For Lease

South Forty Plaza | Retail & Office For Lease

1112 W. Granada Boulevard, Ormond Beach, FL 32174



OFFERING SUMMARY	
LEASE RATE:	$19.00 - $21.00 NNN
AVAILABLE SF:	Unit 1108: 1,591 SF Unit 1126: 1,260 SF Unit 1134: 3,050 SF
YEAR BUILT:	1984
TRAFFIC COUNT:	38,500 AADT 15,600 AADT
ZONING:	B-8, Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,583	20,717	42,895
TOTAL POPULATION	7,627	47,219	96,971
AVERAGE HH INCOME	$84,293	$82,978	$80,144

PROPERTY DESCRIPTION

Retail & Office Space For Lease in South Forty Plaza.
Unit 1108: 1,591 SF inline space, a former wine bar with patio seating.
Unit 1126: 1,260 SF inline space, previously a financial office. Layout includes 2 offices, reception area, large multipurpose room, and restroom.
Unit 1134: 3,050 SF endcap space, previously a real estate office. Layout includes 8 offices. open cubicle area, 2 conference rooms, 2 restrooms, kitchen, and lobby.
Located at the busy intersection of Granada Boulevard and Clyde Morris Boulevard, with monument signage on Granada Boulevard.
Co-tenants include Houligan's, US Blinds, Abracadabra Pet Store, AM Market & Coffee, Sally Nails & Spa, Brooks Cleaners, 4 U Nutrition, HearUSA, Speedway, and more.
Near Publix, Lowe's Home Improvement, Walmart Supercenter, and I-95 (all within 2 miles).
Estimated CAM, Real Estate Taxes & Insurance $10.27 per SF.

LOCATION DESCRIPTION

Located at the signalized intersection of Granada Boulevard and Clyde Morris Boulevard.

John W. Trost, CCIM
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C: 386.295.5723
john.trost@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change

Unit 1108 - Additional Photos

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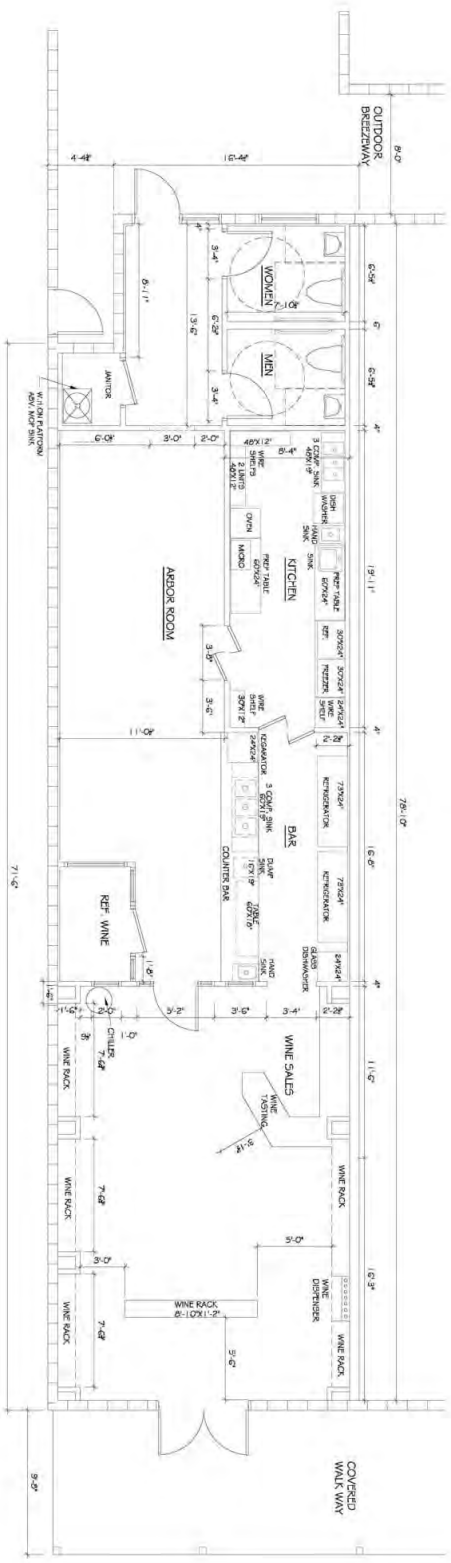
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Unit 1108 - Floor Plan

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Unit 1126 - Additional Photos

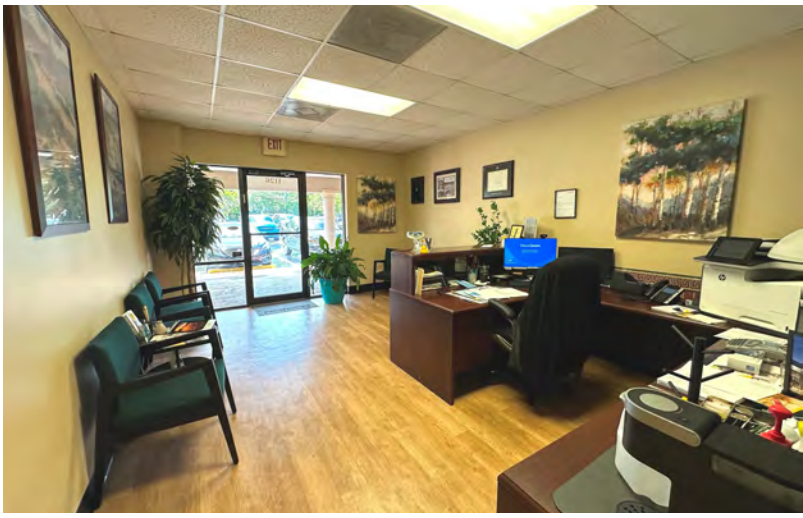
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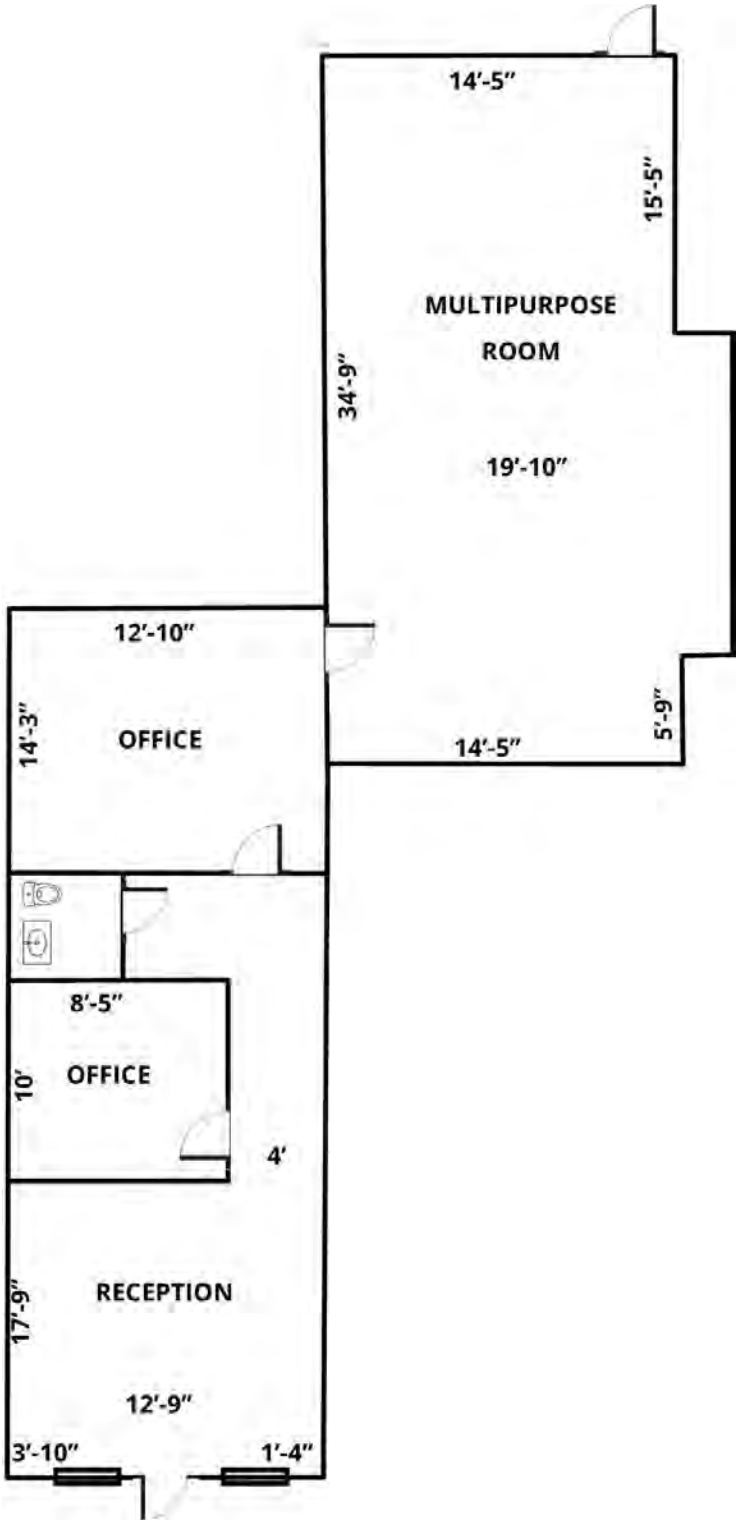
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Unit 1126 - Floor Plan Sketch

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ALL MEASUREMENTS APPROXIMATE

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Unit 1134 - Additional Photos

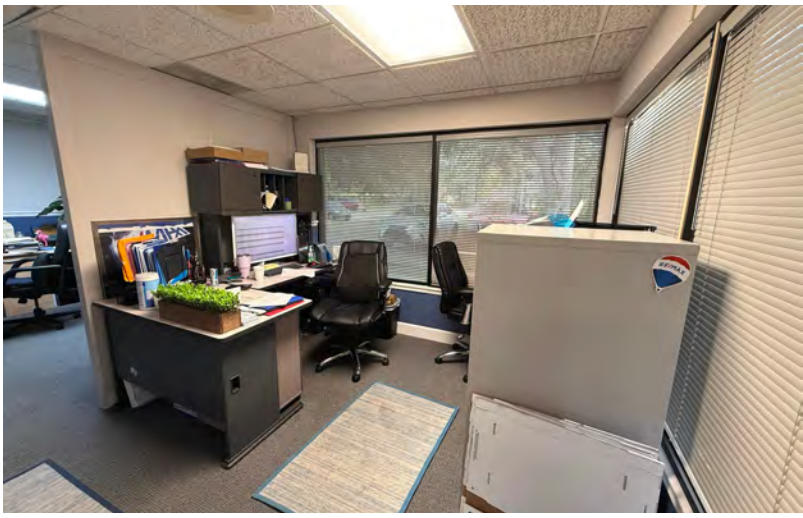
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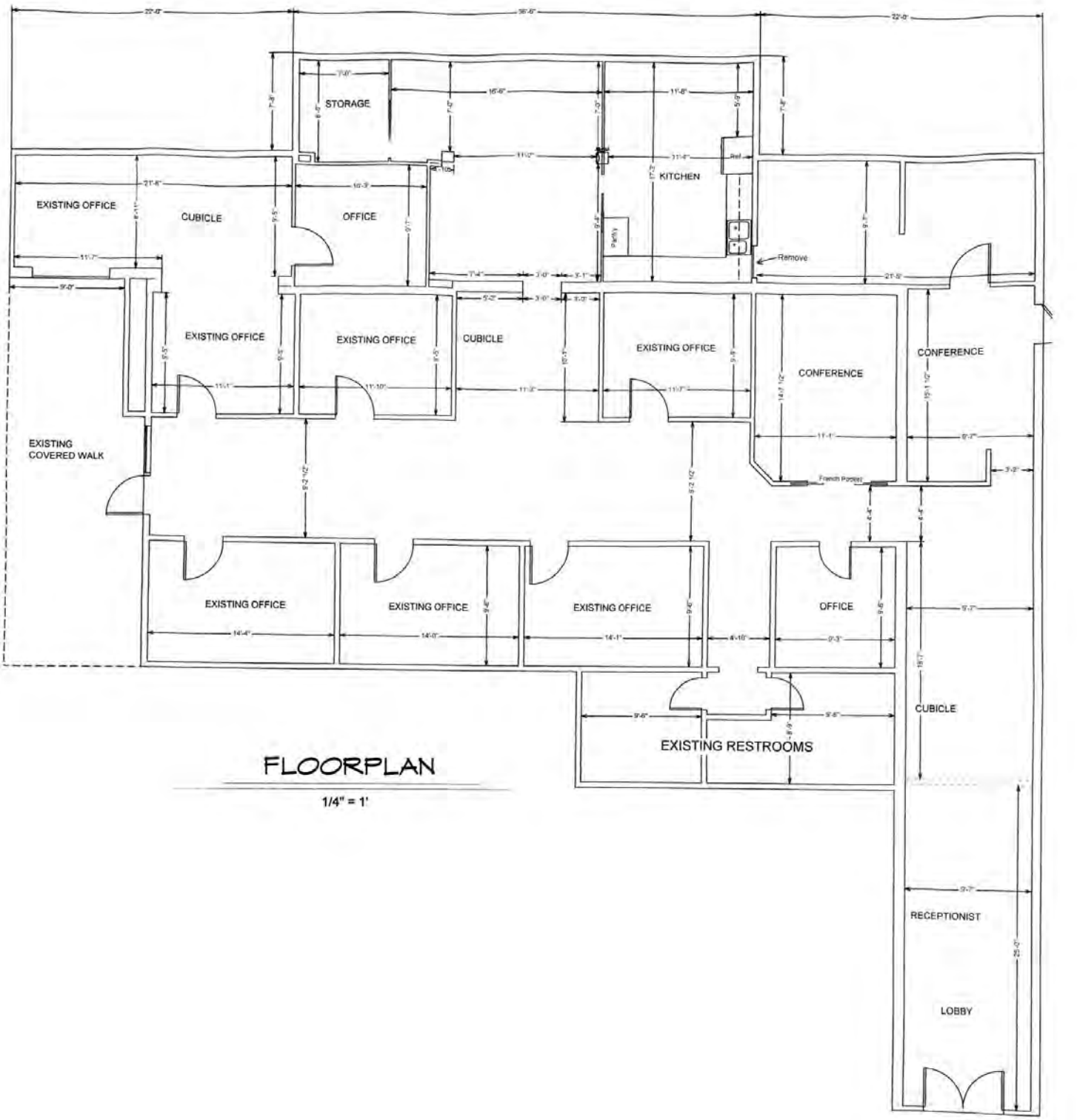
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Unit 1134 - Floor Plan

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Site Plan

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