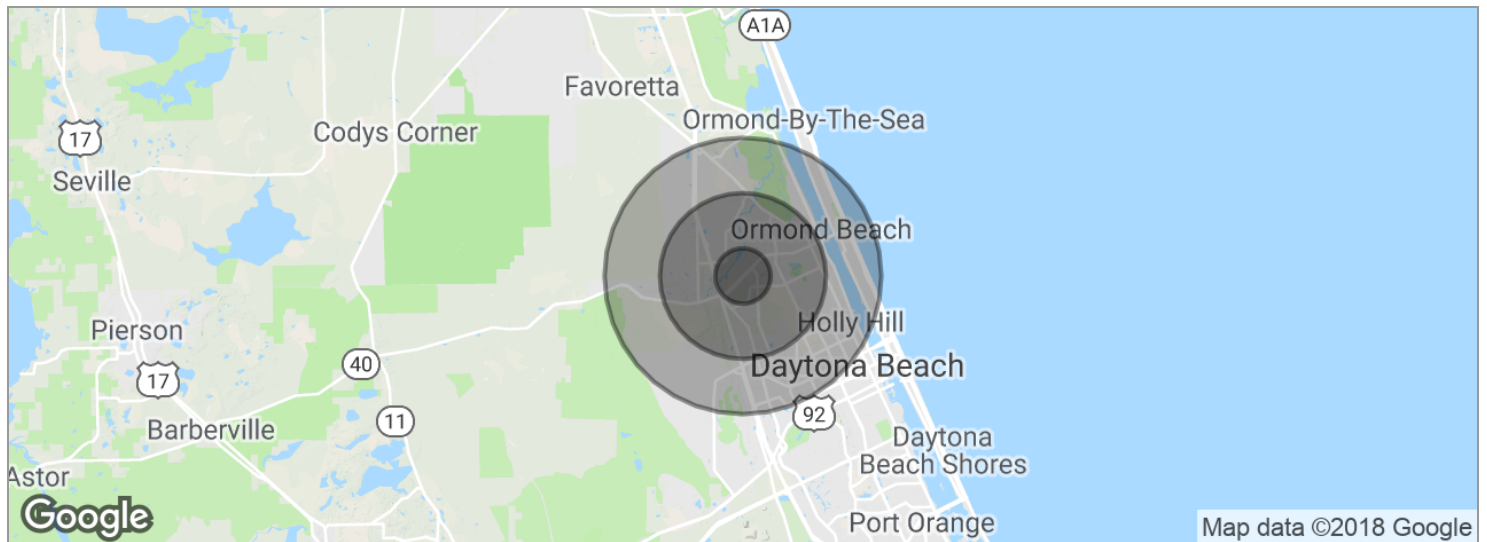


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,894	28,311	74,871
Median age	53.3	49.1	45.2
Median age (Male)	53.5	47.3	43.2
Median age (Female)	50.9	49.6	46.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,824	12,534	32,226
# of persons per HH	2.1	2.3	2.3
Average HH income	\$74,252	\$58,303	\$56,515
Average house value		\$216,507	\$202,959

* Demographic data derived from 2010 US Census

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