

2nd gen
restaurant
for
LEASE

1,309 sf

\$28 psf nnn

- + bulding: 85,950 SF
- + built: 1979 SF (reno 2024)
- + parcel id: 4220-02-01-0010
- + parking: 5/1,000
- + signge: building

RIVERGATE
VILLAGE

the space



**2ND GEN
RESTAURANT**

116 South Nova Road
Ormond Beach, Florida
32174

buffy gillette
broker associate
(407) 734.7205
buffy@BBDRE.com



Bishop Beale Duncan
COMMERCIAL REAL ESTATE



national brands

**BIG
LOTS!**

DOLLAR TREE



verizonwireless



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

highlights

- Located at the High-Traffic Intersection of West Granada Blvd and South Nova Road with over 65,000 cars passing daily
- Prime Retail Space Within 3 Miles of Interstate 95, A1A, and the Surrounding Beaches
- Monument Signage on West Granada Boulevard and South Nova Road
- Co-Tenants: Big Lots, Dollar Tree, Planet Fitness, Jeremiah's Italian Ice, McDonalds, Einstein Bros, Verizon Wireless, Perrine's Produce

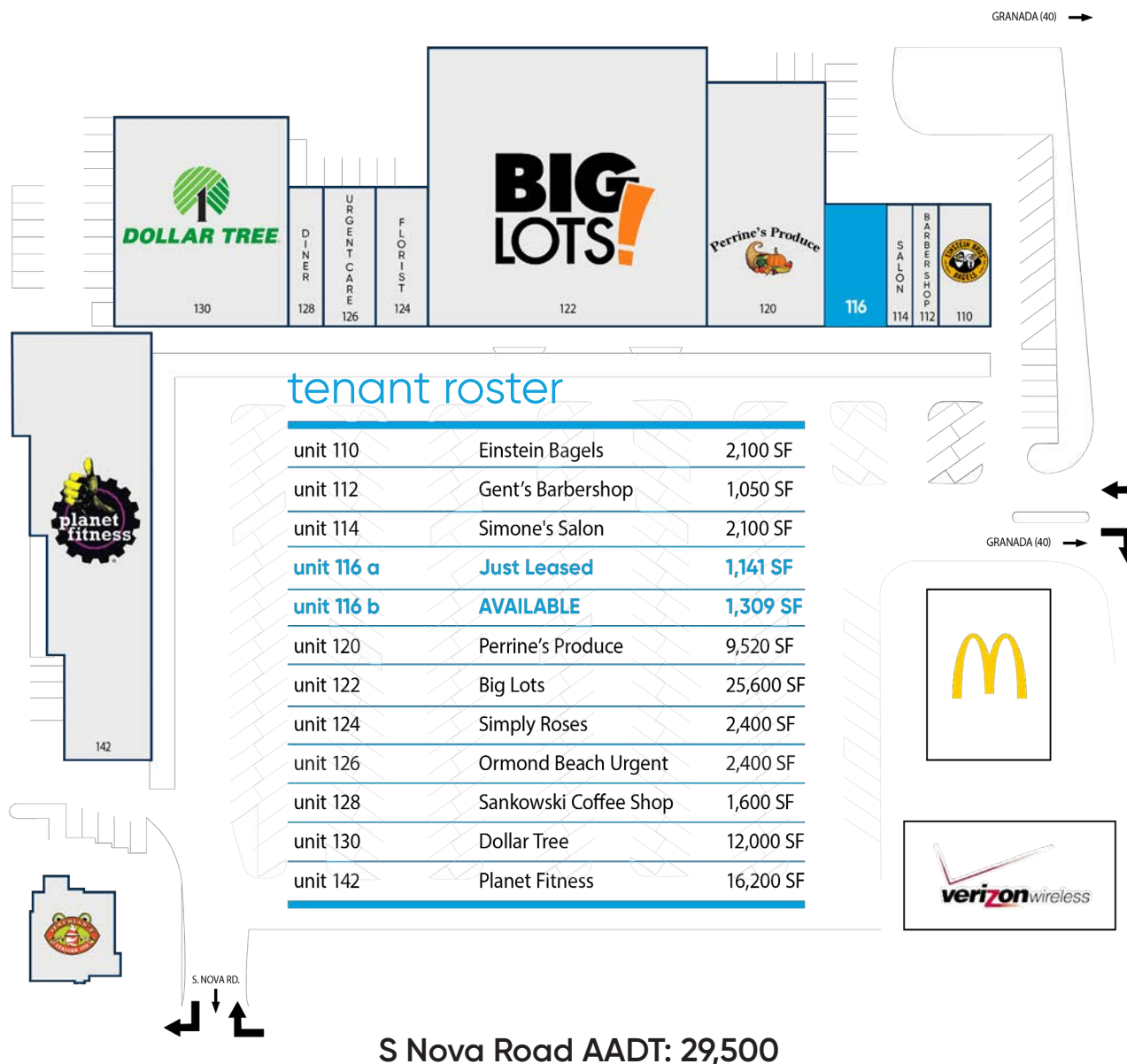


for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

site plan

RIVERGATE
VILLAGE



W Granada Blvd AADT: 35,500

S Nova Road AADT: 29,500

site aerials

RIVERGATE
VILLAGE



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location+
demos



demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	9,621	\$60,871	850	5,393
2-Mile	23,876	\$66,308	2,218	13,554
3-Mile	49,214	\$73,437	3,686	25,602



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