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# BEACHSIDE RESTAURANT / CAFÉ FOR SALE OR LEASE



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REALTY**

200 E. Granada Blvd., Suite 207  
Ormond Beach, FL 32176  
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**188 E. Granada Blvd. Ormond  
Beach, FL 32176**

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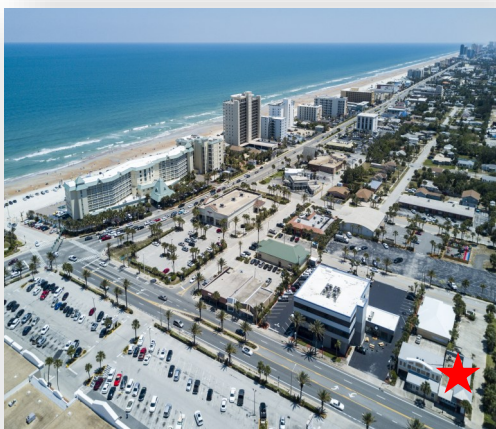
## *Property Highlights*

- Well-known, highly visible location with ingress off Granada Blvd & egress onto Coquina Ct.
- Located in “food hub” including First Watch, Jimmy Hula’s, Out-back Steakhouse, Swillerbee’s Craft Donuts, Margarita island, Larry’s Giant Subs, Starbucks, and more.
- The exterior of the building has been renovated to include new painting, updated architectural features, and outside seating in the rear. Roof and HVAC replaced in 2019.
- The interior is thoughtfully designed for efficient fast-casual service, featuring an attractive front counter with integrated point-of-sale, digital menu boards, and built-in equipment. A conveniently located self-serve beverage station enhances the customer experience. Polished concrete flooring adds a modern, upscale look while offering durability and low-maintenance appeal.
- TECO supplies natural gas to the building and the kitchen comes equipped with large hood, fryer, grill, burners, and 3 compartment sink.



## *Property Details*

- Site:** Property is 300 yards from the Atlantic Ocean and features 100 ft. of frontage on Granada Blvd.
- Parking:** On-site parking and street parking on Coquina Ct. and Vining Ct.
- Premises:** ~2,000 SF Restaurant / Cafe
- Lease Rate:** \$4,000/mo + NNN (approximately \$900/mo)
- Sale Price:** \$1,200,000
- Zoning:** B-4, Central Business, City of Ormond Beach
- Traffic:** 24,000 AADT
- Parcel ID:** 4214-12-01-0170



# DINING ROOM AND BAR AREA



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# BAR AREA & RESTROOM



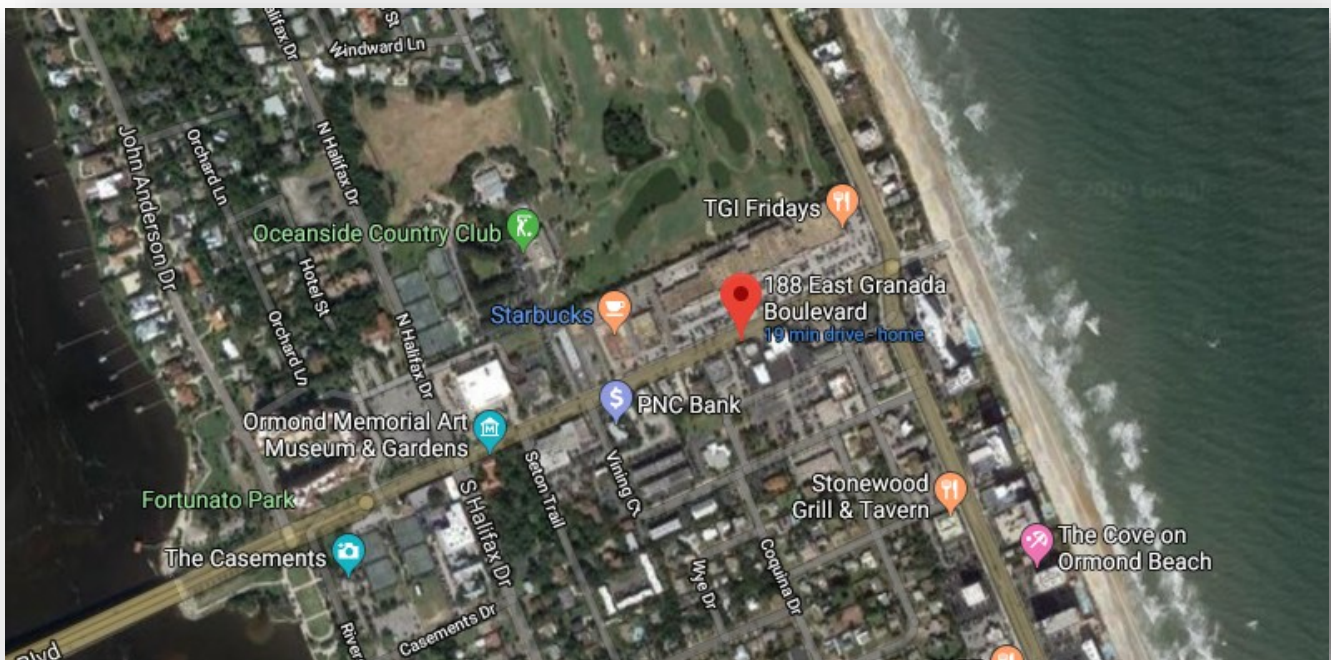
# AERIAL PHOTOGRAPHY



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# 188 E. GRANADA PROPERTY MAP



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