

## GRANADA BOULEVARD FAST FOOD SITE



### PROPERTY DESCRIPTION

Rare 0.76+/- Acre Fast Food Site with drive-thru.  
 100+/- feet of frontage on Granada Boulevard.  
 Starbucks next door.  
 Located one block to the beach.  
 Great location for QSR, Retail, Medical, Office, Urgent Care, Bank, Veterinarian, etc.  
 High traffic beachside location on Granada Boulevard.  
 Nearby retailers include Jimmy Hula's, Peach Valley Café, TGI Friday's, SunTrust, Outback Steakhouse, Walgreens, Donnie's Donuts, and Coming Soon a Publix Super Market.

### LOCATION DESCRIPTION

Located on the north side of Granada Boulevard located one block from A1A and just east of the Halifax River.  
 Approximately 5 miles to Interstate 95.

### LOCATION ADDRESS

121 E. Granada Boulevard  
 Ormond Beach, FL 32176

Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com  
 FL #BK-0160420

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$895,000
<b>LOT SIZE:</b>	0.76+/- Acres
<b>PARCEL NO:</b>	4214-05-04-0051
<b>TRAFFIC COUNT:</b>	21,000 AADT
<b>ZONING:</b>	B-4, Central Business Downtown Overlay District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,804	16,508	38,384
<b>TOTAL POPULATION</b>	3,763	34,891	82,856
<b>AVERAGE HH INCOME</b>	\$108,597	\$74,953	\$68,159

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# FAST FOOD CONCEPT PLAN



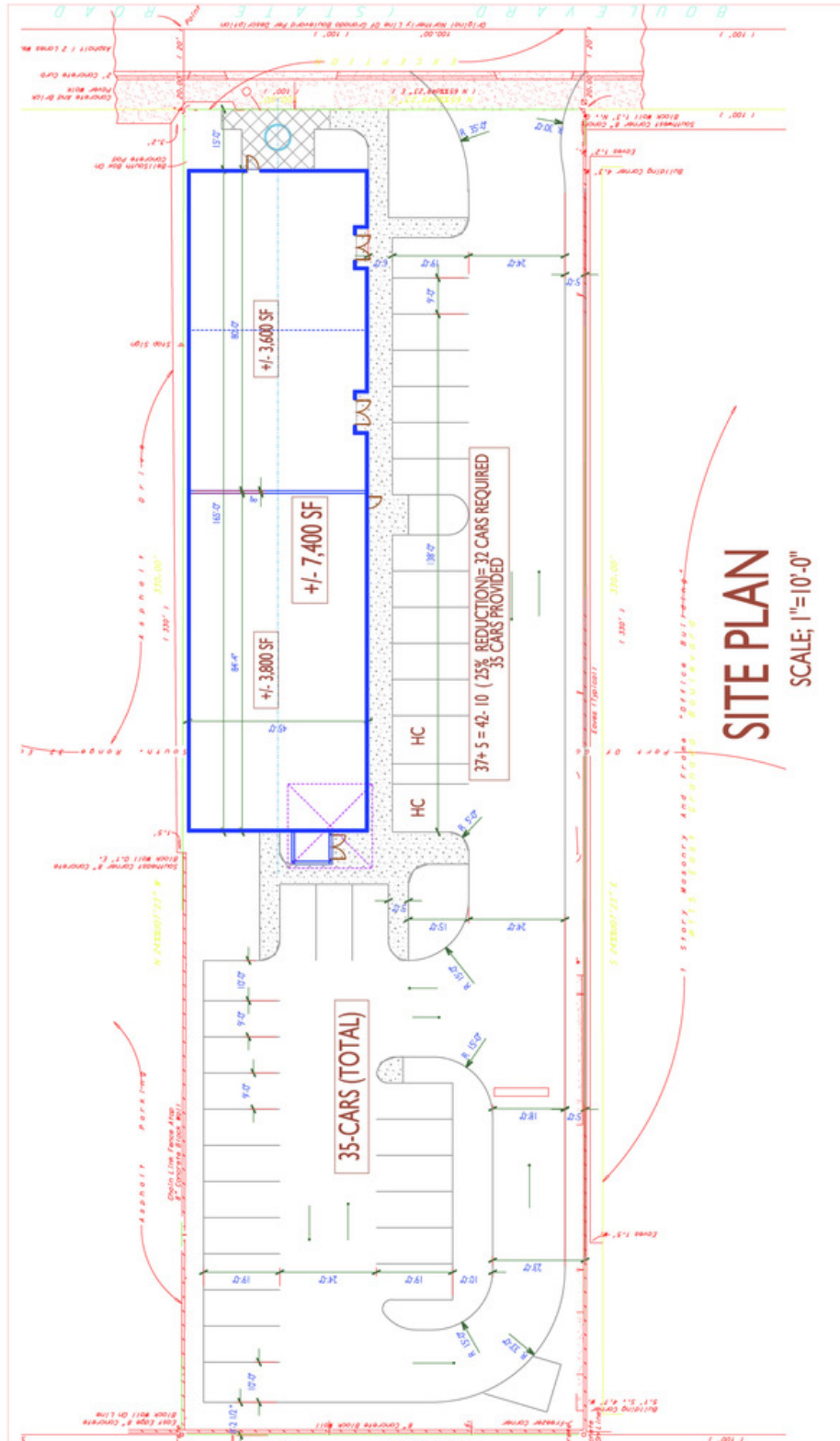
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# ALTERNATE RETAIL CENTER PLAN



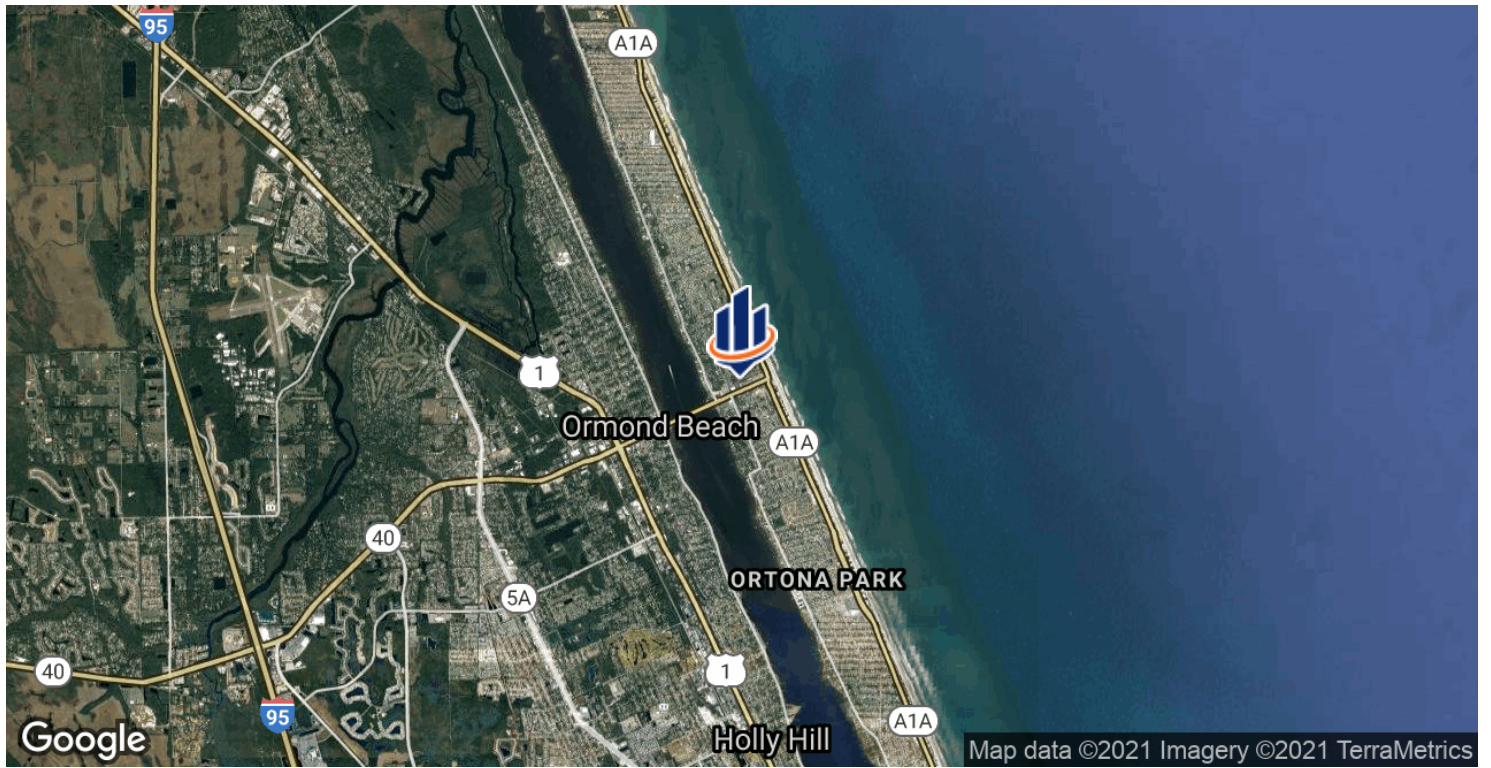
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LOCATION MAPS



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