

LEASE

BTS Medical Office Building

1250 W GRANADA BLVD.

Ormond Beach, FL 32174

PRESENTED BY:

CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110

**3,400 +/- SF
Build To Suit**

Mirror Lake Dr.



Granada Blvd
Signage

W Granada Blvd

(36,000 AADT)



SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE TERMS:	Ground Lease or Build-To-Suit
LEASE RATE:	Negotiable
BUILDING SIZE:	3,400+ SF
USES:	Medical, Dental or Professional Office
ZONING:	B-10, Suburban Blvd (City of Ormond Beach)
APN:	4230-20-00-0040

CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110

PROPERTY OVERVIEW

Prime outparcel in the Shoppes On Granada shopping center available for Build-To-Suit or Ground Lease. This pad ready site is designed for a one-story 3,400+ SF medical office building with ample parking. Located between Starbucks and Aldi, this bustling site gives you tremendous exposure and visibility to the patrons of Ormond Beach's premier retail shopping center. It offers full access to Granada Blvd and its 36,000 cars per day with multiple entrances. Architectural plans are complete and vertical construction can begin immediately.

Come be part of Ormond Beach's newest and best located shopping center, the Shoppes On Granada. Here you will join Starbucks, Aldi, Chipotle, Panera Bread, TD Bank, Petco, Bronx House Pizza, Spectrum, AT&T, Mattress Firm, Aspen Dental, Salzborg Vet, Lowes & Dustins BBQ. This property is available as a Build To Suit or Ground Lease. Contact listing broker to discuss options.

SHOPPES ON GRANADA - ORMOND'S NEWEST RETAIL SHOPPING CENTER



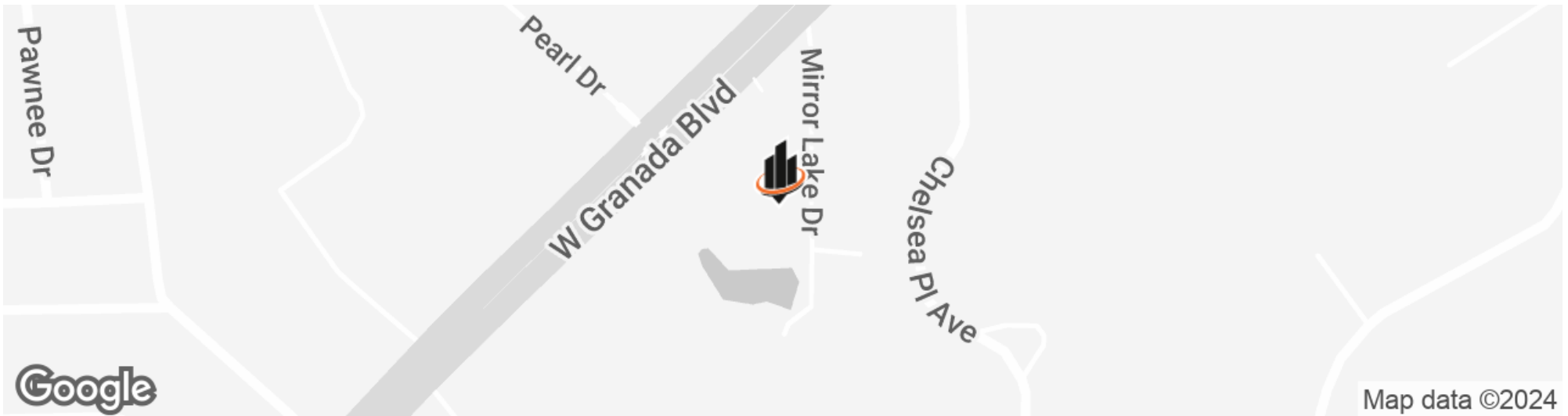
CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110

LOCATION MAP



CHRIS BUTERA

O: 386.453.4789

chris.butera@svn.com

FL #SL3083110