



## EXECUTIVE SUMMARY

# DENNY'S GROUND LEASE

110 NORTH WILLIAMSON BOULEVARD, ORMOND BEACH, FL 32174



### OFFERING SUMMARY

<b>Ground Lease Rate:</b>	\$150,000.00 per year (NNN)
<b>Available Building SF:</b>	4,594 SF
<b>Lot Size:</b>	0.95 Acres
<b>Zoning:</b>	2100 - Restaurant
<b>Traffic Count:</b>	20,600 AADT (N Williamson Blvd)
<b>Parking Spaces:</b>	40
<b>Estimated Property Tax:</b>	\$16,160.12
<b>APN:</b>	423009000020

[Click Here for Zoning Information](#)

### PROPERTY OVERVIEW

Property is available for a ground lease opportunity in a high-traffic commercial corridor, ideal for retail, medical, or a QSR Development.

\*All prospective ground lessees and brokers must sign a Confidentiality and Non-Disturbance Agreement ("NDA") prior to receiving marketing materials or viewing property. Please do not alert or contact employees of the current establishment. All showings must be scheduled through the Broker. Contact Brad Parker at (850) 566-2629 with questions.\*

### LOCATION OVERVIEW

Located on N. Williamson Blvd. in Ormond Beach, FL. This location is positioned in a strong retail corridor surrounded by national retailers and established neighborhoods. Convenient access to I-95, less than 1 mile from the interchange.

**Brad Parker**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





LOCATION MAP  
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# RETAILER MAP

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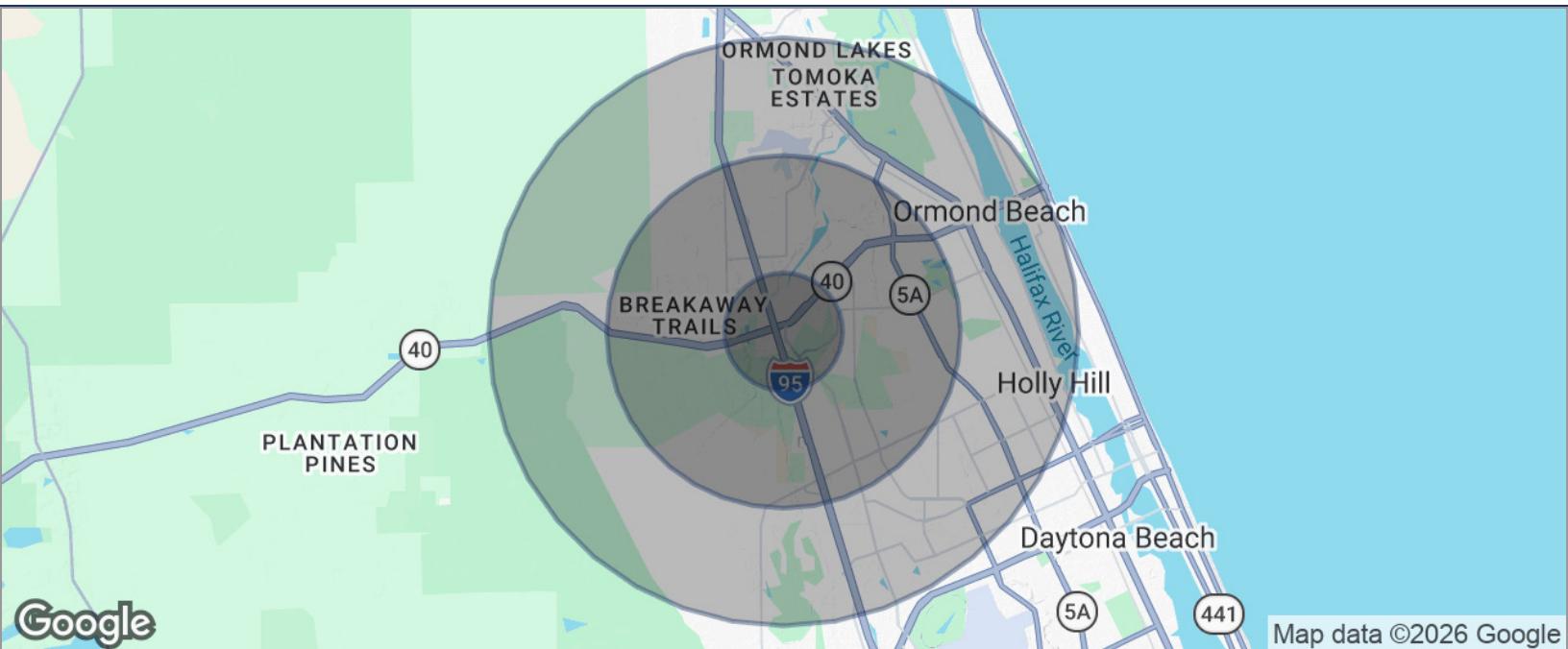




# DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,067	36,295	91,831
MEDIAN AGE	49	48	47
MEDIAN AGE (MALE)	48	47	45
MEDIAN AGE (FEMALE)	50	50	48
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,358	15,840	40,024
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$107,965	\$90,138	\$77,608
AVERAGE HOUSE VALUE	\$373,907	\$317,545	\$286,250

\* Demographic data derived from 2020 ACS - US Census

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