

TERADEV

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS



SALE

Pad Ready Med/Prof Office Site

1250 W GRANADA BLVD.

Ormond Beach, FL 32174

PRESENTED BY:

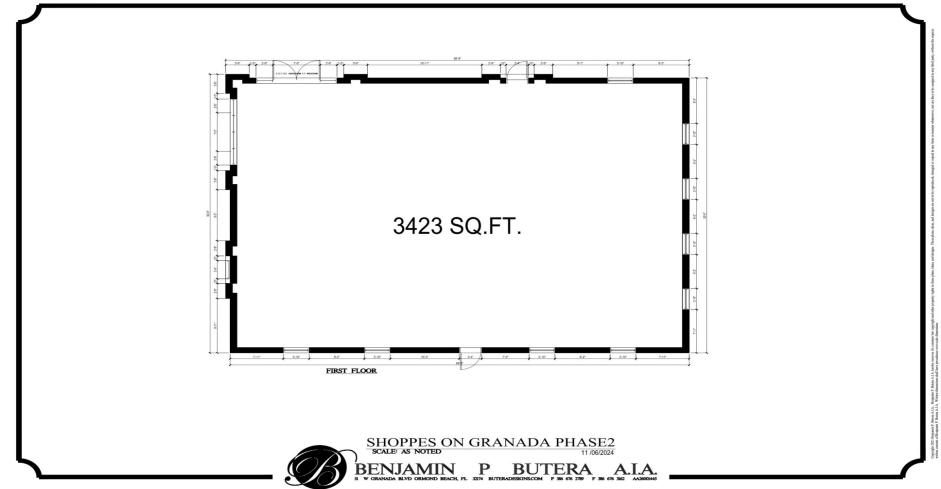
CHRIS BUTERA

O: 386.453.4789

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FL #SL3083110

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
PROPERTY:	Pad-Ready Site designed for a 3,400+ SF building
POTENTIAL USES:	All Medical Uses, Dental/Ortho, Medispa, Professional Office
COTENANTS:	Starbucks, Aldi, Chipotle, Panera Bread, TD Bank, AT&T, Aspen Dental, Sage Dental, Mattress Firm, Lowes
ZONING:	B-10, Suburban Blvd (City of Ormond Beach)
PARCEL ID:	4230-20-00-0040

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PROPERTY DESCRIPTION

Offered for sale is a prime outparcel site in the Shoppes On Granada shopping center in Ormond Beach, FL. This pad-ready site is designed for a one-story 3,400+ SF office building with a monument sign panel on Granada Blvd (36,000 cars per day). Located between Starbucks and Aldi, this location will give your business tremendous visibility and superior access. All site infrastructure is complete including utilities, retention and parking. You can start vertical construction immediately.

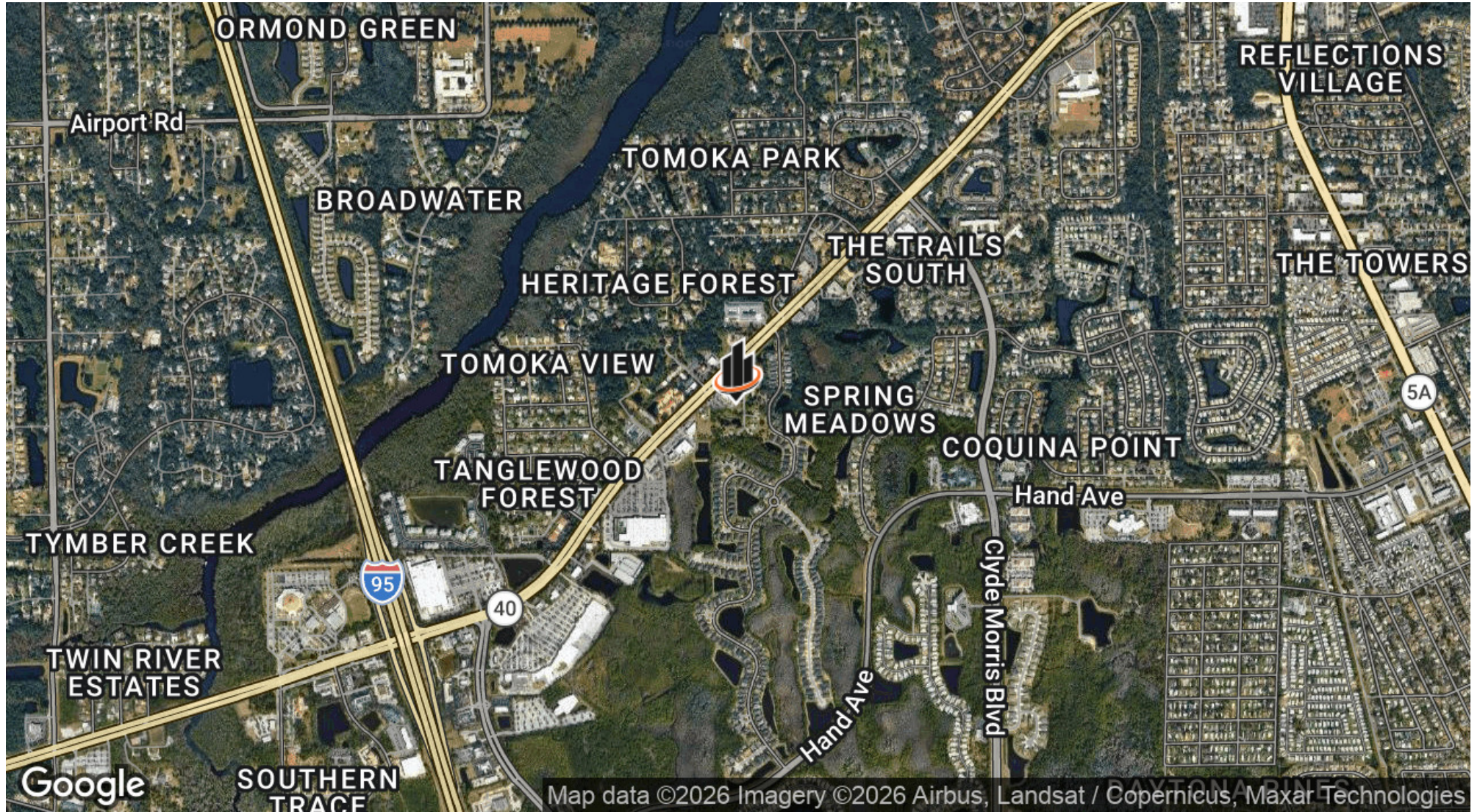
Locate your business here and join Starbucks, Aldi, Chipotle, Panera Bread, TD Bank, Petco, Bronx House Pizza, AT&T, Mattress Firm, Aspen Dental, Sage Dental, Salzburg Vet, Dustins BBQ & Lowes in Ormond Beach's newest and best shopping center, the Shoppes On Granada.

ADDITIONAL PHOTOS



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LOCATION MAP



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