

GRANADA POINTE GRANADA BOULEVARD DEVELOPMENT SITES

600 BLOCK OF W. GRANADA BOULEVARD
ORMOND BEACH, FL 32174

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Property Details & Highlights

AVAILABLE:	1.40 - 13.67+/- Acres
SALE PRICES:	\$1,345,000 - \$2,500,000
GROUND LEASE:	Negotiable
LOT SIZE:	20+/- Acres
TRAFFIC COUNT:	31,000 AADT
TRADE AREA:	Population 95,021 - Average HHI \$63,670 - Total Employees 51,635
ZONING:	PBD 'Planned Business Development'

PROPERTY OVERVIEW

GRANADA POINTE - Granada Boulevard "PAD READY" development sites available. Join WAWA at this high traffic, signalized Granada Boulevard location with great visibility. One of the few remaining parcels on Granada Boulevard to be developed. 51,996 Employees within a 5 mile radius. Approximately 3.4 miles to Interstate 95.

Great location for Grocery, Discount Store, Fast Food, Restaurant, Financial Services, Offices, Pharmacy, Bowling Center, Recreational Facility (indoor), Garden Center and Nursery, Retail, Insurance, and Medical Offices.

798+/- feet of frontage on Granada Boulevard. Offsite stormwater for all parcels.

PARCELS AVAILABLE FOR SALE OR GROUND LEASE 1.40 - 13.67+/- ACRES:

Unit 1: UNDER CONTRACT (1.40+/- AC) RETAIL USE

Unit 2: (2.57+/- AC) Proposed Retail 26,000 SF - 105 Parking Spaces - For Sale \$2,500,000

Unit 3: WAWA Coming Soon!

Unit 4: (5.36+/- AC) Proposed Grocery 41,952 SF - 183 Parking Spaces - GROUND LEASE

Outparcel: Proposed Retail/Office 2,200 SF - GROUND LEASE OR BUILD TO SUIT

North Parcel 1: (1.65+/- AC) Proposed Drive-Thru Restaurant 4,500 SF - 79 Parking Spaces - For Sale \$1,675,000

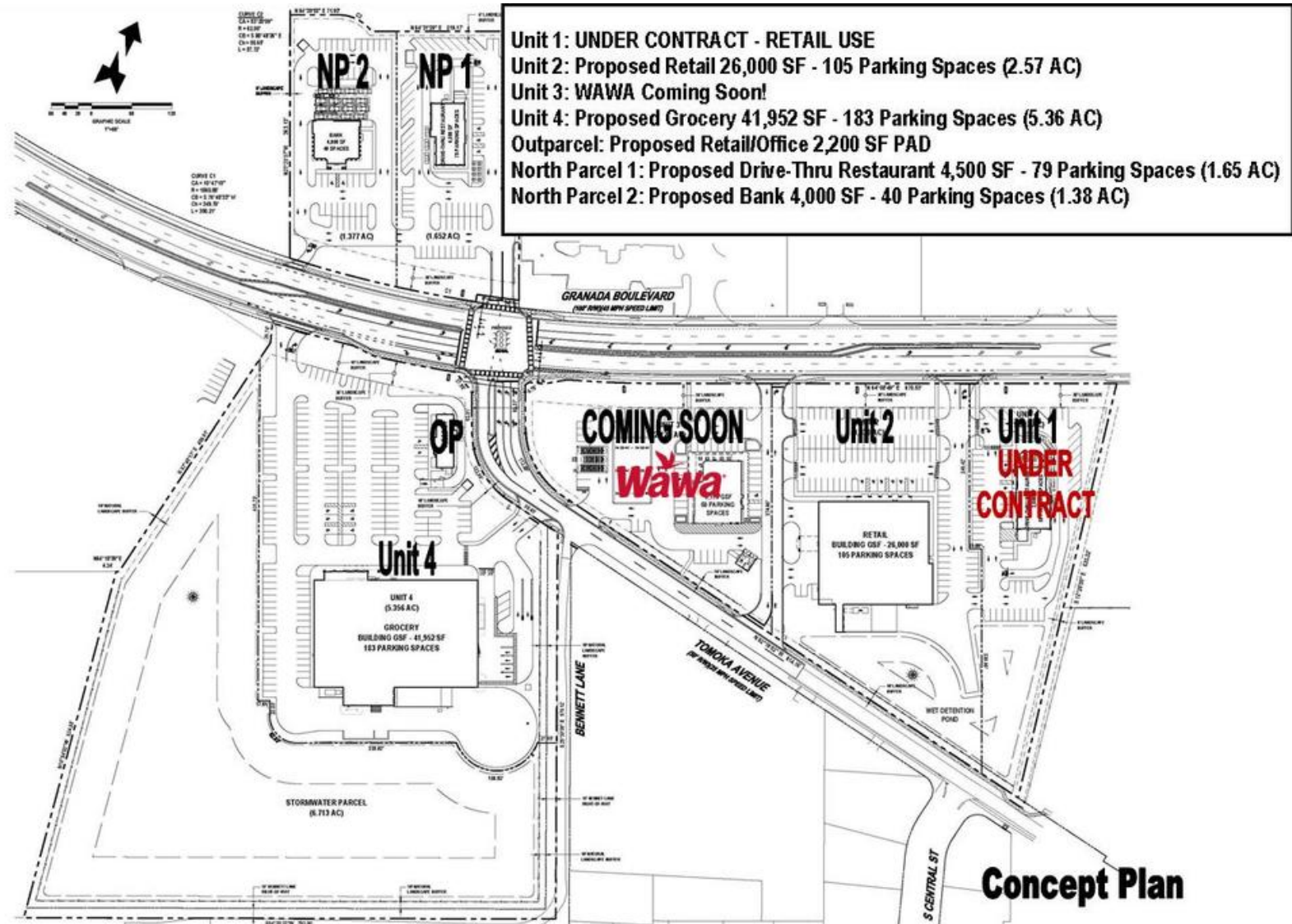
North Parcel 2: (1.38+/- AC) Proposed Bank 4,000 SF - 40 Parking Spaces - For Sale \$1,345,000



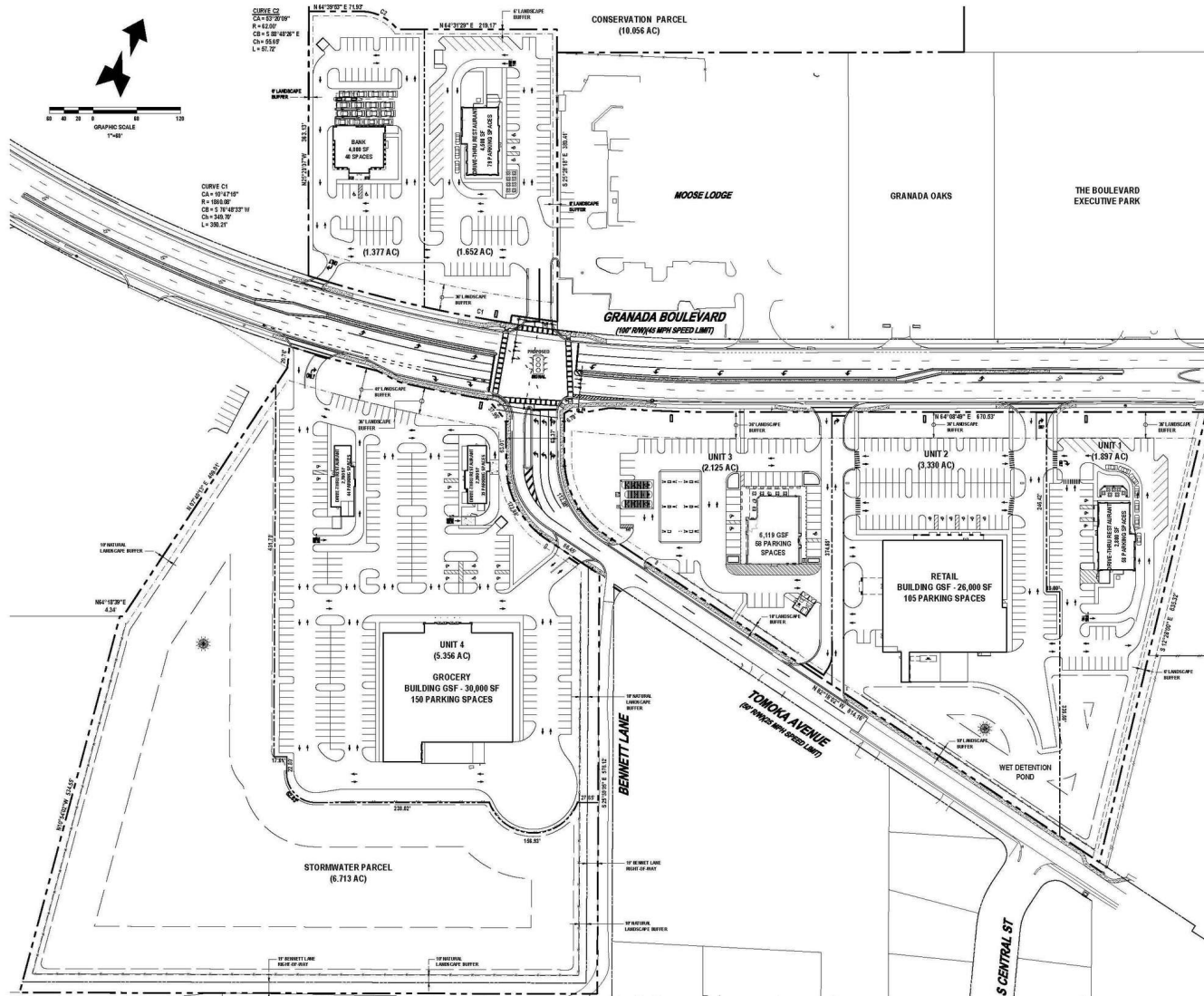
HIGHLIGHTS:

- "PAD READY" sites will be cleared, graded, compacted, filled with stubbed out water, sewer, and electric
- TRAFFIC SIGNAL to be installed, all Granada Boulevard and Tomoka Avenue driveway entrances installed, and DECORATIVE street lighting installed
- OFF-SITE STORMWATER RETENTION provided with FOUNTAINS for the storm ponds installed, including storm inlets at property boundaries

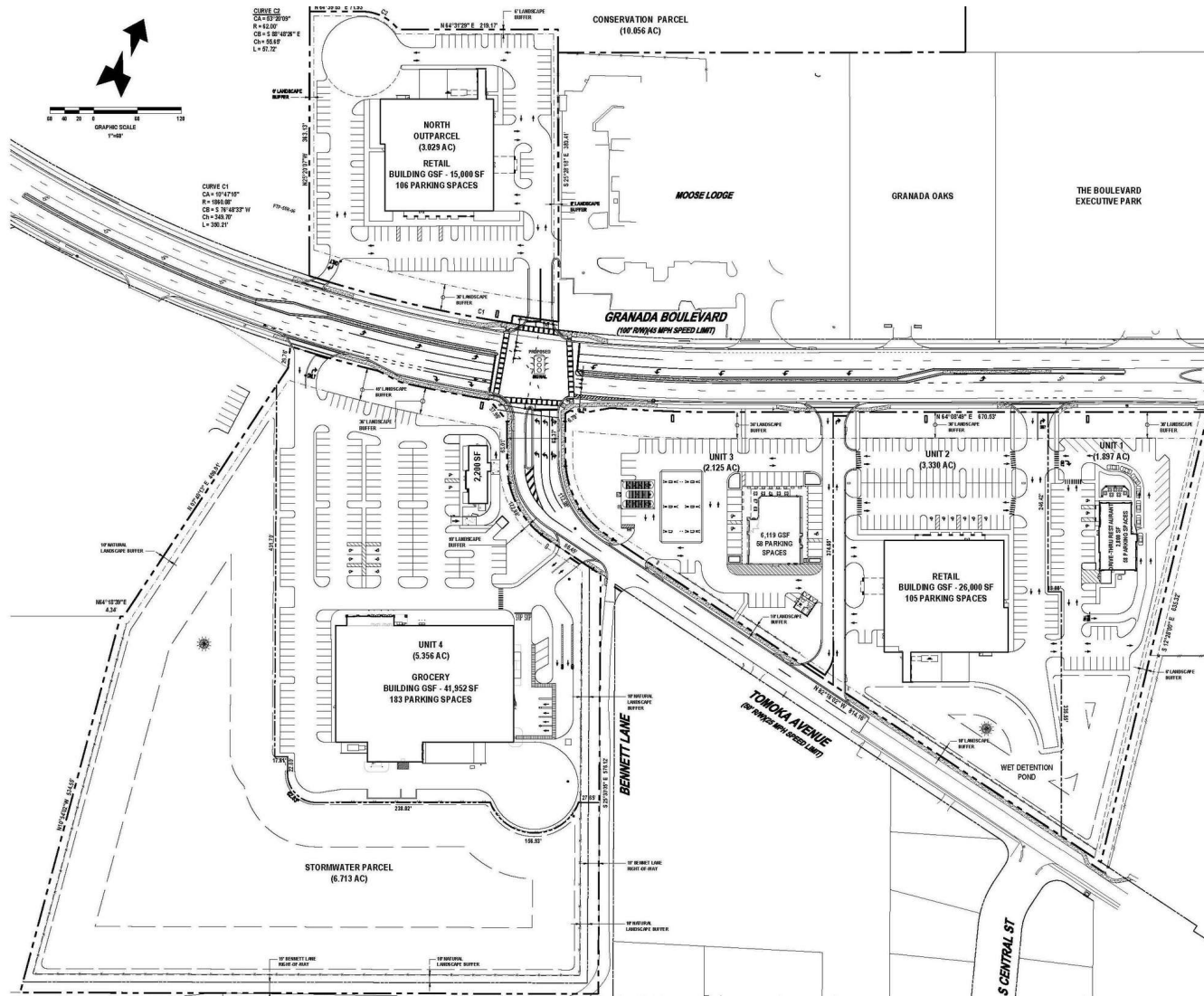
Concept Plan



Alternate Concept Plan



Alternate Concept Plan



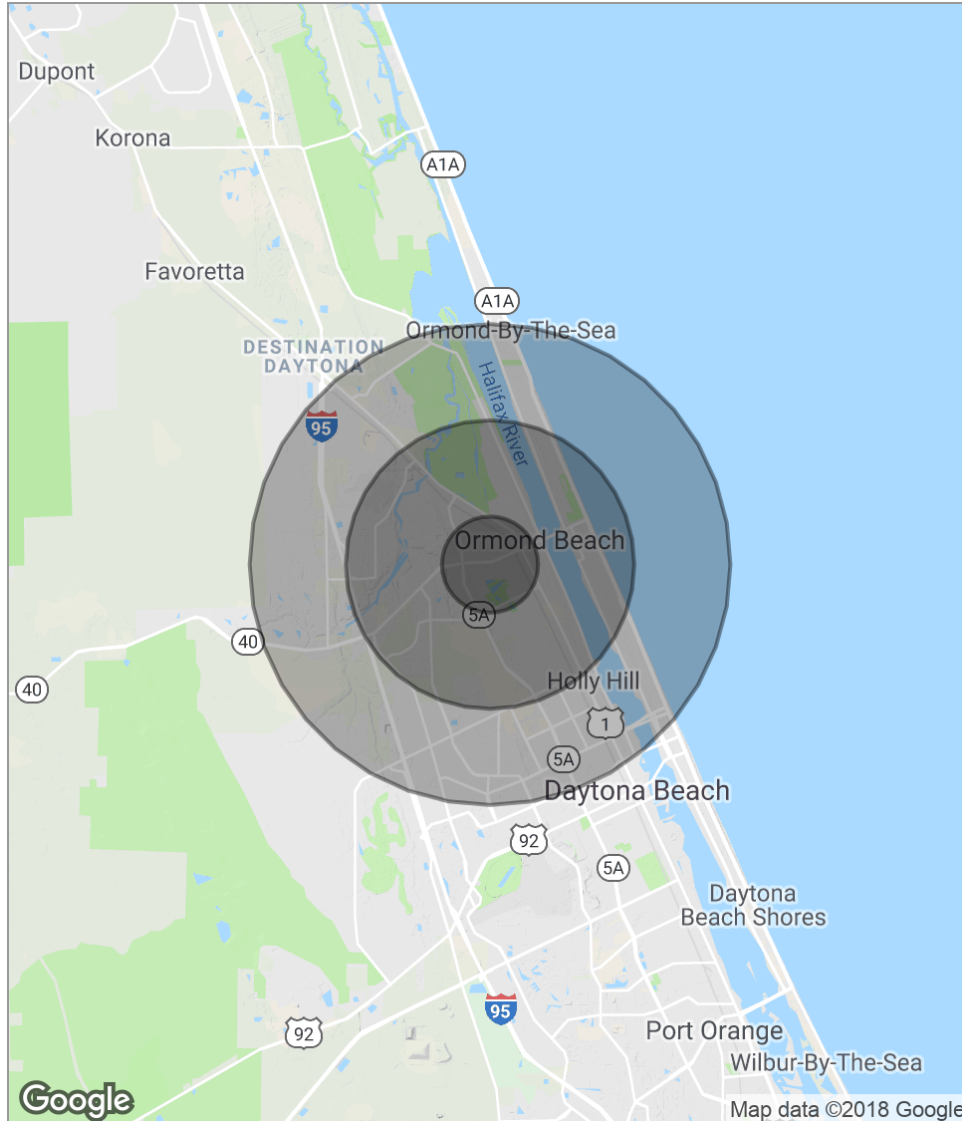
Location Map



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,456	49,027	95,021
Median age	45.4	47.8	45.6
Median age [Male]	44.7	45.7	43.8
Median age [Female]	46.0	49.4	46.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,652	19,294	37,407
# of persons per HH	2.4	2.2	2.3
Average HH income	\$58,269	\$63,670	\$61,409
Average house value	\$204,911	\$194,394	\$190,218

* Demographic data derived from 2010 US Census