

Granada Promenade

20491 The Granada, Dunnellon, FL 34432



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 800 SF, 1,000 SF, 1,500 SF and 1,600 SF spaces available
- Seeking office & retail users
- Co-tenancy with Salon, Barbershop, Grocer, and Dental group
- Hwy 41/Williams St & Hwy 484/Pennsylvania ave: +/- 35,000 AADT
- Front and rear parking available
- Easy access to Hwy 484 & Hwy 41
- Minutes away from major retailers!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	800 - 1,600 SF
Lot Size:	0.63 Acres
Building Size:	9,954 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,363	9,448	32,834
Total Population	9,382	21,547	75,040
Average HH Income	\$66,402	\$66,345	\$65,393

Casey Dorner
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7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	800 - 1,600 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1	Available	1,500 SF	NNN	Negotiable
Units 2&3	Available	1,600 SF	NNN	Negotiable
Unit 8	Available	800 SF	NNN	Negotiable
Unit 9	Available	800 SF	NNN	Negotiable
Unit 13	Available	1,000 SF	NNN	Negotiable



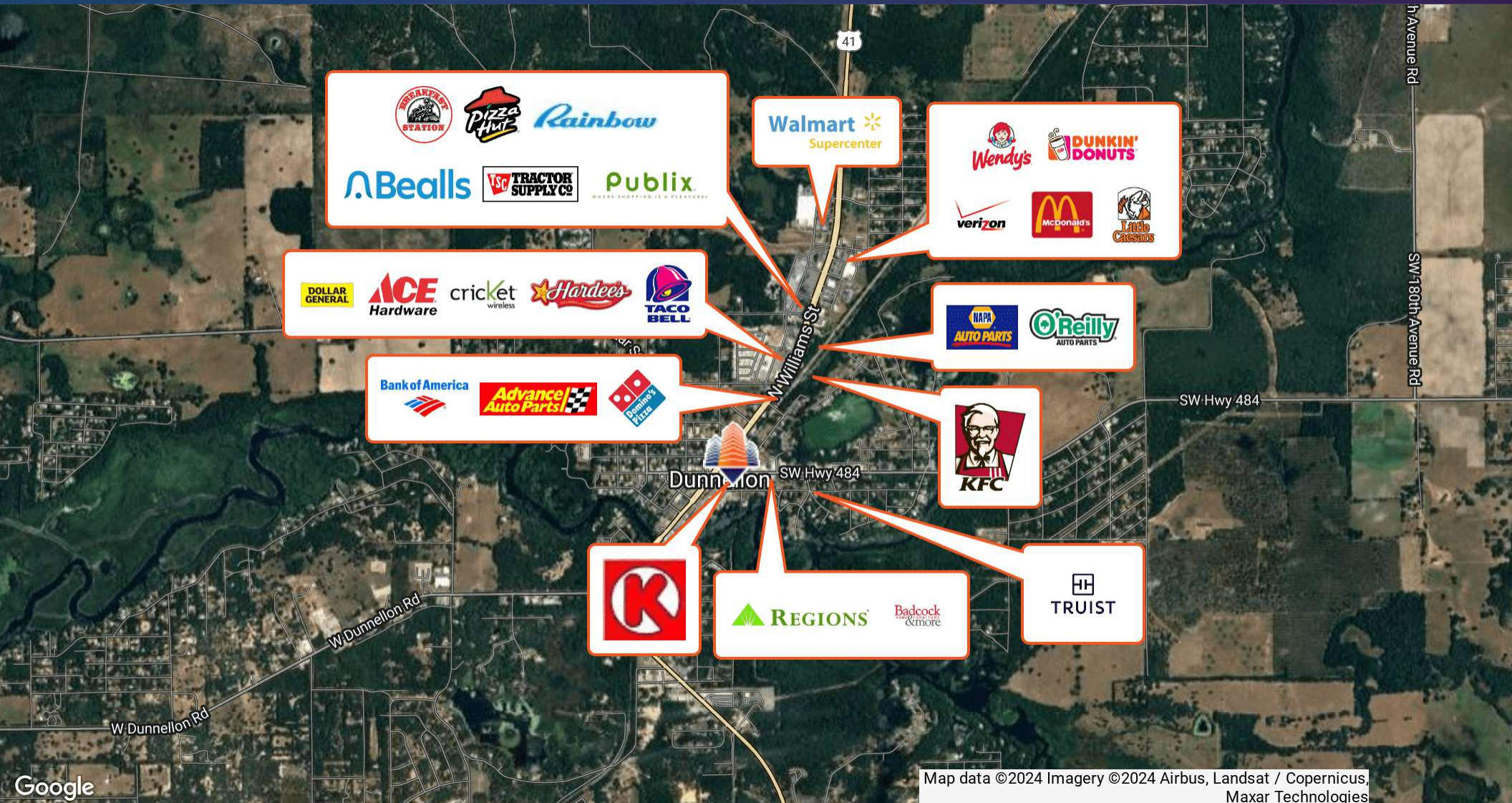
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,382	21,547	75,040
Average Age	53	54	51
Average Age (Male)	52	53	51
Average Age (Female)	55	55	52
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,363	9,448	32,834
# of Persons per HH	2	2.1	2.3
Average HH Income	\$66,402	\$66,345	\$65,393
Average House Value	\$229,584	\$251,523	\$242,194