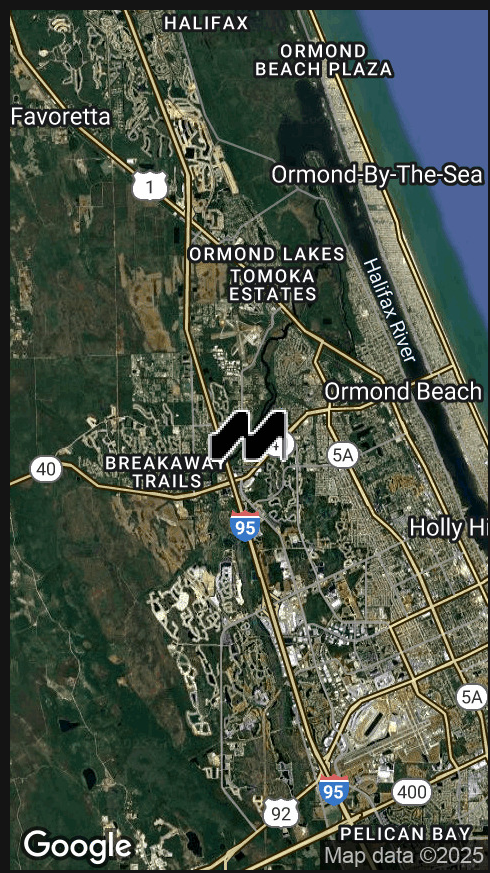




# West Granada Center

1425 W GRANADA BLVD, ORMOND BEACH, FL 32174



## Property Overview

Prime opportunity to acquire move-in a ready storefront suite with monument & building signage available. The Center benefits from being within close proximity to I-95, Walmart, & within Walking Distance to Ormond Towne Square & Lowe's Home Improvement.

Join surrounding retailers like Aldi, Chipotle, Panera Bread, TD Bank, Petco, Bronx House Pizza, Spectrum, AT&T, Mattress Firm, Aspen Dental, Salzburg Vet, Lowes & Dustin's BBQ.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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## EXECUTIVE SUMMARY

1425 W GRANADA BLVD, ORMOND BEACH, FL 32174

# West Granada Center



## OFFERING SUMMARY

Lease Rate:	\$25.00 - 30.00 SF/yr (NNN)
Available SF:	1,650 - 2,924 SF
Zoning:	1600 - SH CTR CMMITY
Submarket:	Ormond Beach
Traffic Count:	37,500

## LOCATION OVERVIEW

West Granada Center—a major retail node just off I-95 in Ormond Beach—offers an immediately available second-generation restaurant space in a prime location. Formerly occupied by a national restaurant chain, this endcap unit comes fully equipped with existing restaurant infrastructure and kitchen equipment, providing a true turnkey opportunity. The site boasts exceptional visibility and high traffic counts thanks to its strategic position along West Granada Boulevard near I-95, combined with strong national co-tenancy that drives consistent customer traffic. Recent national credit additions like Goodwill and Buffalo Wild Wings GO further amplify the center's robust foot traffic and restaurant synergy.

SPACES	LEASE RATE	SPACE SIZE
Retail Suite	\$30.00 SF/yr	1,650 SF
2nd Gen Restaurant Endcap	\$25.00 SF/yr	2,924 SF

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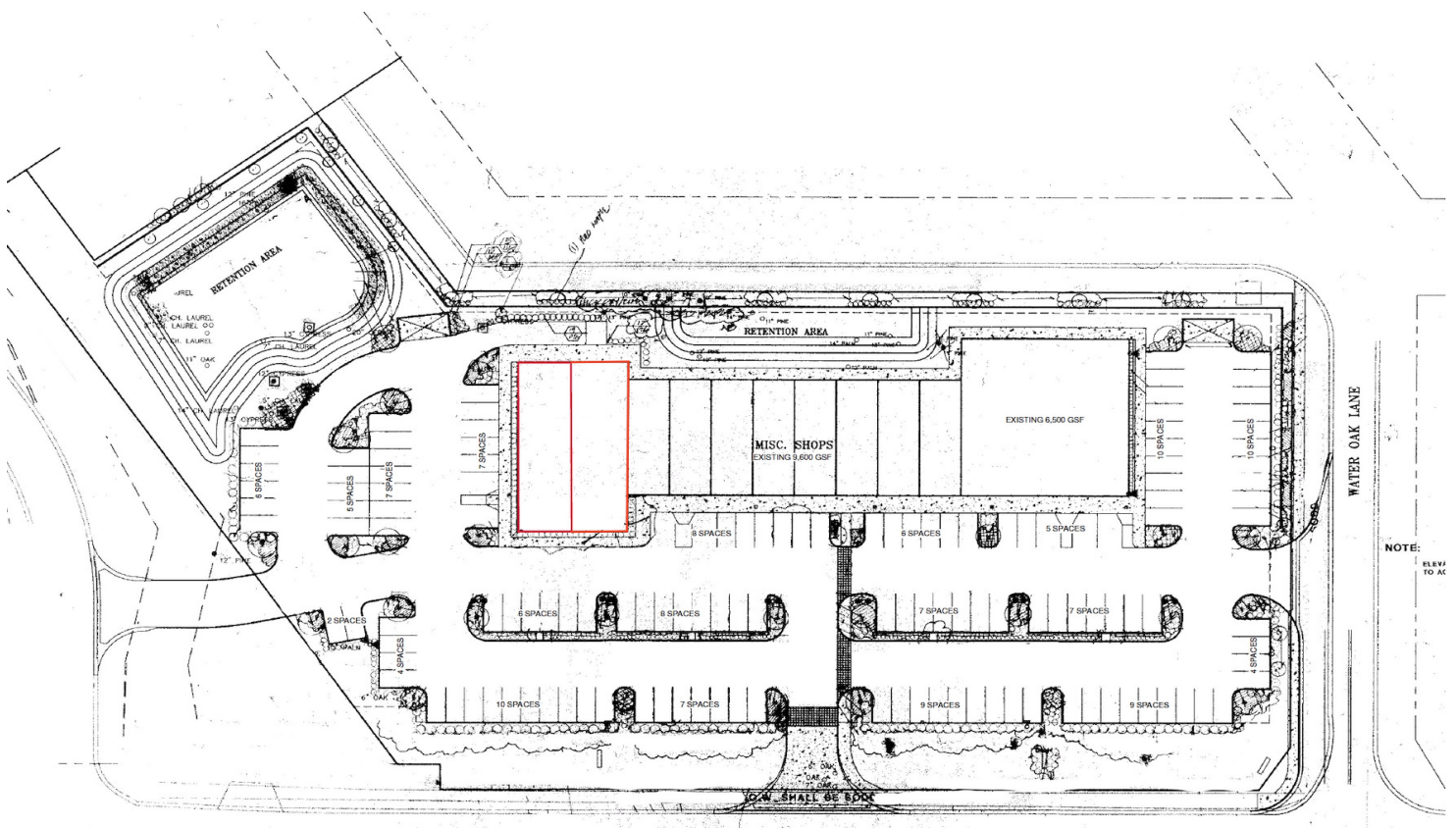
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# For Lease

## ADDITIONAL PHOTOS

1425 W GRANADA BLVD, ORMOND BEACH, FL 32174

# West Granada Center



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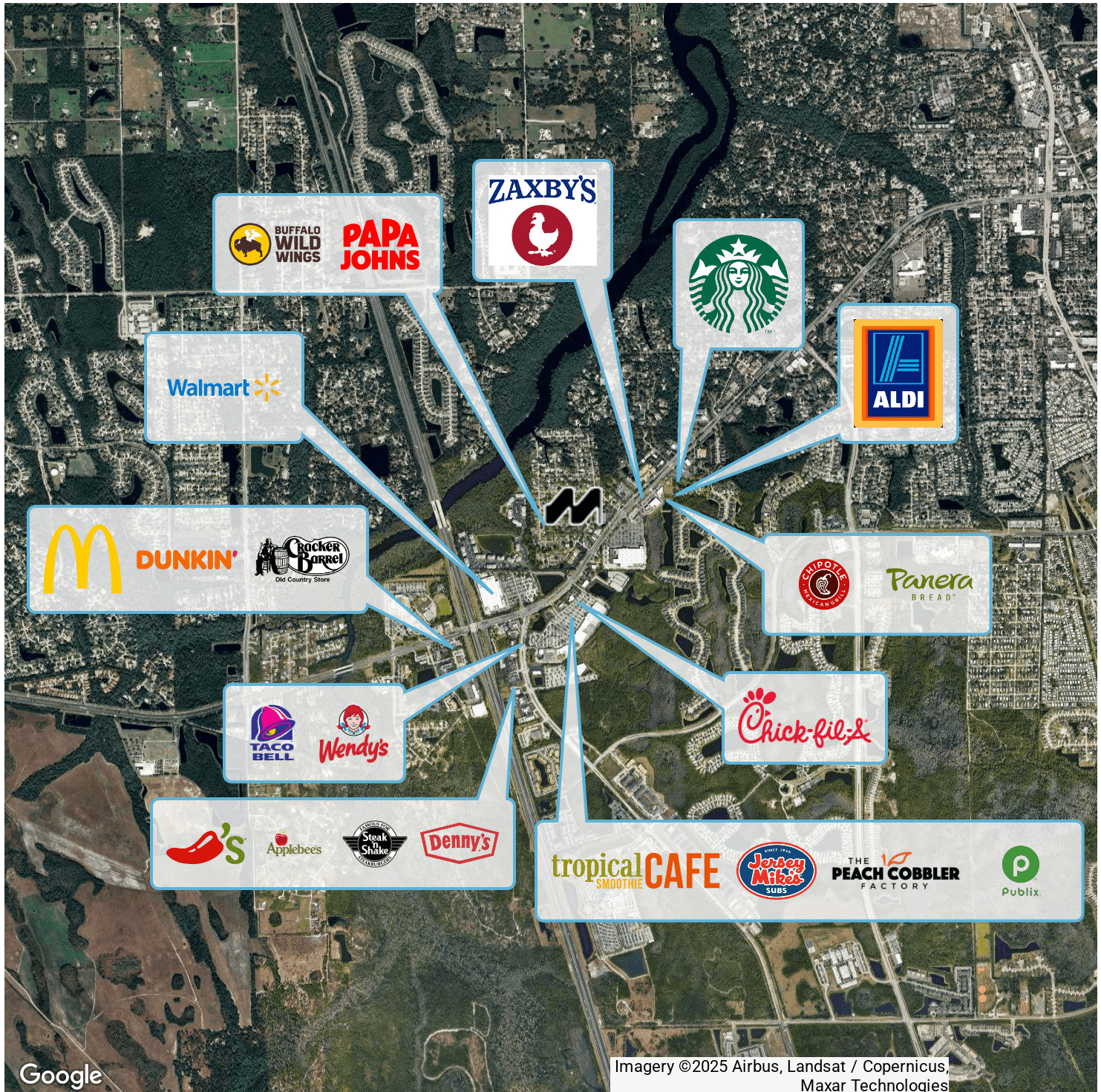
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## LOCATION MAPS

1425 W GRANADA BLVD, ORMOND BEACH, FL 32174

# West Granada Center



Google

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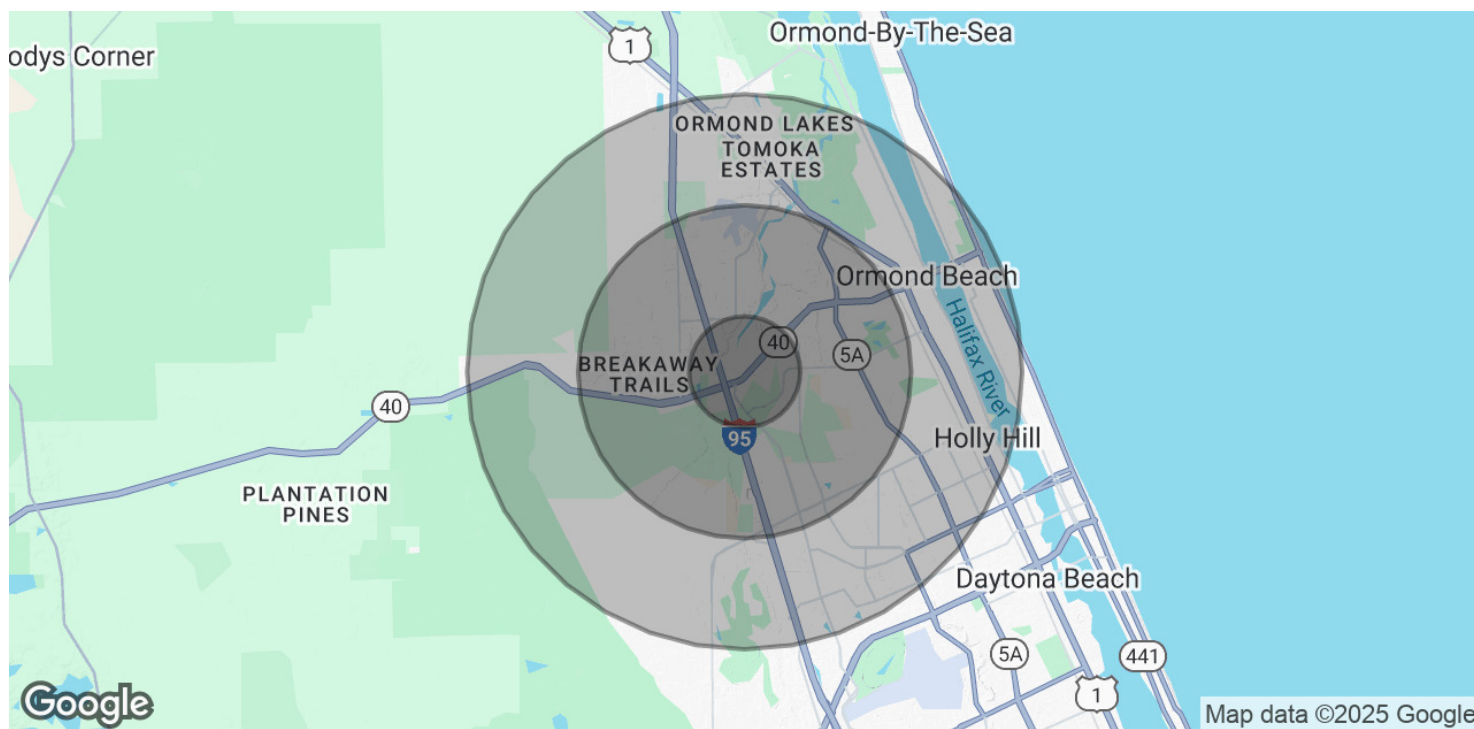
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## DEMOGRAPHICS MAP & REPORT

1425 W GRANADA BLVD, ORMOND BEACH, FL 32174

# West Granada Center



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,955	23,207	66,902
Average age	53.4	49.3	44.6
Average age (Male)	52.3	47.4	42.7
Average age (Female)	51.8	49.7	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,385	10,332	28,590
# of persons per HH	2.1	2.2	2.3
Average HH income	\$71,464	\$59,777	\$54,401
Average house value	\$357,853	\$227,735	\$207,317

\* Demographic data derived from 2020 ACS - US Census

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