

AVAILABLE

PRIME GROUND LEASE OPPORTUNITY



COMMERCIAL
INVESTMENT
DIVISION

SUBJECT PROPERTY

1720 W. Granada Blvd.
Ormond Beach, FL 32174

Parcel ID: 412512000010

- 1.89 +/- AC
- Signalized Intersection
- Hard Corner

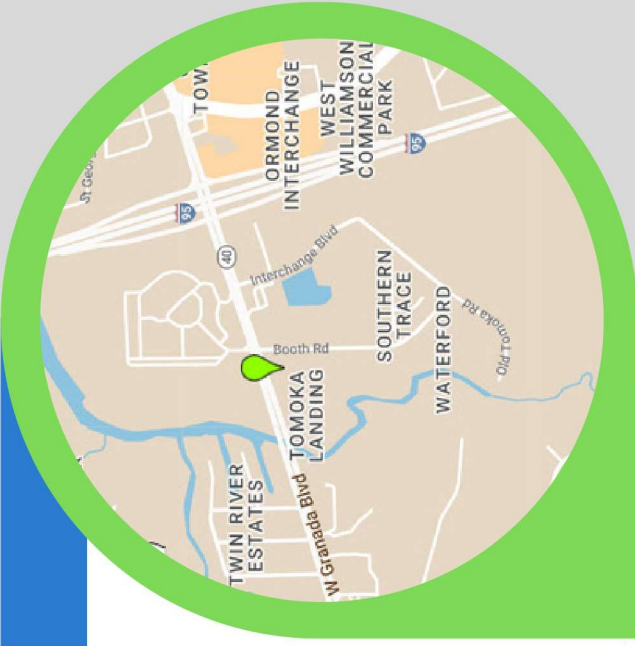
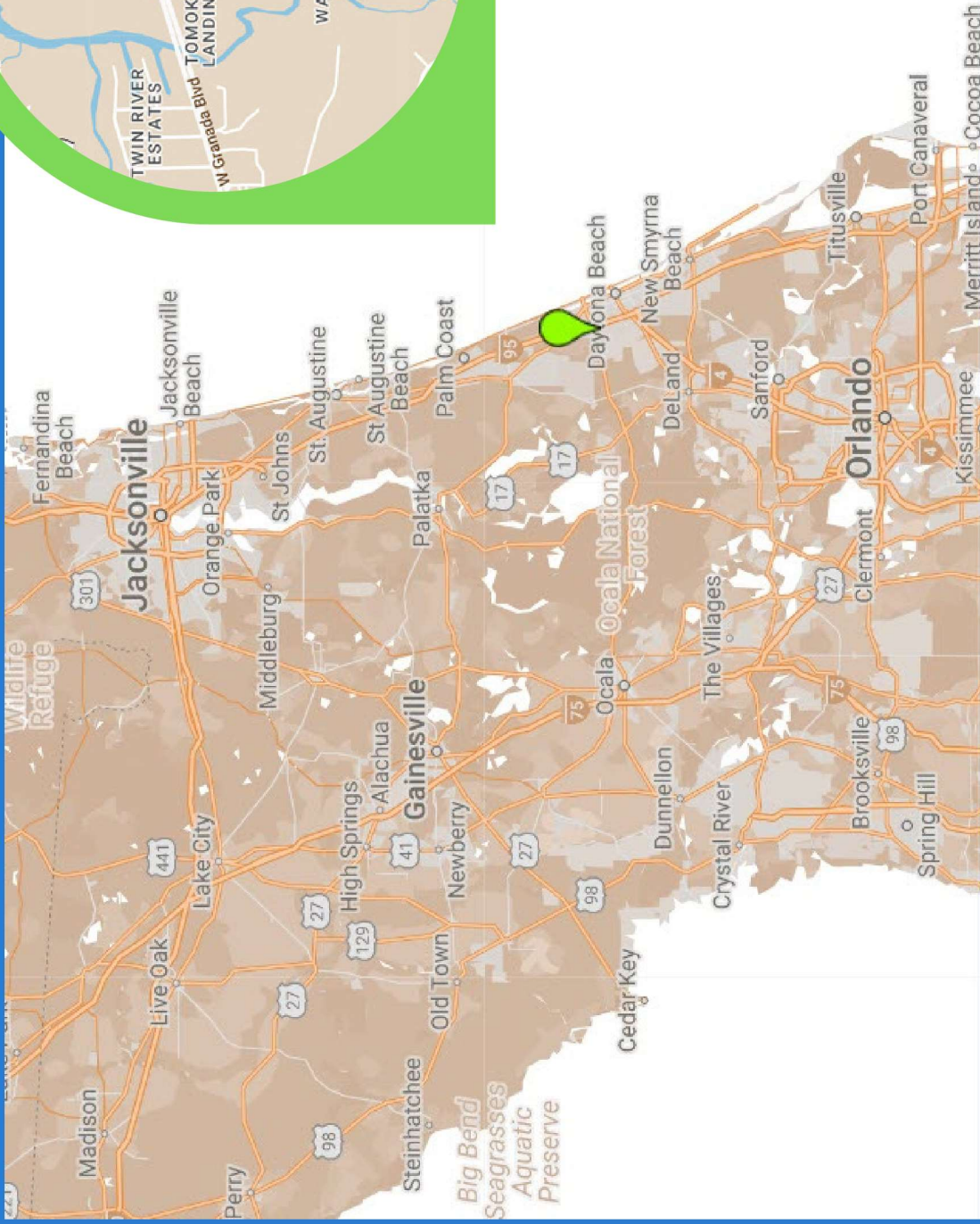
Save Contact



(386) 295-9676
PATRICK@OPCOMMERCIAL.COM

Patrick Opalewski, CCIM

LOCATION MAP



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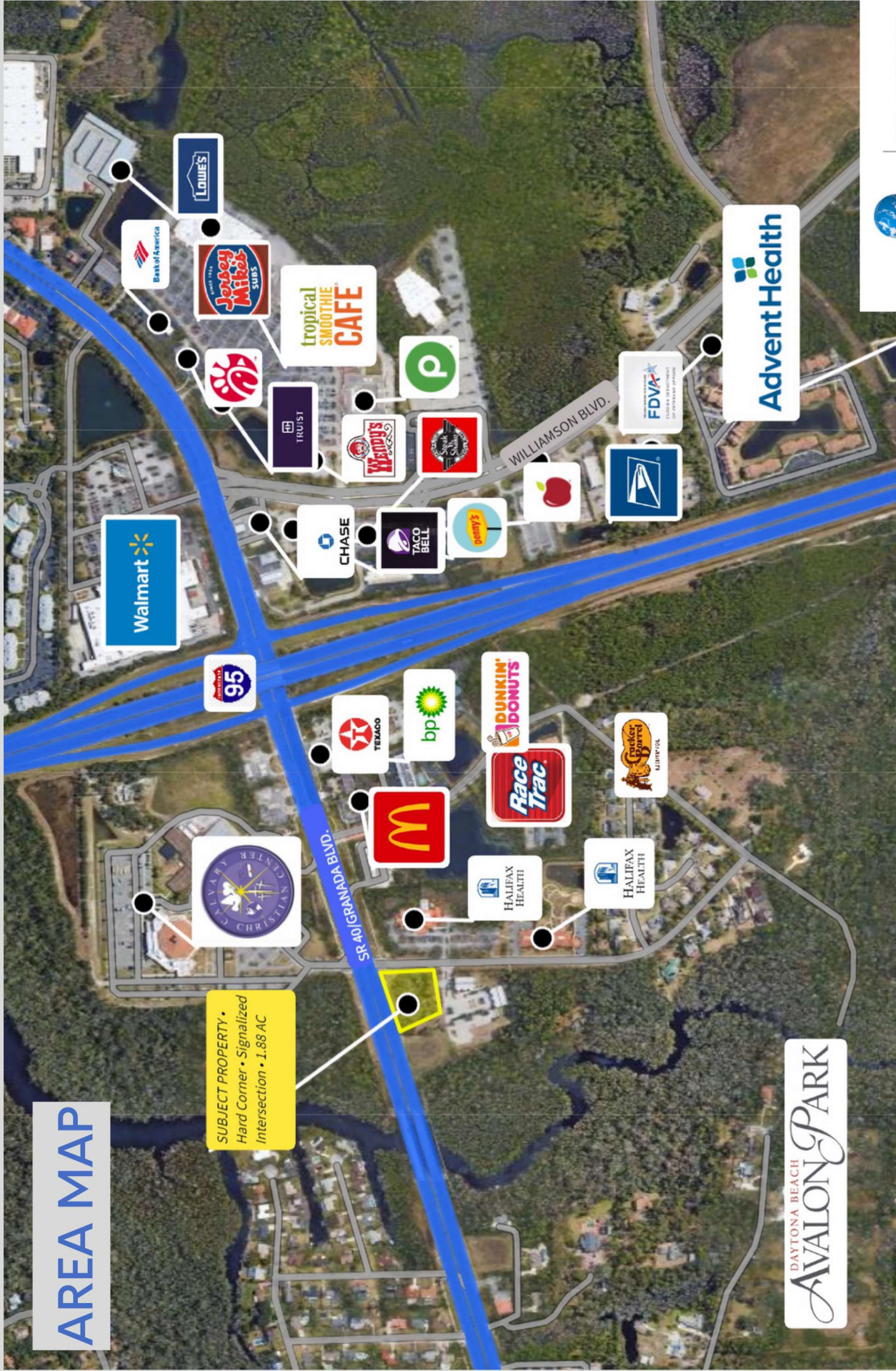


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AREA MAP

SUBJECT PROPERTY •
Hard Corner • Signalized
Intersection • 1.88 AC



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Subject Property

Booth Rd.

SR40/Granada Blvd.



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SUMMARY

PRIME Ground Lease Opportunity
First Signalized Intersection west of I-95
High Growth Area
1.89 +/- AC

345' Frontage on SR-40
Parcel ID: 412512000010
Granada Blvd. 26,500 AADT
Only 1/2 mi. away from Daytona Avalon Park
Zoning: Planned Business Development,
City of Ormond Beach

*CALL FOR PRICING



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ADVENT

HALIFAX HEALTH

MEDICAL OFFICE

SUBJECT PROPERTY

BOOTH RD



SR-40/GRANADA BLVD.
AADT: 26,500

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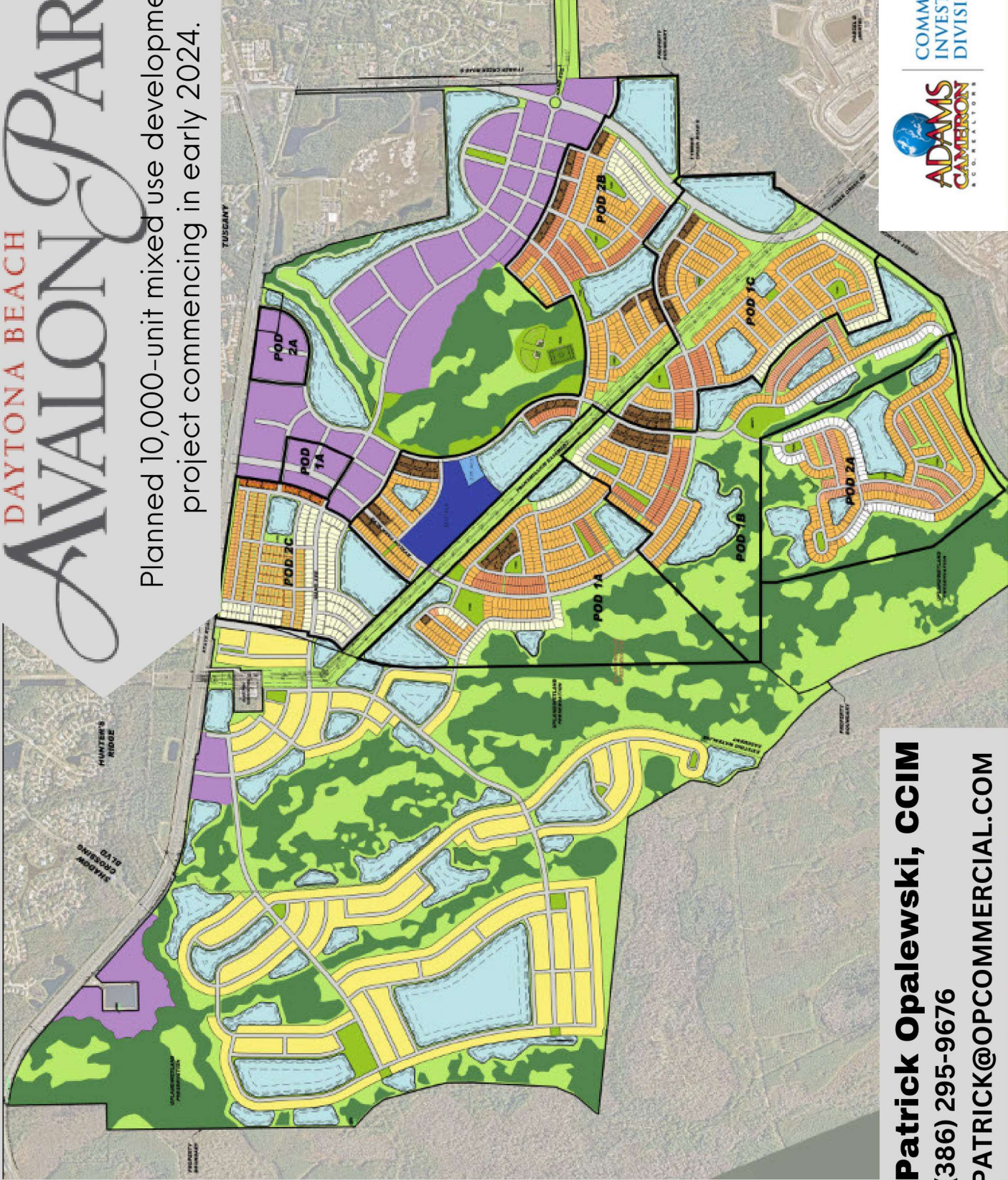


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DAYTONA BEACH AVALON PARK

Planned 10,000-unit mixed use development,
project commencing in early 2024.



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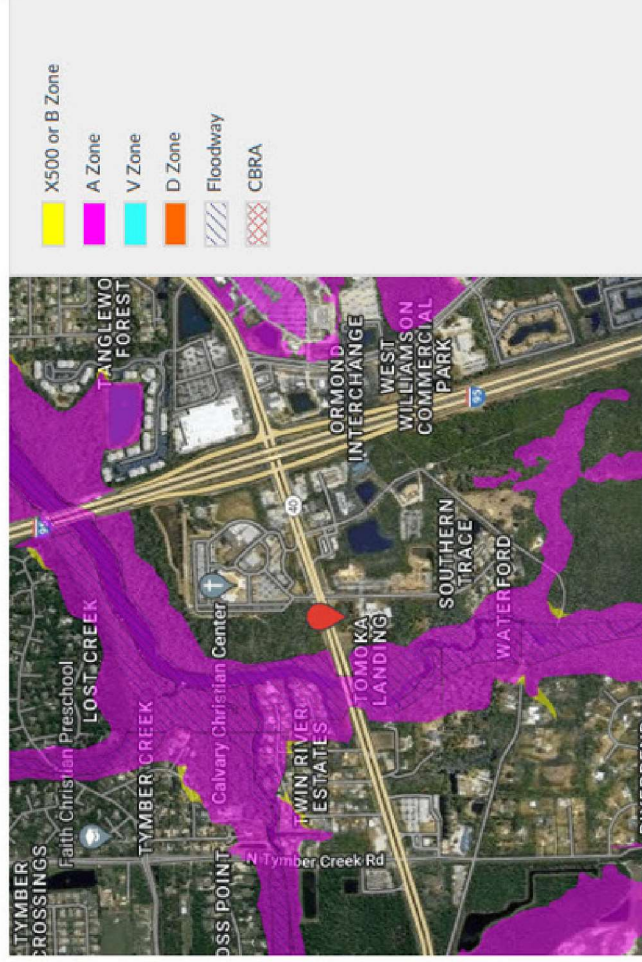
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FLOOD ZONE INFO

Flood Zone Determination: **OUT**

COMMUNITY 125155 PANEL 0213J

PANEL DATE February 19, 2014 MAP NUMBER 12127C0213J



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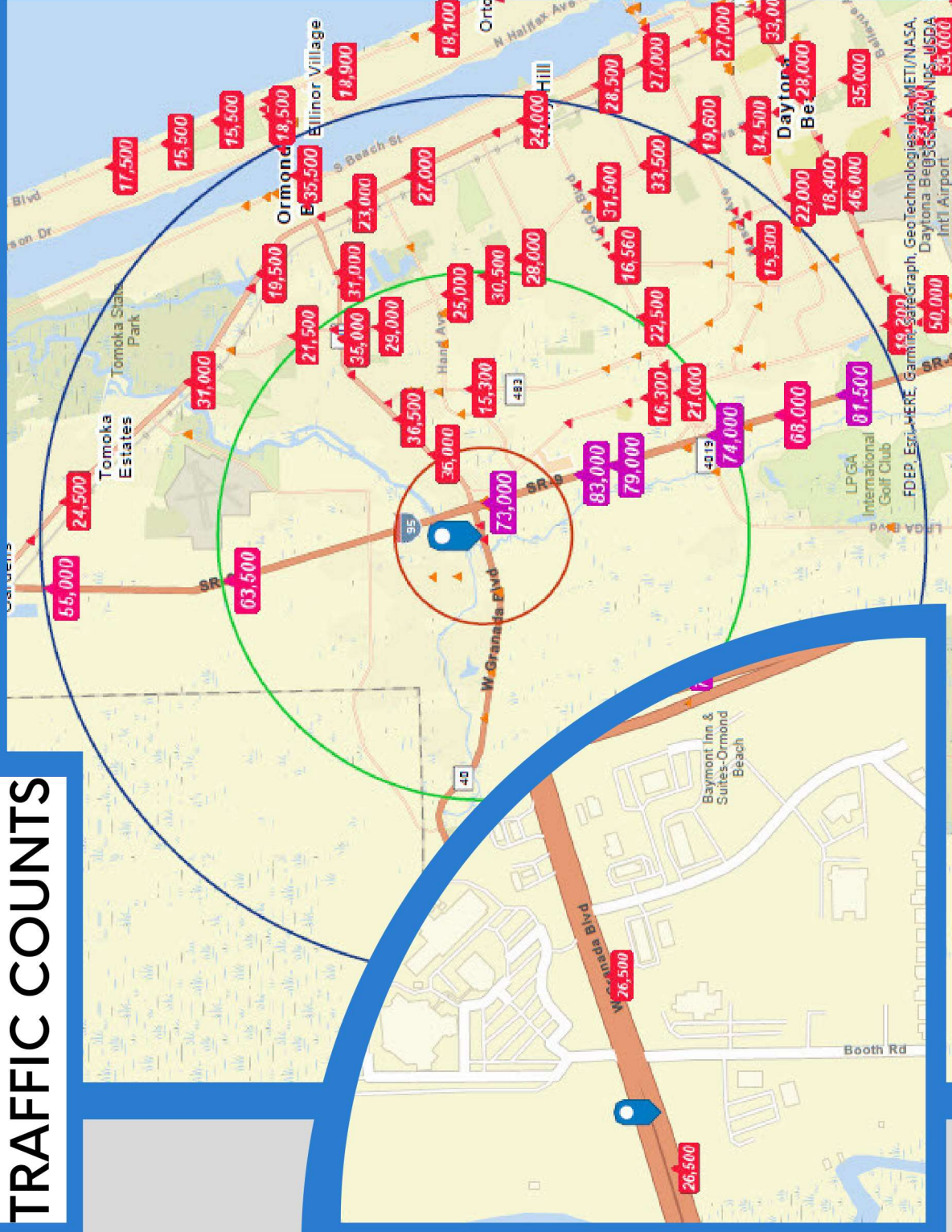
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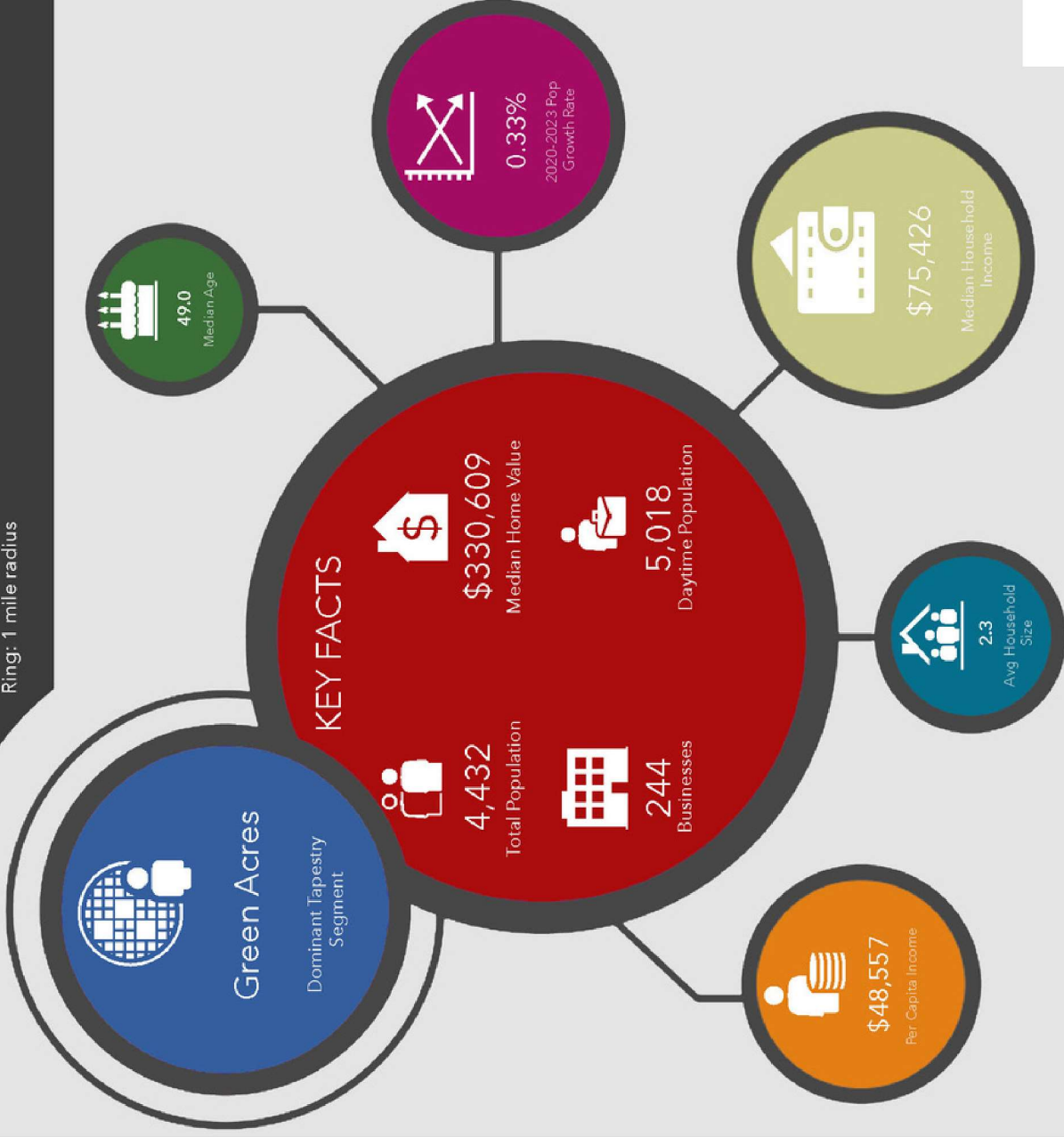
TRAFFIC COUNTS



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1720 W Granada Blvd, Ormond Beach, Florida, 32174
Ring: 1 mile radius



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COMMUNITY SUMMARY

1720 W Granada Blvd, Ormond Beach, Florida, 32174
Ring: 1 mile radius

Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value
4,432	0.33%	2.31	47.2	49.0	\$75,426	\$330,609
					Median Net Worth	
					17.4%	27.9%
					Age <18	Age 65+



12.8%
Services

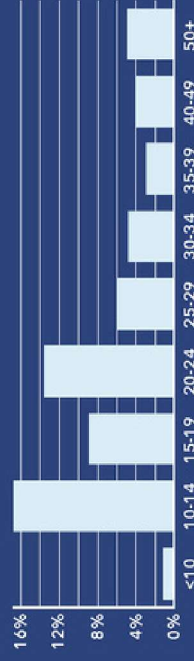


15.2%
Blue Collar

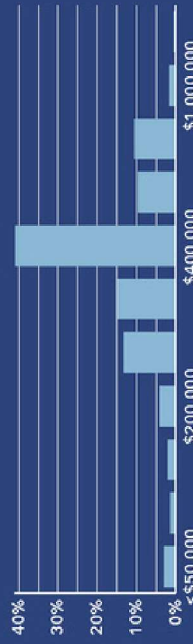


72.1%
White Collar

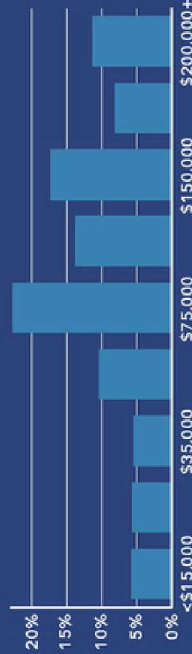
Mortgage as Percent of Salary



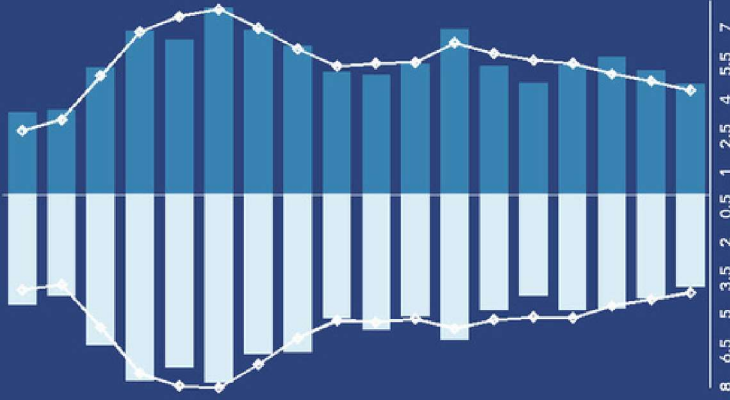
Home Value



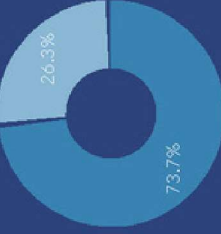
Household Income



Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



Sources: Esri, ACS, Esri forecasts for 2023, 2017-2021, 2028.

Dots show comparison to Volusia County

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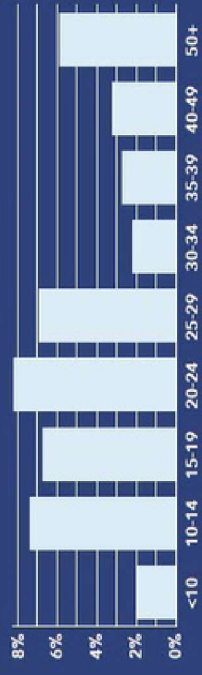
COMMUNITY SUMMARY

1720 W Granada Blvd, Ormond Beach, Florida, 32174
Ring: 3 mile radius

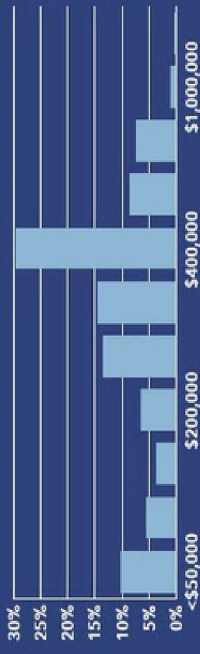
32,472	4.10%	2.23	43.6	49.8	\$64,847	\$288,432
Total Population	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value

17.4% Services
17.5% Blue Collar
65.1% White Collar

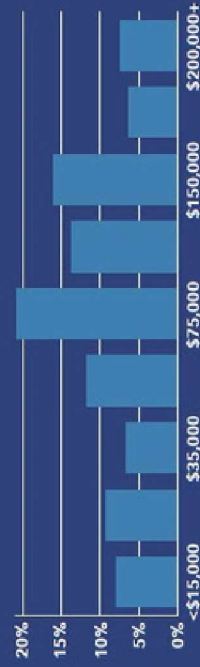
Mortgage as Percent of Salary



Home Value

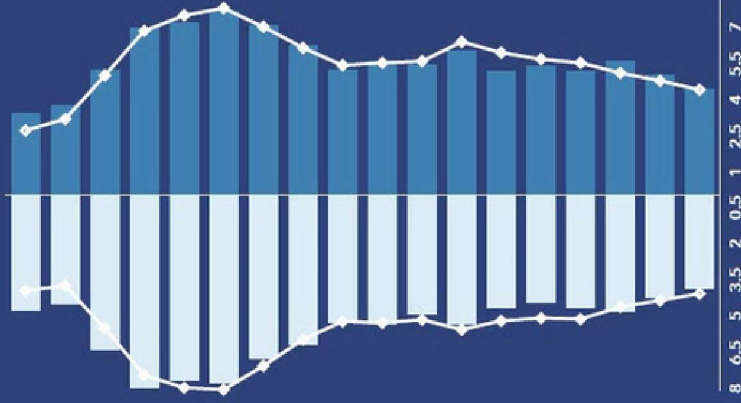


Household Income



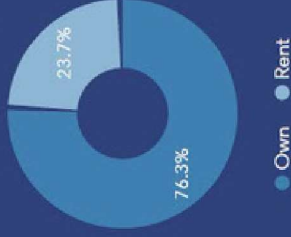
esri SOURCE: Esri, ACS, Esri forecasts for 2023, 2017-2021, 2028.

Age Profile: 5 Year Increments

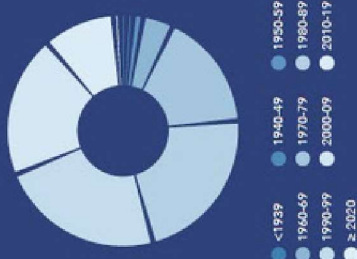


Dots show comparison to Volusia County

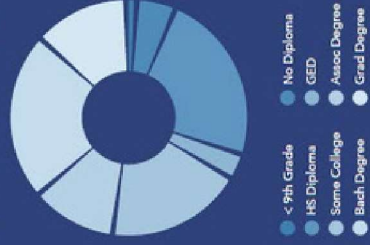
Home Ownership



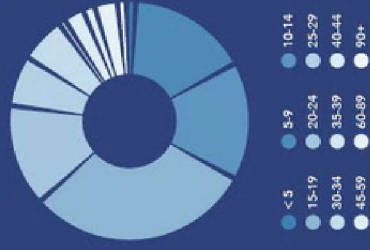
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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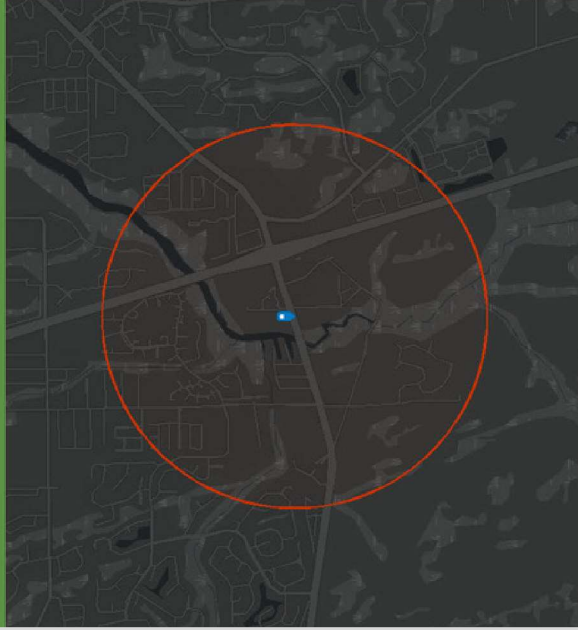
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DEMOGRAPHIC PROFILE

1720 W Granada Blvd, Ormond Beach, Florida, 32174

Ring: 1 mile radius



This infographic contains data provided by Esri.
The vintage of the data is 2023, 2028
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EDUCATION

3%
No High School Diploma

28%
High School Graduate

25%
Some College

44%
Bachelors/Grad/Prof Degree

EMPLOYMENT

72.1%
White Collar

15.2%
Blue Collar

12.8%
Services

0.9%
Unemployment Rate

KEY FACTS

4,432
Population

49.0
Median Age

1,916
Households

\$63,200
Median Disposable Income

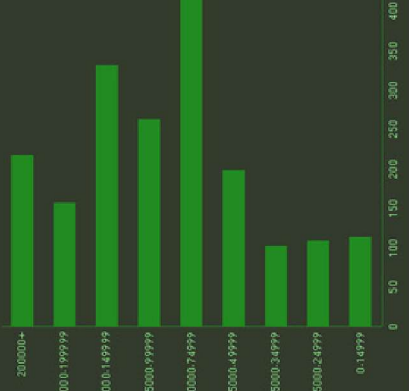
INCOME

\$75,426
Median Household Income

\$48,557
Per Capita Income

\$274,382
Median Net Worth

HOUSEHOLD INCOME (\$)



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2023 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	69,374	37,632	1,244	3.2%	56.0%	54
16-24	8,078	5,451	276	4.8%	70.9%	67
25-54	28,087	22,054	804	3.5%	81.4%	79
55-64	11,739	6,462	109	1.7%	56.0%	55
65+	21,470	3,665	56	1.5%	17.3%	17
Industry	Employed	Percent	US Percent	Location Quotient		
Total	37,632	100.0%	100.0%	-		
Agriculture/Forestry/Fishing	94	0.2%	1.2%	0.17		
Mining/Quarrying/Oil & Gas	10	0.0%	0.4%	0.00		
Construction	2,576	6.8%	7.1%	0.96		
Manufacturing	2,296	6.1%	9.6%	0.64		
Wholesale Trade	547	1.5%	2.5%	0.60		
Retail Trade	4,994	13.3%	10.8%	1.23		
Transportation/Warehousing	1,732	4.6%	5.5%	0.84		
Utilities	197	0.5%	0.8%	0.62		
Information	602	1.6%	1.9%	0.84		
Finance/Insurance	1,627	4.3%	4.8%	0.90		
Real Estate/Rental/Leasing	1,174	3.1%	2.0%	1.55		
Professional/Scientific/Tech	2,532	6.7%	8.0%	0.84		
Management of Companies	0	0.0%	0.1%	0.00		
Admin/Support/Waste Management	2,448	6.5%	3.8%	1.71		
Educational Services	2,621	7.0%	9.0%	0.78		
Health Care/Social Assistance	6,377	16.9%	14.5%	1.17		
Arts/Entertainment/Recreation	1,101	2.9%	1.8%	1.61		
Accommodation/Food Services	3,451	9.2%	6.5%	1.42		
Gñner Services (Excluding Public)	1,644	4.4%	4.7%	0.94		
Public Administration	1,610	4.3%	4.9%	0.88		

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