



EXECUTIVE SUMMARY

DENNY'S GROUND LEASE

110 NORTH WILLIAMSON BOULEVARD, ORMOND BEACH, FL 32174



OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Ground Lease Rate:	Contact Broker for Pricing
Available Building SF:	4,594 SF
Lot Size:	0.95 Acres
Zoning:	2100 - Restaurant
Traffic Count:	20,600 AADT (N Williamson Blvd)
APN:	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
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

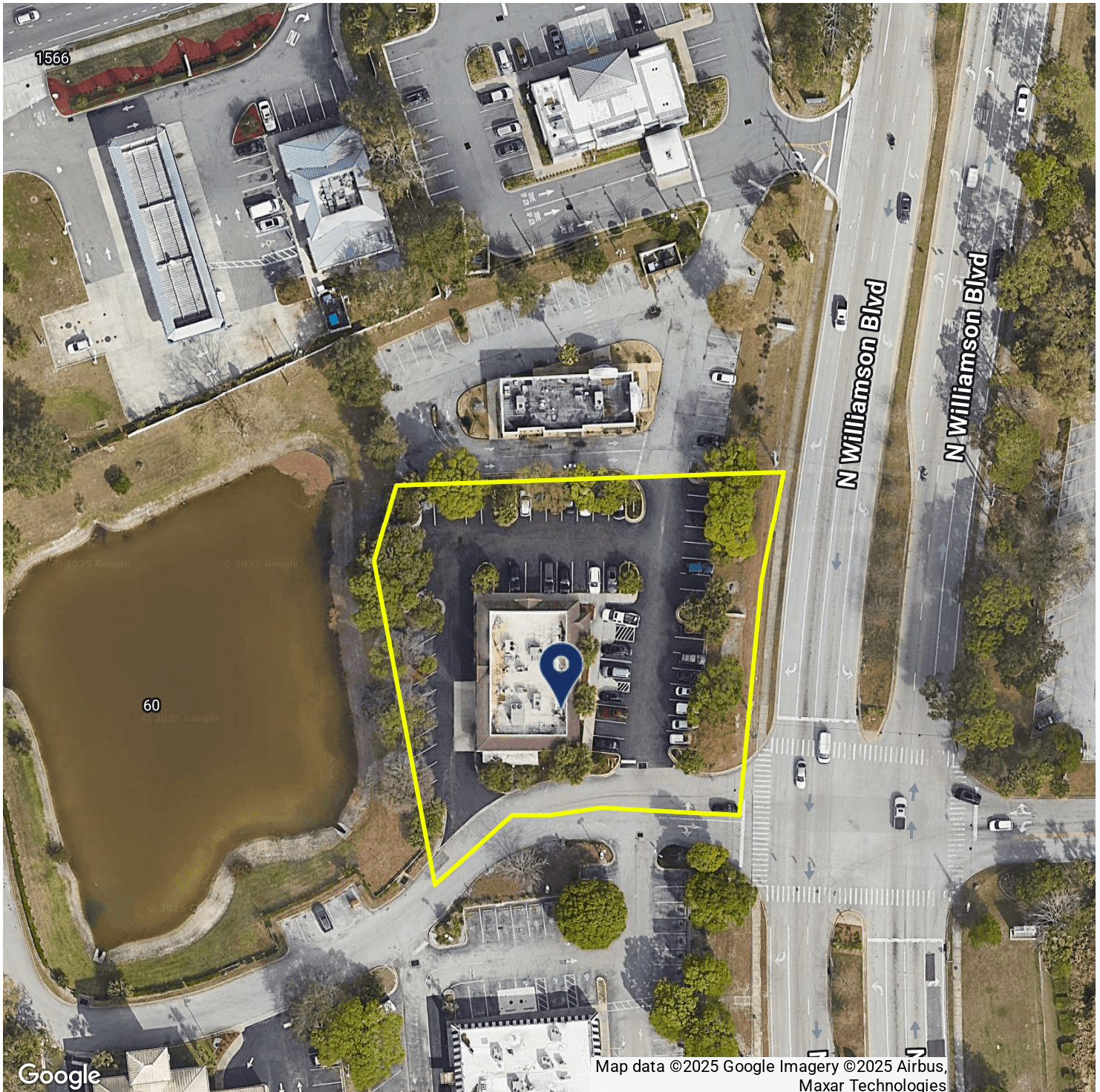




LOCATION MAP

DENNY'S GROUND LEASE

110 NORTH WILLIAMSON BOULEVARD, ORMOND BEACH, FL 32174



Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





RETAILER MAP

DENNY'S GROUND LEASE

110 NORTH WILLIAMSON BOULEVARD, ORMOND BEACH, FL 32174



Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

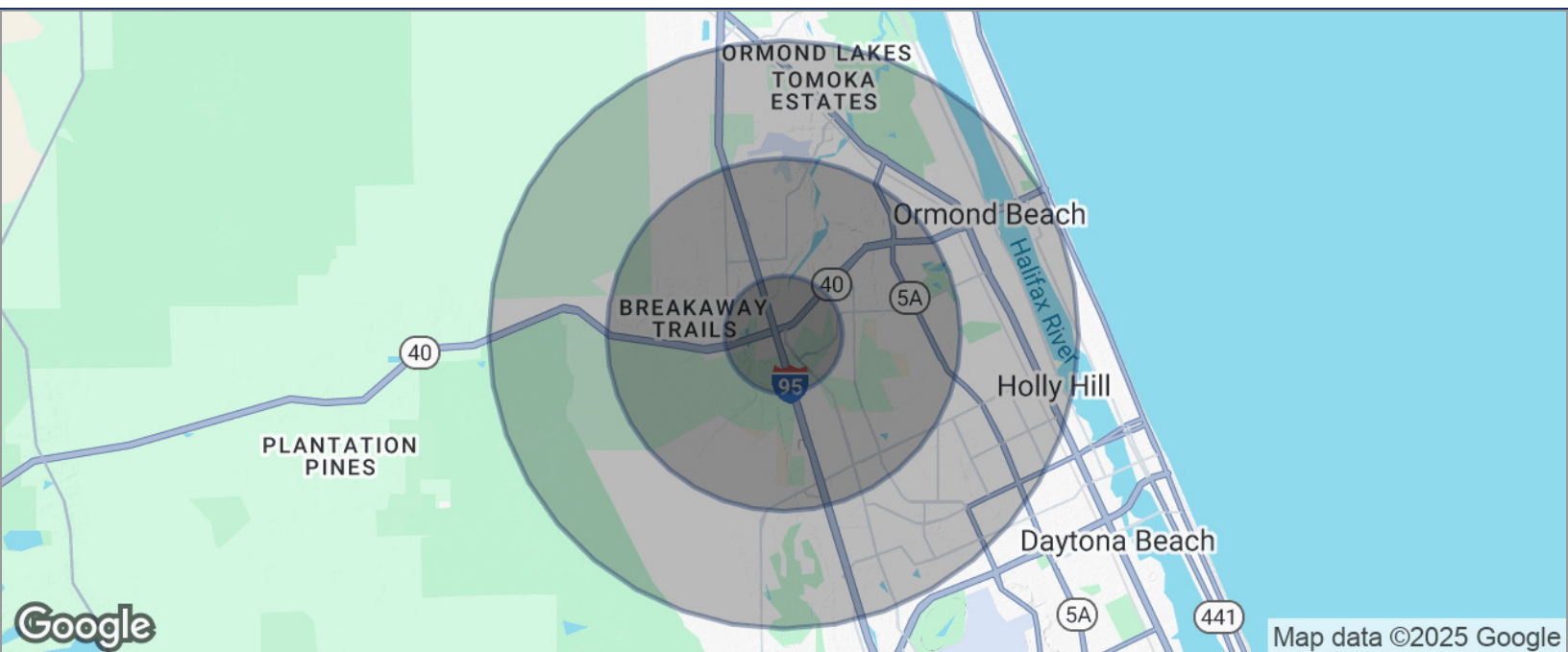




DEMOGRAPHICS MAP

DENNY'S GROUND LEASE

110 NORTH WILLIAMSON BOULEVARD, ORMOND BEACH, FL 32174



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

Brad Parker
850.566.2629
brad@tlgproperty.com

Trevor Shea
850.866.1132
trevor@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

