



# West Granada Center

1425 W GRANADA BLVD, ORMOND BEACH, FL 32174



## Property Overview

Prime opportunity to acquire move-in a ready storefront suite with monument & building signage available. The Center benefits from being within close proximity to I-95, Walmart, & within Walking Distance to Ormond Towne Square & Lowe's Home Improvement.

Join surrounding retailers like Aldi, Chipotle, Panera Bread, TD Bank, Petco, Bronx House Pizza, Spectrum, AT&T, Mattress Firm, Aspen Dental, Salzberg Vet, Lowes & Dustin's BBQ.

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

Prime opportunity to acquire move-in ready storefront suites with monument & building signage available.

The Center benefits from being within close proximity to I-95, Walmart, & within Walking Distance to Ormond Beach Towne Square & Lowe's Home Improvement.

### PROPERTY HIGHLIGHTS

- Retail storefront on a NNN Lease with great visibility
- Monument & Building signage available
- NNN lease with ample parking for customers
- Second Gen restaurant space & move-in ready suites

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,200 - 2,900 SF
Lot Size:	1.35 Acres
Building Size:	23,467 SF

SPACES	LEASE RATE	SPACE SIZE
Office / Medical	\$25.00 SF/yr	1,200 SF
2nd Gen Restaurant	\$25.00 SF/yr	2,900 SF

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RETAIL PROPERTY

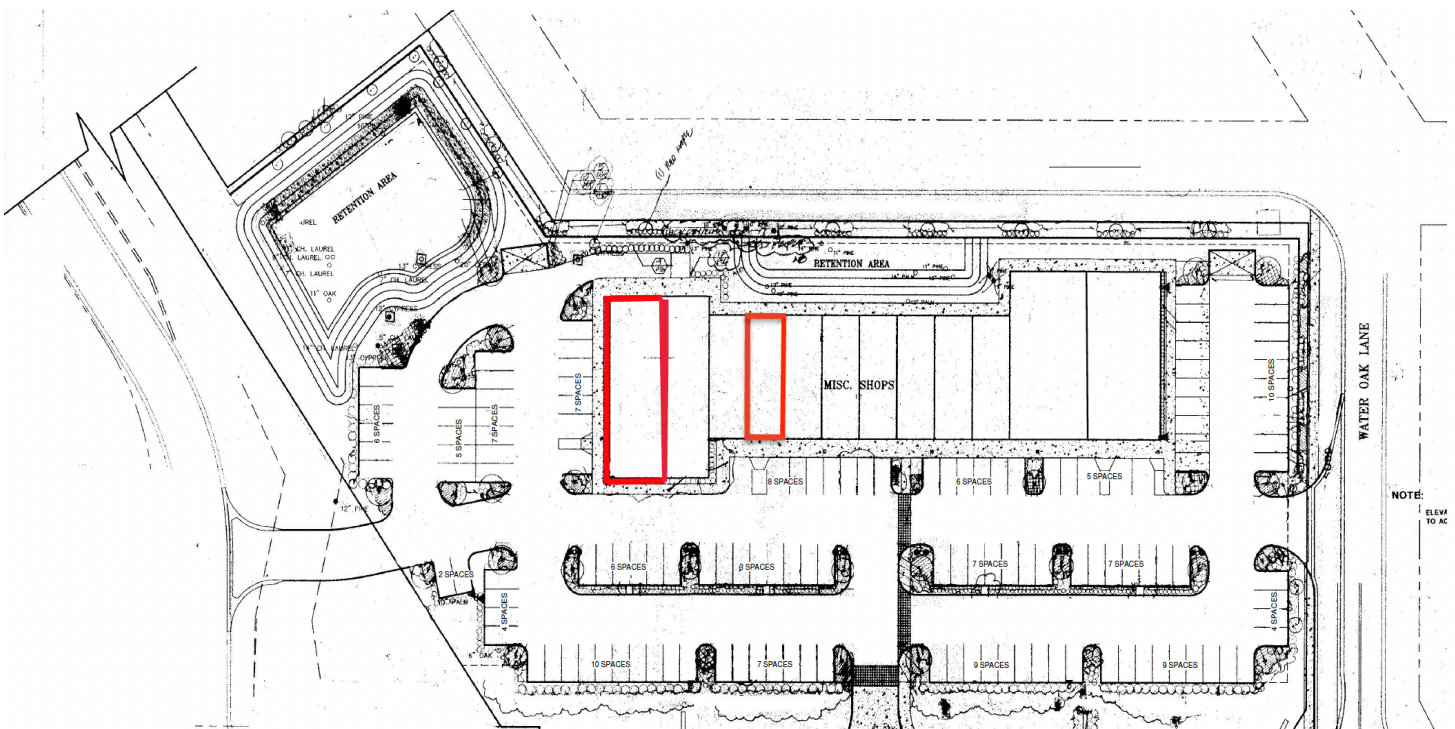
# For Lease



ADDITIONAL PHOTOS

1425 W GRANADA BLVD, ORMOND BEACH, FL 32174

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LOCATION MAPS

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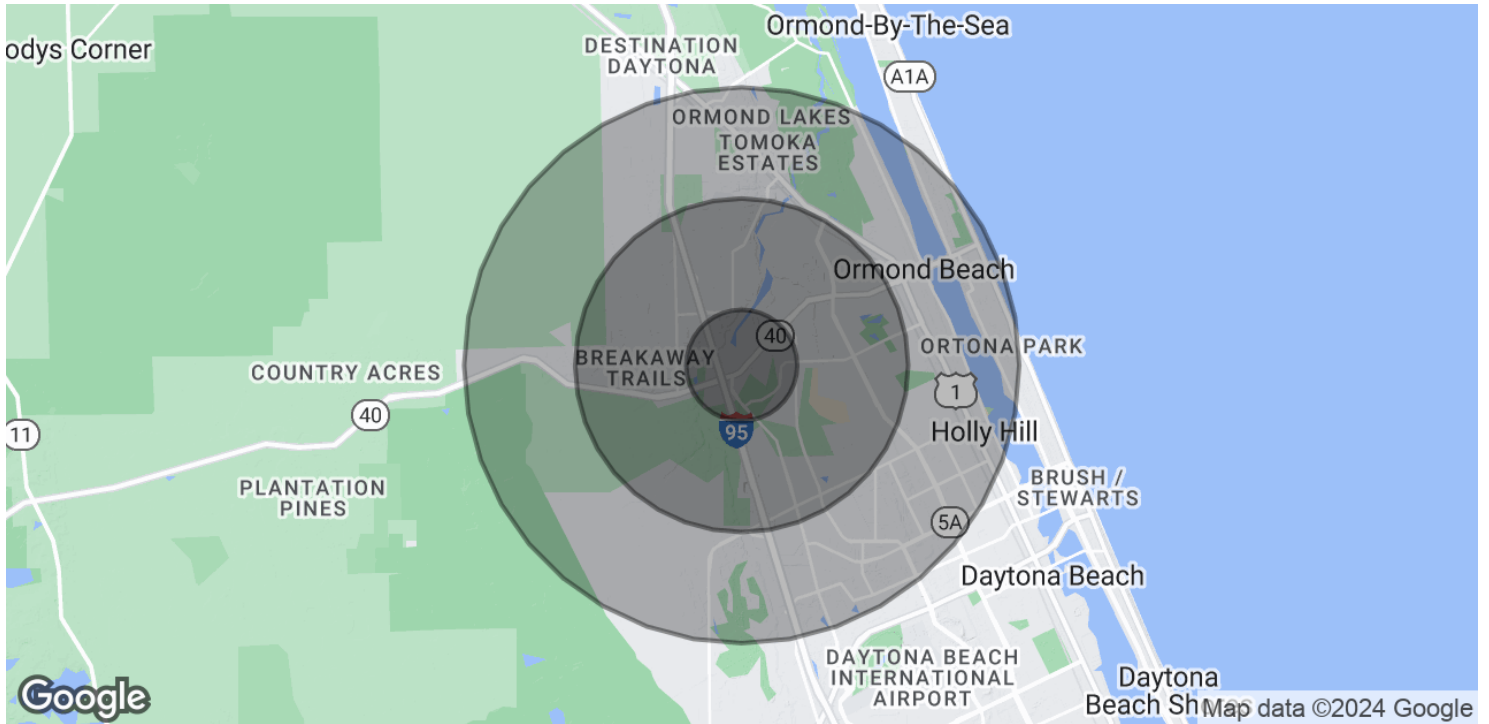
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,955	23,207	66,902
Average age	53.4	49.3	44.6
Average age (Male)	52.3	47.4	42.7
Average age (Female)	51.8	49.7	45.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,385	10,332	28,590
# of persons per HH	2.1	2.2	2.3
Average HH income	\$71,464	\$59,777	\$54,401
Average house value	\$357,853	\$227,735	\$207,317

\* Demographic data derived from 2020 ACS - US Census

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