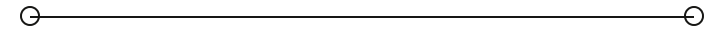


SALE / LEASE

Free Standing Restaurant - Ormond Beach, FL

195 W GRANADA BLVD

Ormond Beach, FL 32174



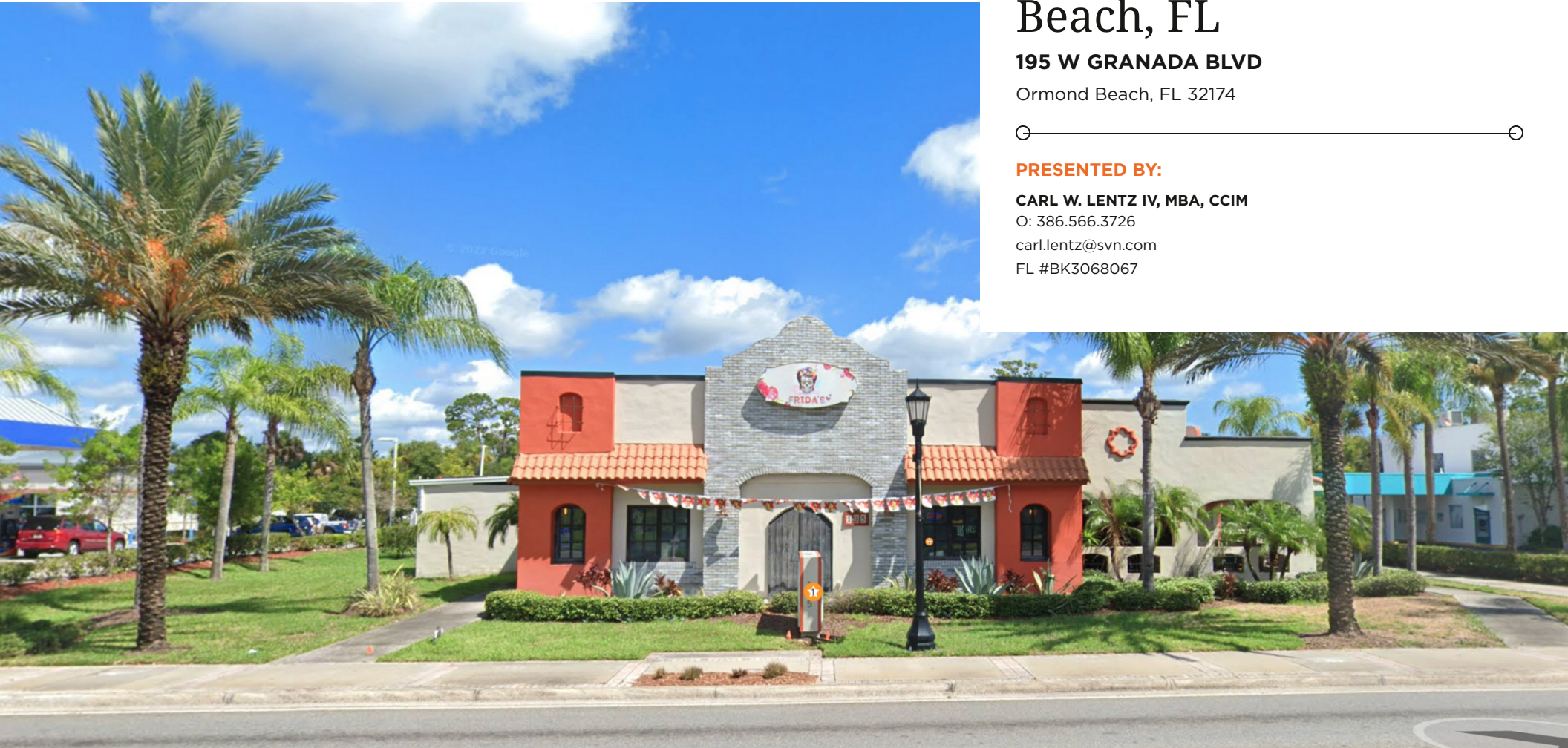
PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



VIDEO

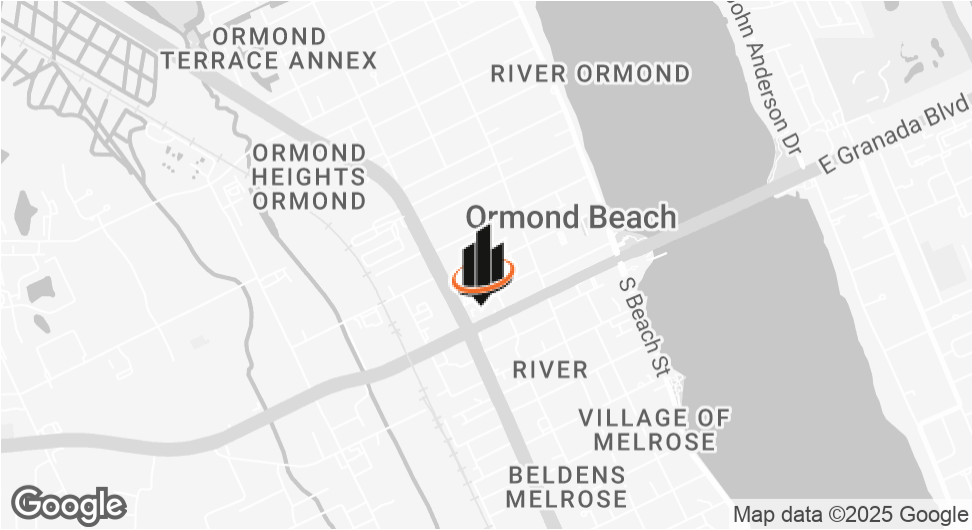
OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LEASE RATE:	\$30.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	4,681 SF
LOT SIZE:	0.94 Acres
BUILDING SIZE:	4,681 SF

CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



PROPERTY DESCRIPTION

Free Standing Restaurant in the Heart of Ormond Beach
Between the Halifax River and US 1 - North Side of Granada
4,681 SF With Indoor and Outdoor Seating - Capacity 150+
Main Dining-94 Seats, Bar Dining-16, Covered-28, Bar-15
Multiple Other Restaurants Within Walking Distance
Floor Plan Not Completely Accurate-2 Hoods in Kitchen
Walk-in Refrigerator and Freezer
Concrete Block Construction
48 Parking Spaces - 10 Per 1,000 SF



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

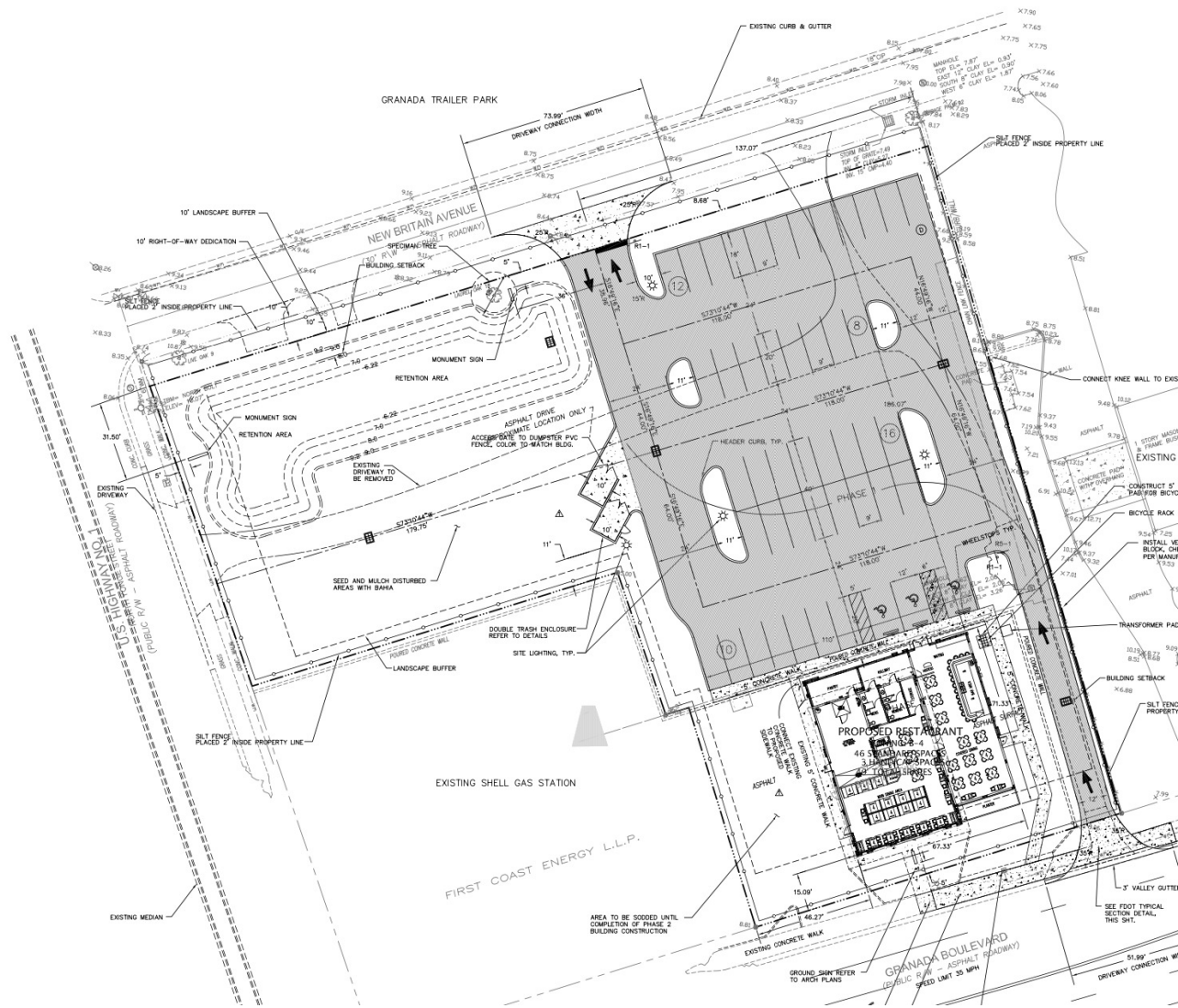
FL #BK3068067

FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SITE PLAN



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

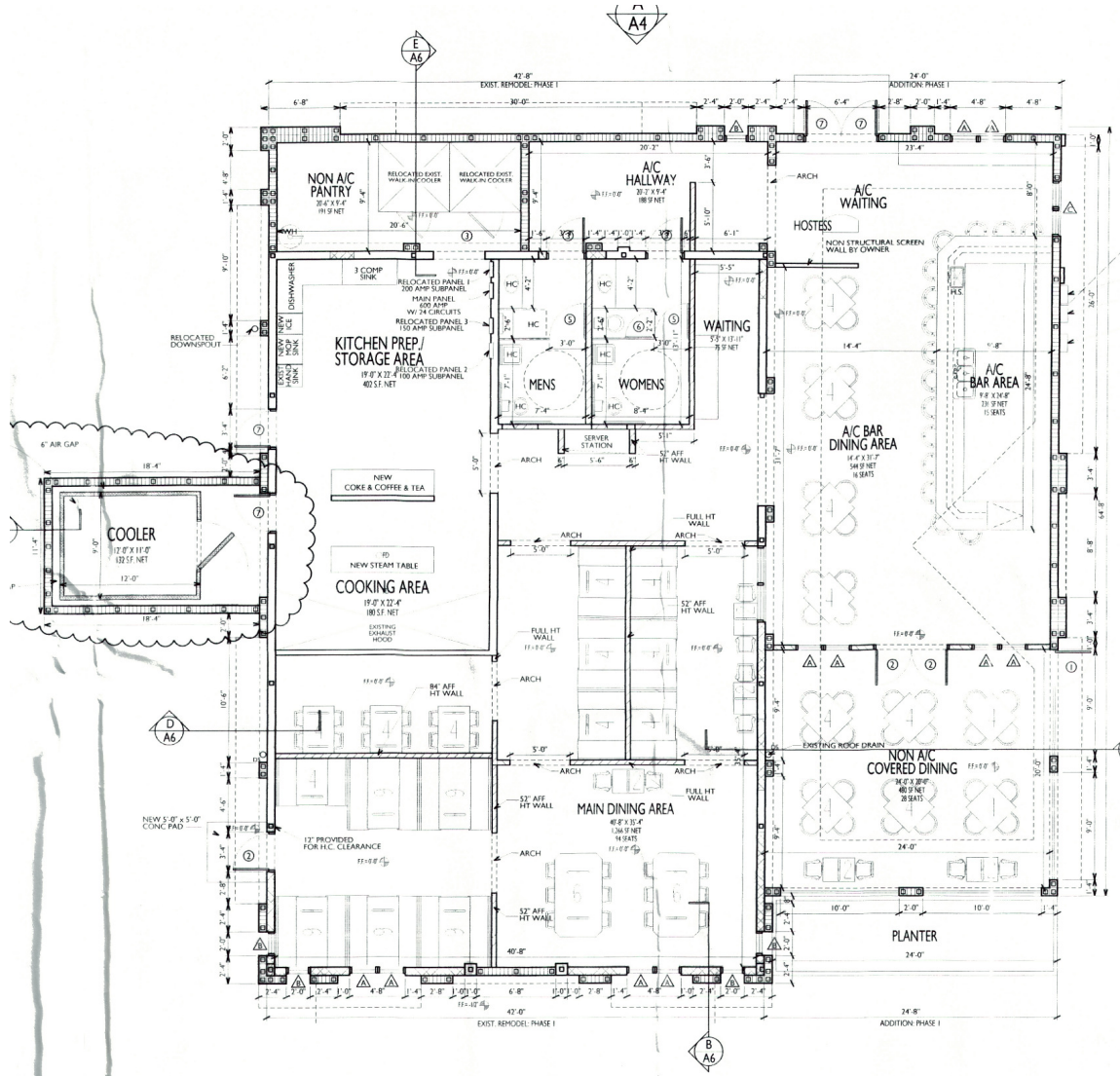
carl.lentz@svn.com

FL #BK3068067

FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

FLOOR PLAN



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

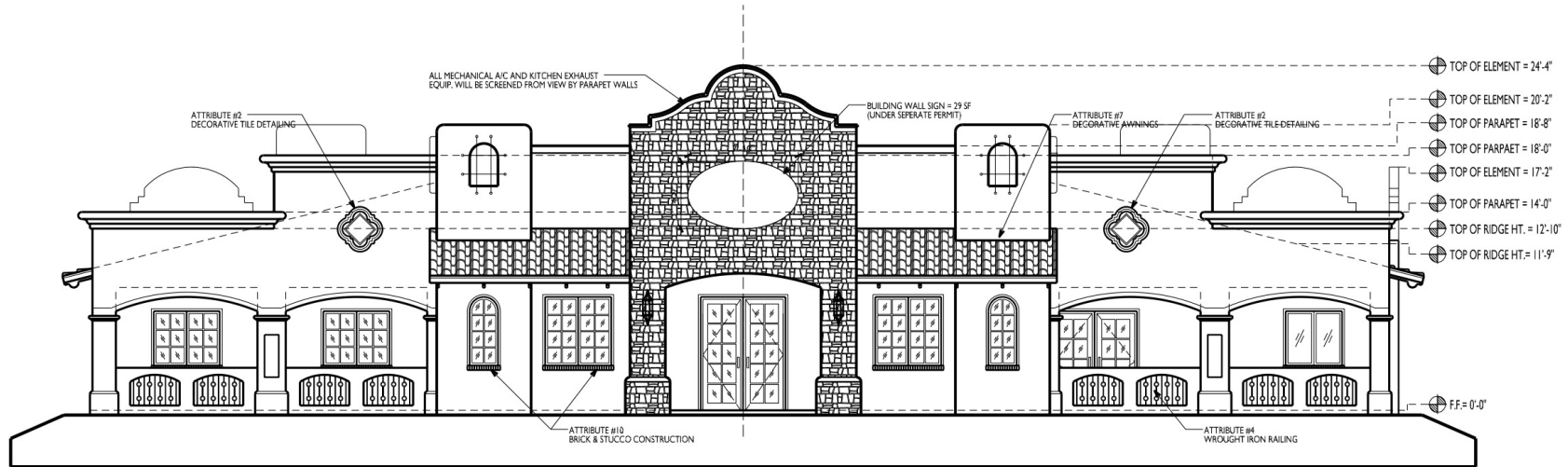
carl.lentz@svn.com

FL #BK3068067

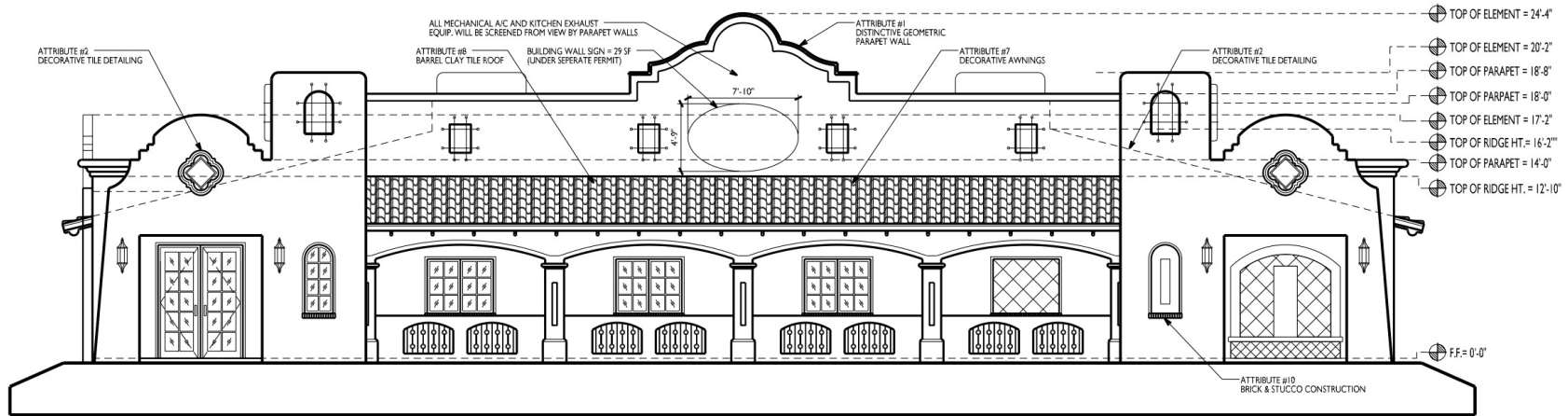
FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

ELEVATIONS



B FRONT ELEVATION
A6 SOUTH FACADE SCALE: 1/4" = 1'-0"



A REAR ELEVATION
A6 NORTH FACADE SCALE: 1/4" = 1'-0"

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

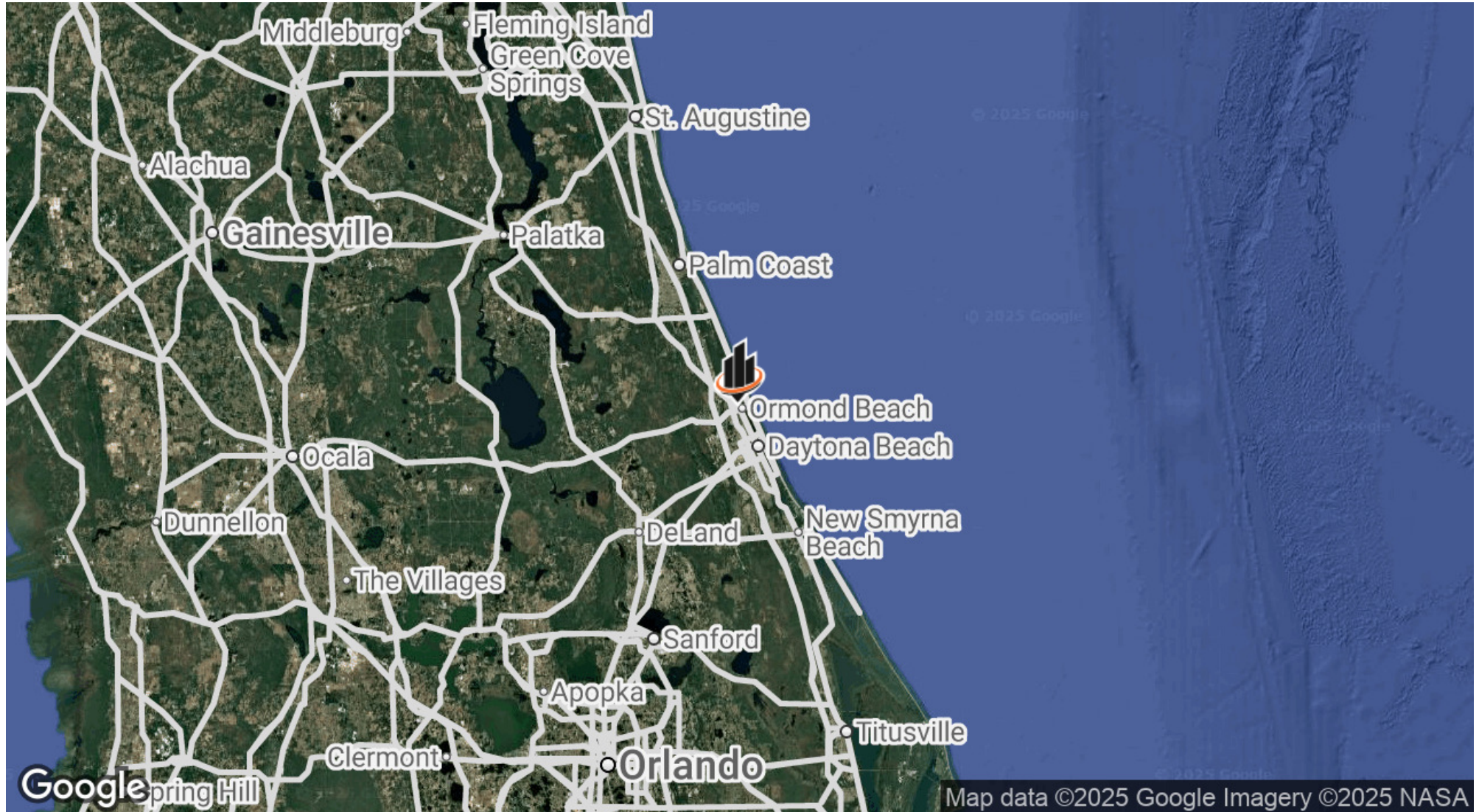
carl.lentz@svn.com

FL #BK3068067

FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



DEMOGRAPHICS MAP & REPORT

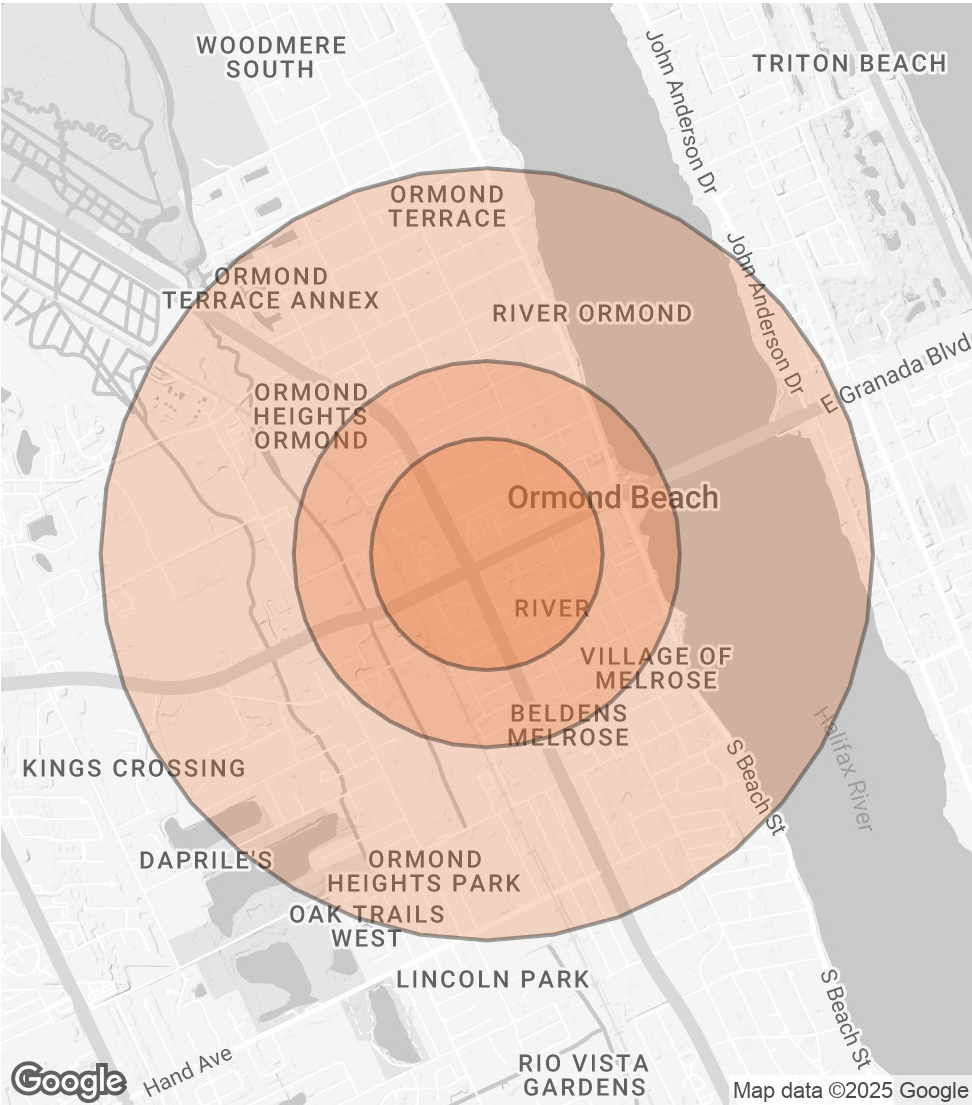
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	478	1,391	5,359
AVERAGE AGE	49	48	49
AVERAGE AGE (MALE)	48	48	48
AVERAGE AGE (FEMALE)	49	48	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	229	658	2,463
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$53,857	\$54,981	\$69,455
AVERAGE HOUSE VALUE	\$531,119	\$498,897	\$396,267

Demographics data derived from AlphaMap



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

FREE STANDING RESTAURANT - ORMOND BEACH, FL | 195 W Granada Blvd Ormond Beach, FL 32174

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

