



SALE

Turnkey Restaurant/Retail or Office Opportunity (Ormond Beach, FL)

1140 W. GRANADA BLVD

Ormond Beach, FL 32174

PRESENTED BY:

MICHAEL BAXTER

O: 386.999.1762

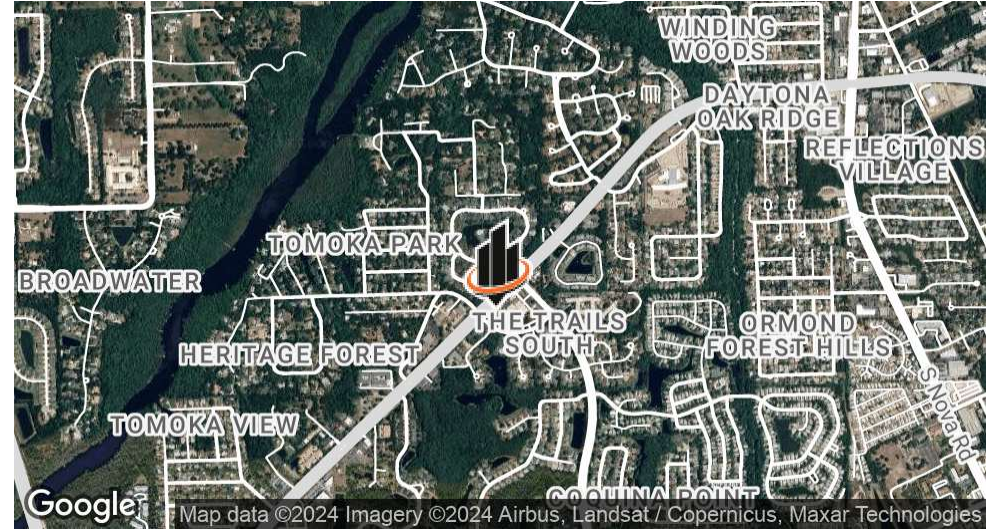
michael.baxter@svn.com

WILLIAM "BILL" LOOPE

O: 540.808.9291

william.loope@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,750,000
LOT SIZE:	1.37 Acres
BUILDING SIZE:	11,605 SF

PROPERTY DESCRIPTION

Experience the potential of this prime commercial property in the heart of Ormond Beach, FL. Boasting an expansive 11,605 square feet, this well-maintained building offers ample space and versatility for retail and restaurant ventures.

Newly renovated in 2023, this property has new HVAC units, a new roof, and fully renovated interior.

PROPERTY HIGHLIGHTS

- 11,605 SF building offering ample space for retail or restaurant operations
- Renovated in 2023 to feature a modern commercial kitchen and dining area
- Prime location on W. Granada Blvd for high visibility and accessibility
- Strategic position in a bustling commercial district for maximum exposure

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INTERIOR PHOTOS



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KITCHEN PHOTOS



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EXTERIOR PHOTOS



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AERIAL IMAGE



MICHAEL BAXTER
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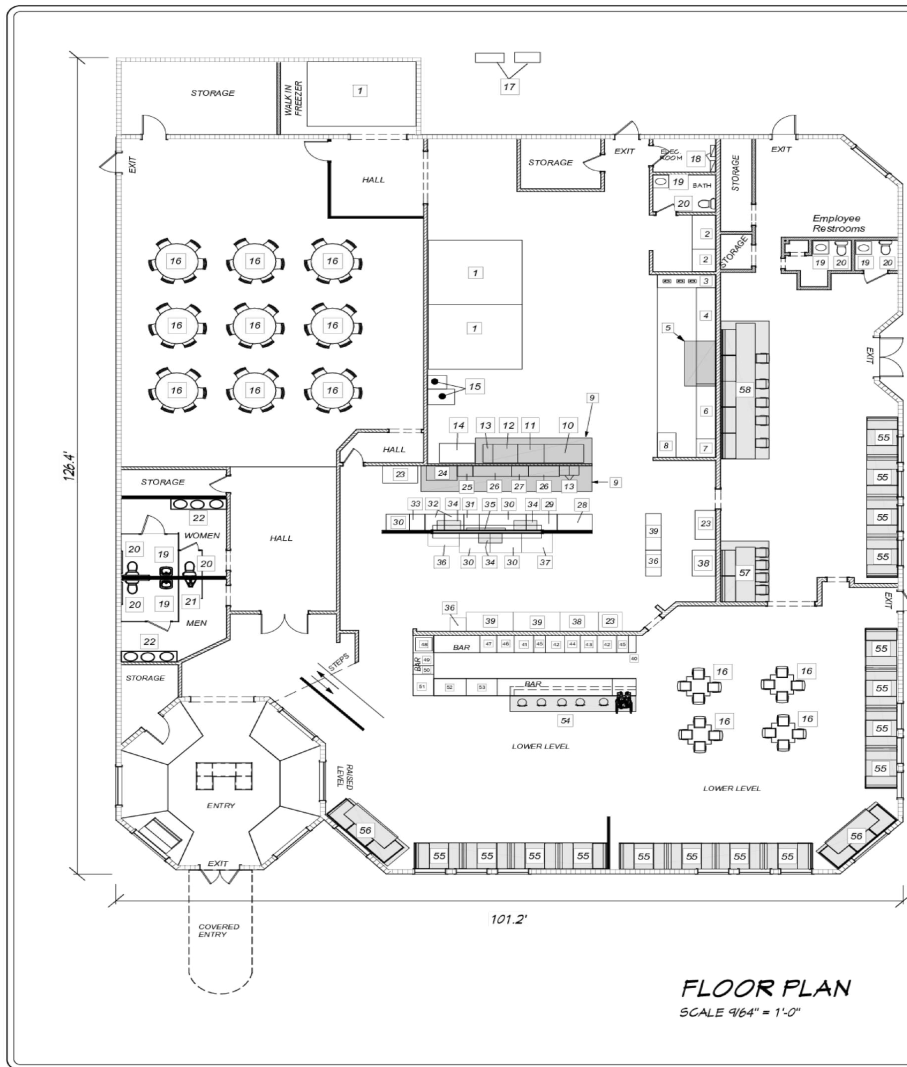
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TURNKEY RESTAURANT/RETAIL OR OFFICE OPPORTUNITY (ORMOND BEACH, FL) | 1140 W. Granada Blvd Ormond Beach, FL 32174SVN | ALLIANCE COMMERCIAL



EQUIPMENT LAYOUT	
1	WALK IN FREEZER
2	ICE MACHINE
3	THREE HOLES SINK
4	DIRTY TABLE
5	DISH WASHER W/ HOOD
6	CLEAN TABLE
7	VEGETABLE SINK
8	HAND SINK
9	PROPOSED COMMERCIAL HOOD
10	10 BURNERS STOVE - GAS
11	STEAM KETTLE - GAS
12	CONNECTION OVEN - GAS & ELECTRIC - GAS
13	DEEP FRYER - GAS
14	ROTATING RACK OVEN - GAS & ELECTRIC
15	MIKER
16	TABLE & CHAIRS
17	SERVAE TRAP
18	EXISTING ELECTRICAL PANEL
19	SINK
20	TOLIST
21	JRNAL
22	THREE (3) SINKS
23	STANDARD COOLER
24	HALT SWAM OVEN - GAS & ELECTRIC
28	STOVE - GAS
26	BRIDDLE - GAS & ELECTRIC
27	CHARCOAL GRILL
28	STANDARD FREEZER
29	TABLE (WAFFLE & TOASTER)
30	TABLE
31	PANINI PRESS
32	STEAM TABLE
33	DOCK & HOLD CABINET
34	MICROWAVE
35	ORDER SCREEN
36	FULL HT. SHELVES
37	TOASTER TABLE
38	CONNECTION OVEN - ELECTRIC
39	PIZZA TABLE
40	MUJS
41	ESPRESSO MACHINE
42	SODA MACHINE
43	ICE TRAY
44	CUPS & MUJS
45	COFFEE MACHINE
46	BLENDER
47	JUICER
48	DEEP SINK
49	WORK AREA
50	CUPS
51	FRUIT SHOW
52	UNDER COUNTER ICE CREAM FREEZER (2WAYS)
53	UNDER COUNTER REFRIGERATOR
54	SK (6) CHAIRS (5-1 ADA)
55	FOUR PERL. FIXED SEATING
56	SK PERL. FIXED SEATING
57	4 CHAIRS & 2 FIXED SEATING
58	5 CHAIRS & 5 FIXED SEATING

ROBERT DEWITT
Digitally signed by ROBERT DEWITT
Date: 2023.03.30 22:12:26 -04'00'

PROFESSIONAL ENGINEER/EA

SHEET NUMBER
EQ-3

SCALE AS NOTED
DATE: 3/30/23

DRAWN BY: RFD
REV'D BY: RFD/PE

EQUIPMENT LAYOUT

Granada Family Restaurant & Bakery
1140 W. Granada Blvd, Ormond Beach, FL 32174

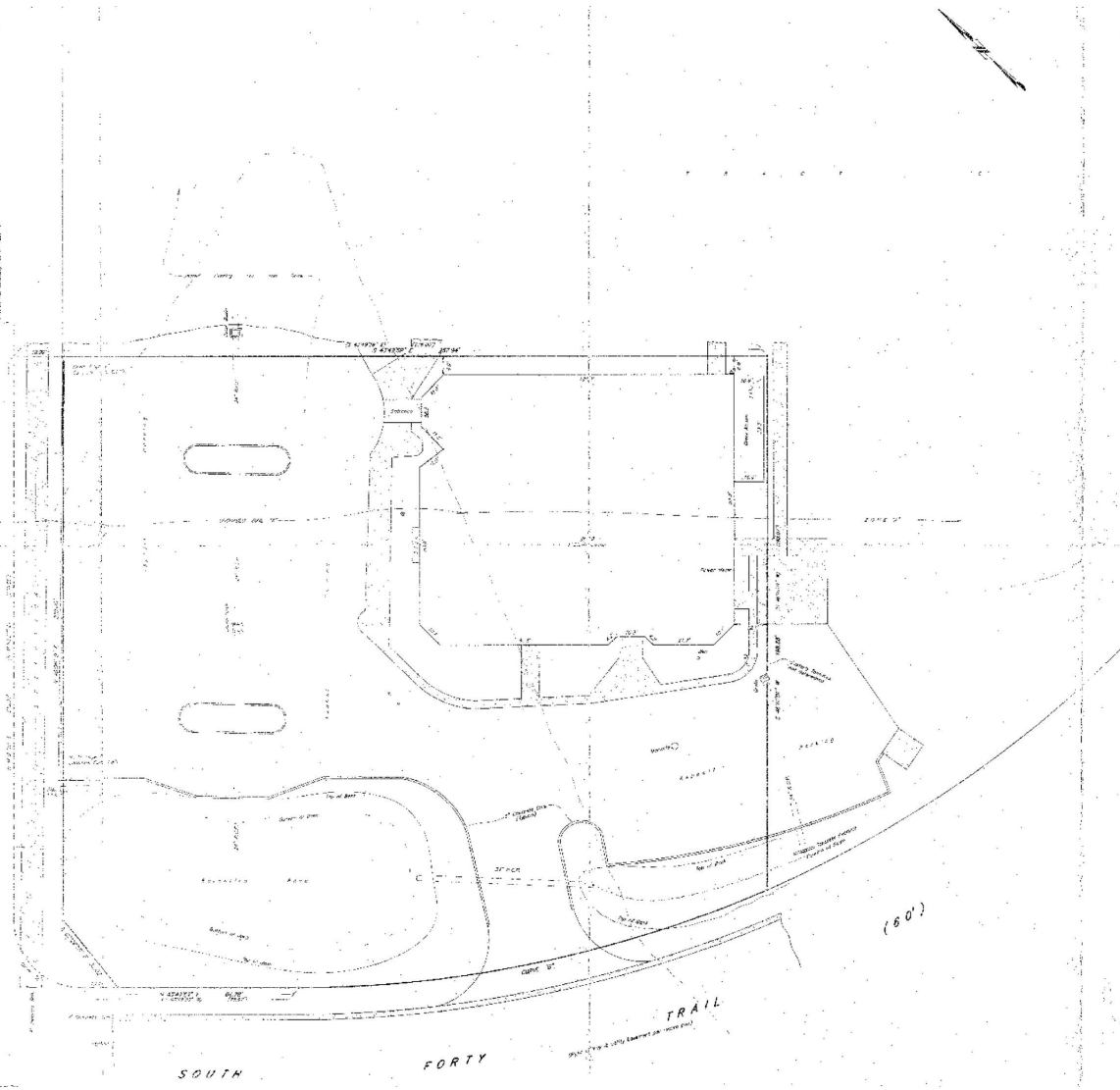
DEWITT ENGINEERING, LLC
"Think it through. Plan before through."

10 Royal Fern Ln. Palm Coast, FL 32164
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386-262-8842 Bus.

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WEST GRANADA BOULEVARD (STATE ROAD 40)



Measurements are shown in parentheses. See measurements for all.
 Notes: The measured data on the survey, including the property boundaries, are based on the best available information.
 A portion of the plat has been done on the survey property and a portion of the plat has been done on the adjacent property. The plat is a composite of two surveys. The survey of the adjacent property is not shown on this plat.
 The survey and all measurements are shown on the plat. The plat is a composite of two surveys.
 This plat is a composite of two surveys and is not a final plat. It is not a final plat.

PLAN OF BOUNDARY SURVEY OF
 A PORTION OF TRACT "C" AS SHOWN ON THE PLAN OF THE BEARS SOUTH FORTY PHASE I, AS RECORDED IN MAP BOOK 38, PAGES 124 AND 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RECORDED AS FOLLOWS: FROM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH FORTY TRAIL, A 50 FOOT RIGHT-OF-WAY, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 40, A 100 FOOT RIGHT-OF-WAY, AS THE POINT OF BEGINNING, RUN NORTH 45°10'01" EAST ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD 40, A DISTANCE OF 210.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 45°05'57" EAST, A DISTANCE OF 226.00 FEET, THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 108.00 FEET TO A POINT ON THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 122.24 FEET, A CENTRAL ANGLE OF 235°10'11" AND A CHORD BEARING OF NORTH 55°42'25" WEST, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.27 FEET, THENCE NORTH 45°05'57" WEST, A DISTANCE OF 78.97 FEET TO THE P.C. OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 300°00'00", THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.27 FEET TO THE POINT OF BEGINNING.

NOTICE: FROM EAST-CORNER PLAT FOR BOUNDARY SURVEY TAKEN IN THE WIDENING OF STATE ROAD 40, VOLUSIA COUNTY, FLORIDA, RECORDED IN MAP BOOK 38, PAGES 124 AND 125, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, RECORDED AS FOLLOWS: FROM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH FORTY TRAIL, A 50 FOOT RIGHT-OF-WAY, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 40, A 100 FOOT RIGHT-OF-WAY, AS THE POINT OF BEGINNING, RUN NORTH 45°10'01" EAST ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD 40, A DISTANCE OF 210.00 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN SOUTH 45°05'57" EAST, A DISTANCE OF 226.00 FEET, THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 108.00 FEET TO A POINT ON THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 122.24 FEET, A CENTRAL ANGLE OF 235°10'11" AND A CHORD BEARING OF NORTH 55°42'25" WEST, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 174.27 FEET, THENCE NORTH 45°05'57" WEST, A DISTANCE OF 78.97 FEET TO THE P.C. OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 300°00'00", THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.27 FEET TO THE POINT OF BEGINNING.

The above described property is in unshaded zone "A" and zone "B" (no base flood elevation determined) per the Flood Insurance Rate Map, Community Number 122130 and Flood Number 142170213 as dated February 2004. See zones on approximately adjacent map.

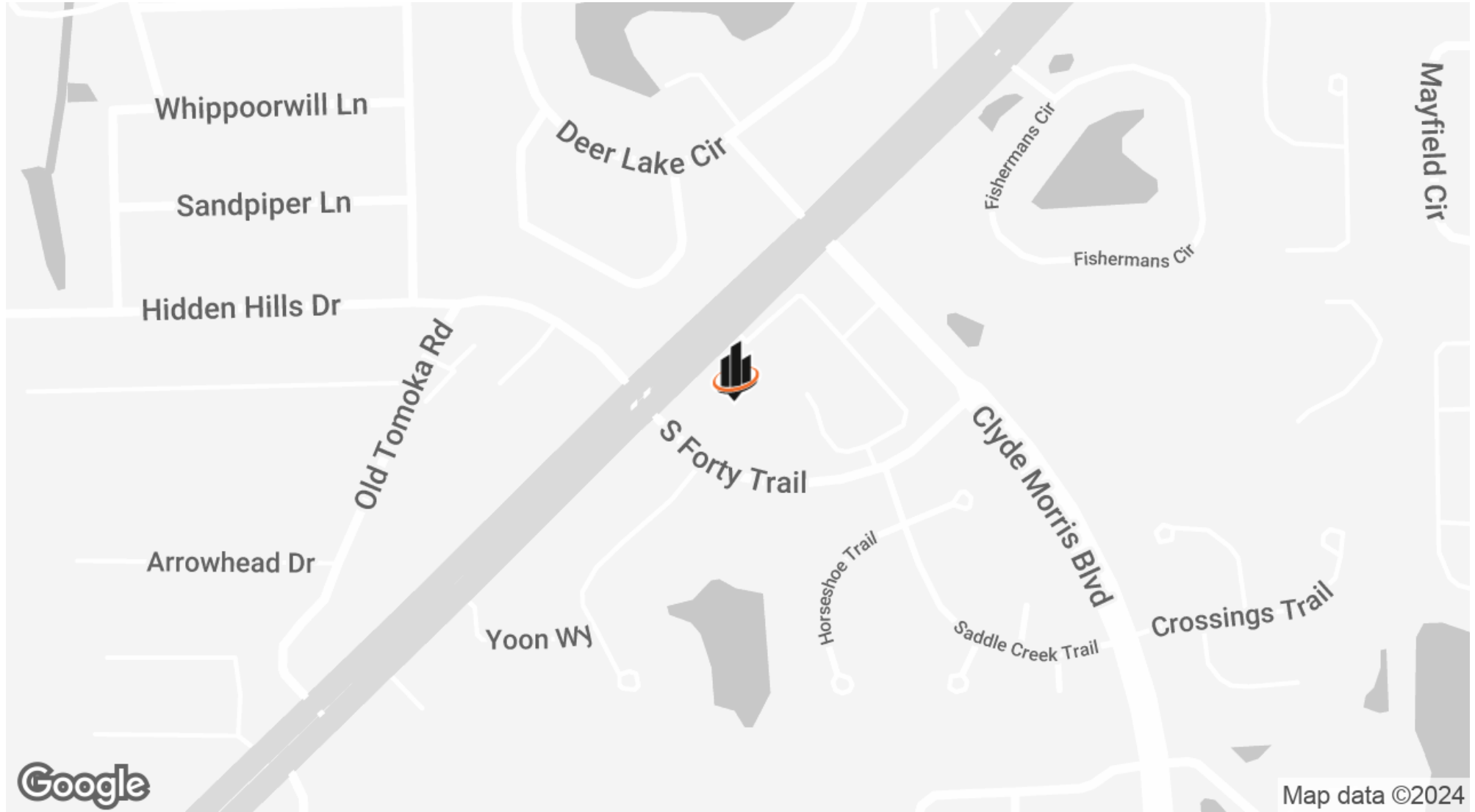
CERTIFICATE
 This is to certify that the plat submitted herein is in compliance with the Minimum Technical Standards per Chapter 61D17-3, Florida Administrative Code, pursuant to Rule 61D17-3.07 of the Florida Statutes.
 8 November 2008
 I, *[Signature]*
 3074 S. Orange, T. P.G.M. #4002
 Licensed Surveyor #8593

Prepared by: Ernest Terry Breen, Incorporated, 15015-B, Miami Lakes, FL 33054, P.E. and Attorney
 786.999.1762
 15015-B, Miami Lakes, FL 33054

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

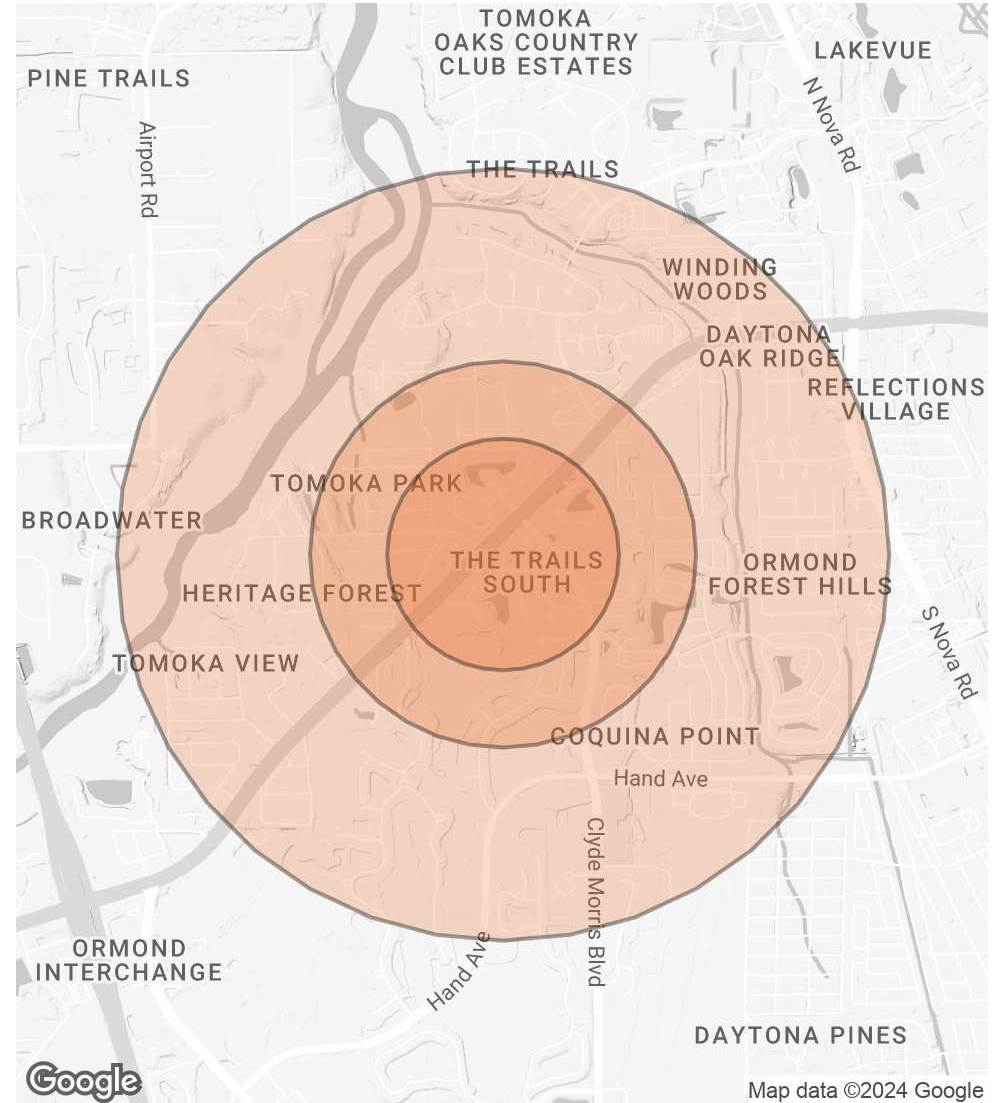
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	554	2,275	7,527
AVERAGE AGE	56	55	54
AVERAGE AGE (MALE)	54	53	52
AVERAGE AGE (FEMALE)	58	57	56

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	259	1,034	3,536
# OF PERSONS PER HH	2.1	2.2	2.1
AVERAGE HH INCOME	\$95,247	\$93,538	\$85,392
AVERAGE HOUSE VALUE	\$344,644	\$348,236	\$307,409

Demographics data derived from AlphaMap



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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

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ADVISOR BIO 2



WILLIAM "BILL" LOOPE

Advisor

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PROFESSIONAL BACKGROUND

William (Bill) Loope joined SVN Alliance Commercial Real Estate Advisors in 2023. Bill brings with him over sixty years of experience in real estate investing, retail management, entrepreneurship, government and private sector leadership. He has conducted business in over thirty countries and continues to be actively engaged with his overseas network of associates.

At SVN Alliance, he specializes in the leasing and sales of retail, office and specialty properties. He is always focused on the positive and strives to create value and provide appropriate guidance for each of his clients. He looks forward to working with you.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to

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