

## SHOPPES ON GRANADA | 3,400 SF PAD READY SITE



### PROPERTY DESCRIPTION

3,400 SF Pad Ready Site for sale in Phase II of the Shoppes on Granada.  
 Site is cleared, filled, and all utilities stubbed.  
 Adjacent and overflow parking available.  
 Monument Sign on high traffic Granada Boulevard.  
 Full access to Granada Boulevard at signalized intersection in front of Lowe's Home Improvement.  
 Shoppes on Granada Phase I Tenants: Panera Bread, Aspen Dental, Petco, Chipotle Mexican Grill, Mattress Firm, AT&T Store, and Bronx Pizza.  
 Shoppes on Granada Phase II Tenants: Salzburg Animal Hospital, TD Bank, Spectrum, ALDI, and Starbucks.  
 Start construction immediately!

### LOCATION DESCRIPTION

Located on the south side of Granada Boulevard east of Interstate 95 and west of Clyde Morris Boulevard.  
 Approximately 1 mile to Interstate 95.

### LOCATION ADDRESS

1250 W. Granada Boulevard, Unit 4  
 Ormond Beach, FL 32174

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

Principal  
 O: 386.453.4789  
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### OFFERING SUMMARY

SALE PRICE:	\$349,000
LOT SIZE:	3,400 SF
PARCEL NO:	4230-20-00-0040
TRAFFIC COUNT:	36,000 AADT
ZONING:	B-10, Suburban Boulevard

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

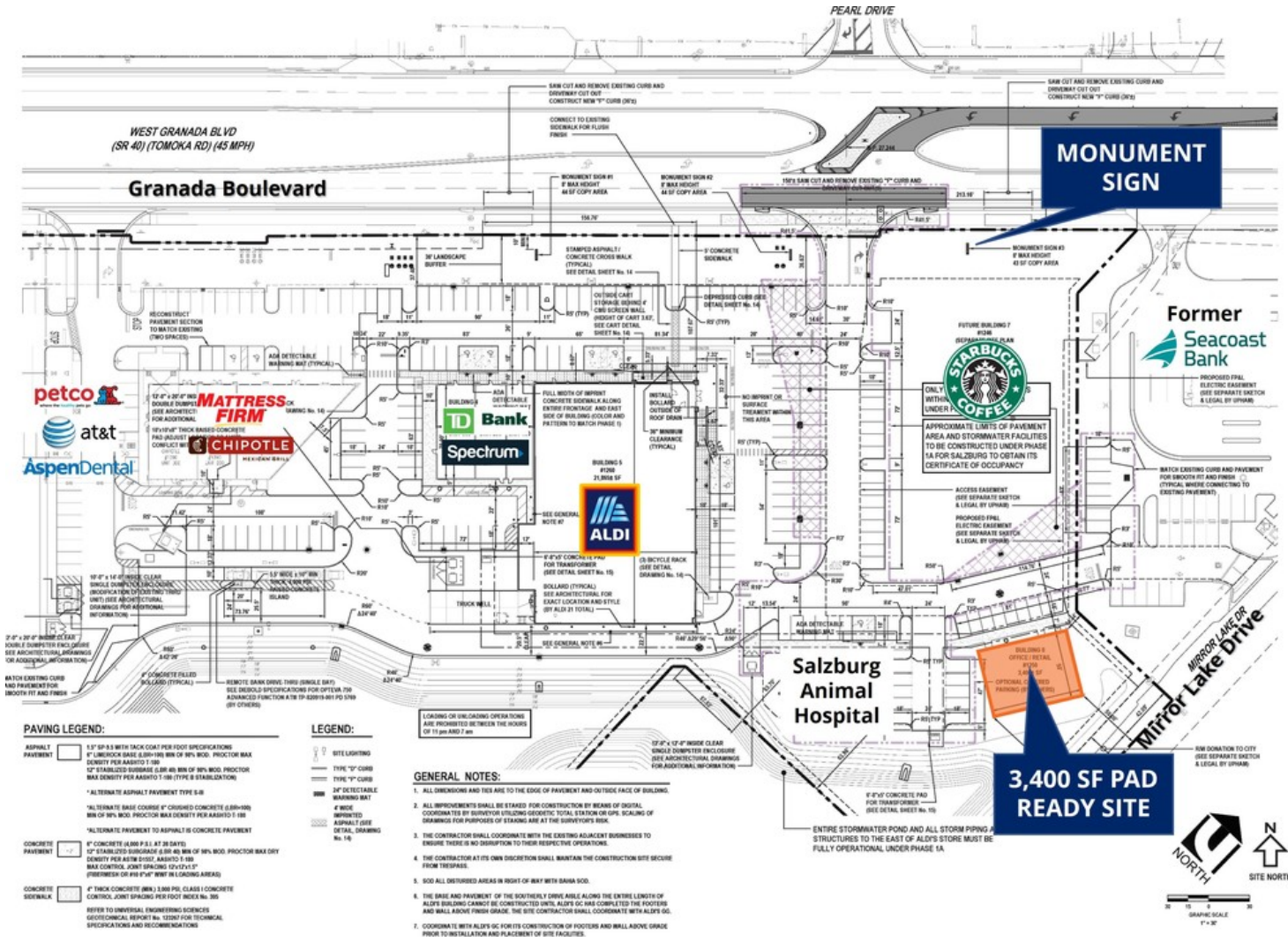
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,749	17,758	41,673
TOTAL POPULATION	5,698	40,814	94,278
AVERAGE HH INCOME	\$79,761	\$72,786	\$71,365

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# SITE LAYOUT PLAN



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LOCATION MAP



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