

**SALE / LEASE**

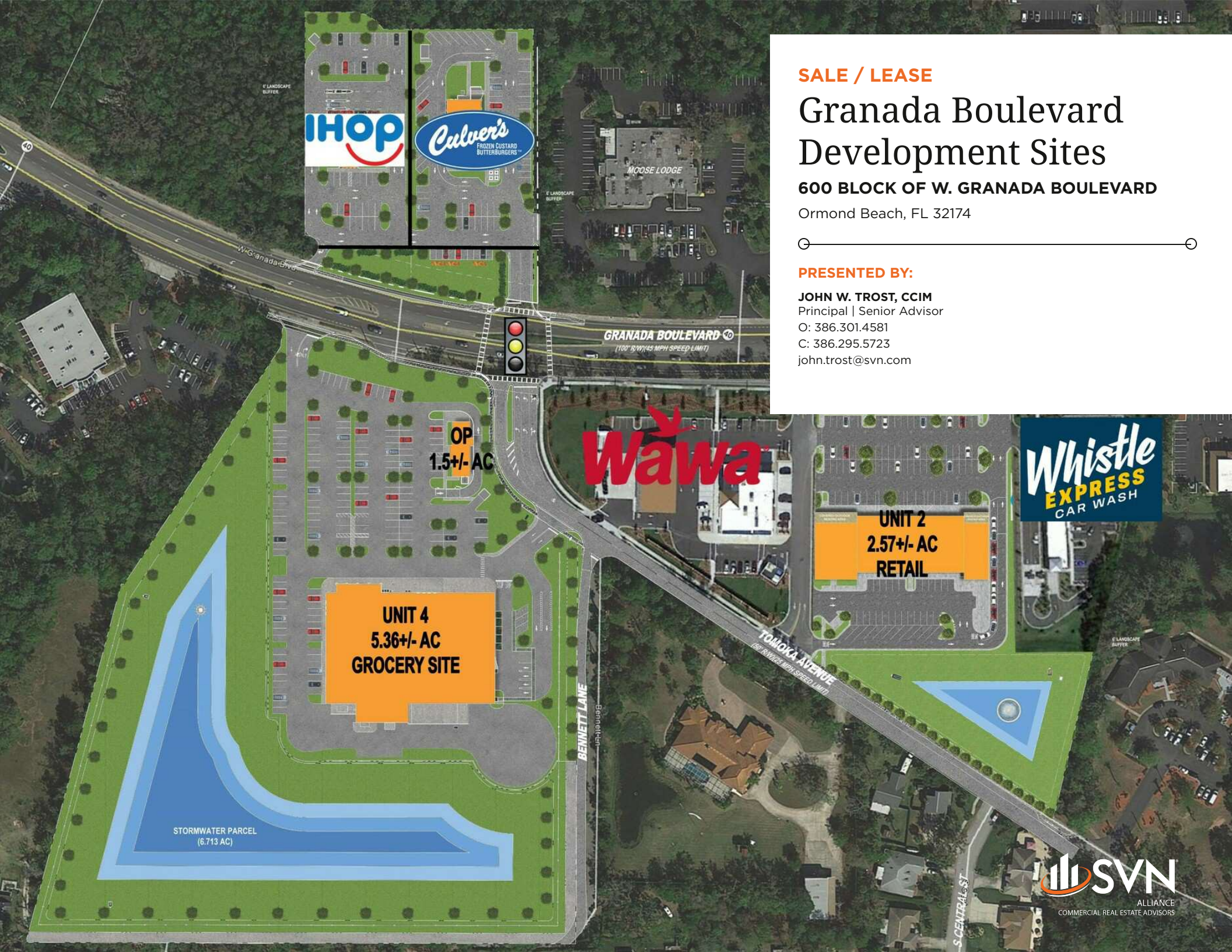
# Granada Boulevard Development Sites

**600 BLOCK OF W. GRANADA BOULEVARD**

Ormond Beach, FL 32174

**PRESENTED BY:**

**JOHN W. TROST, CCIM**  
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PROPERTY DETAILS & HIGHLIGHTS

PROPERTY DESCRIPTION

**GRANADA POINTE** - Granada Boulevard "PAD READY" development sites available.  
Join WAWA, Whistle Express Car Wash, Culver's, and IHOP at this high traffic, signalized Granada Boulevard location with great visibility.  
One of the few remaining parcels on Granada Boulevard to be developed.  
Daytime Population 109,623 within a 5 mile radius.  
Approximately 3.4 miles to Interstate 95.  
Great location for Grocery, Discount Store, Fast Food, Restaurant, Financial Services, Offices, Pharmacy, Bowling Center, Recreational Facility (indoor), Garden Center and Nursery, Retail, Insurance, and Medical Offices.  
798+/- feet of frontage on Granada Boulevard.  
Offsite stormwater for all parcels.

PARCELS AVAILABLE FOR SALE OR GROUND LEASE 1.5 - 11+/- ACRES:

- Unit 1:** Whistle Express Car Wash
- Unit 2:** (2.57+/- AC) Proposed Retail 26,000 SF - 105 Parking Spaces - WILL CONSIDER GROUND LEASE
- Unit 3:** WAWA
- Unit 4:** (5.36+/- AC) Proposed Grocery 41,952 SF - 183 Parking Spaces - GROUND LEASE
- Outparcel to Proposed Grocery Site:** (1.5+/- AC) - GROUND LEASE
- North Parcel 1:** Culver's
- North Parcel 2:** IHOP

HIGHLIGHTS

- "PAD READY" sites cleared, graded, compacted, filled with stubbed out water, sewer, and electric
- TRAFFIC SIGNAL installed, all Granada Boulevard and Tomoka Avenue driveway entrances installed, and DECORATIVE street lighting installed
- OFF-SITE STORMWATER RETENTION provided with FOUNTAINS or the storm ponds installed, including storm inlets at property boundaries



OFFERING SUMMARY

AVAILABLE:	1.5 - 11+/- Acres
GROUND LEASE:	Negotiable
LOT SIZE:	20+/- Acres
TRAFFIC COUNT:	34,000 AADT
TRADE AREA:	Population 100,482 Average HHI \$79,219 Daytime Population 109,623
ZONING:	PBD, Planned Business Development

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# CONCEPT PLAN



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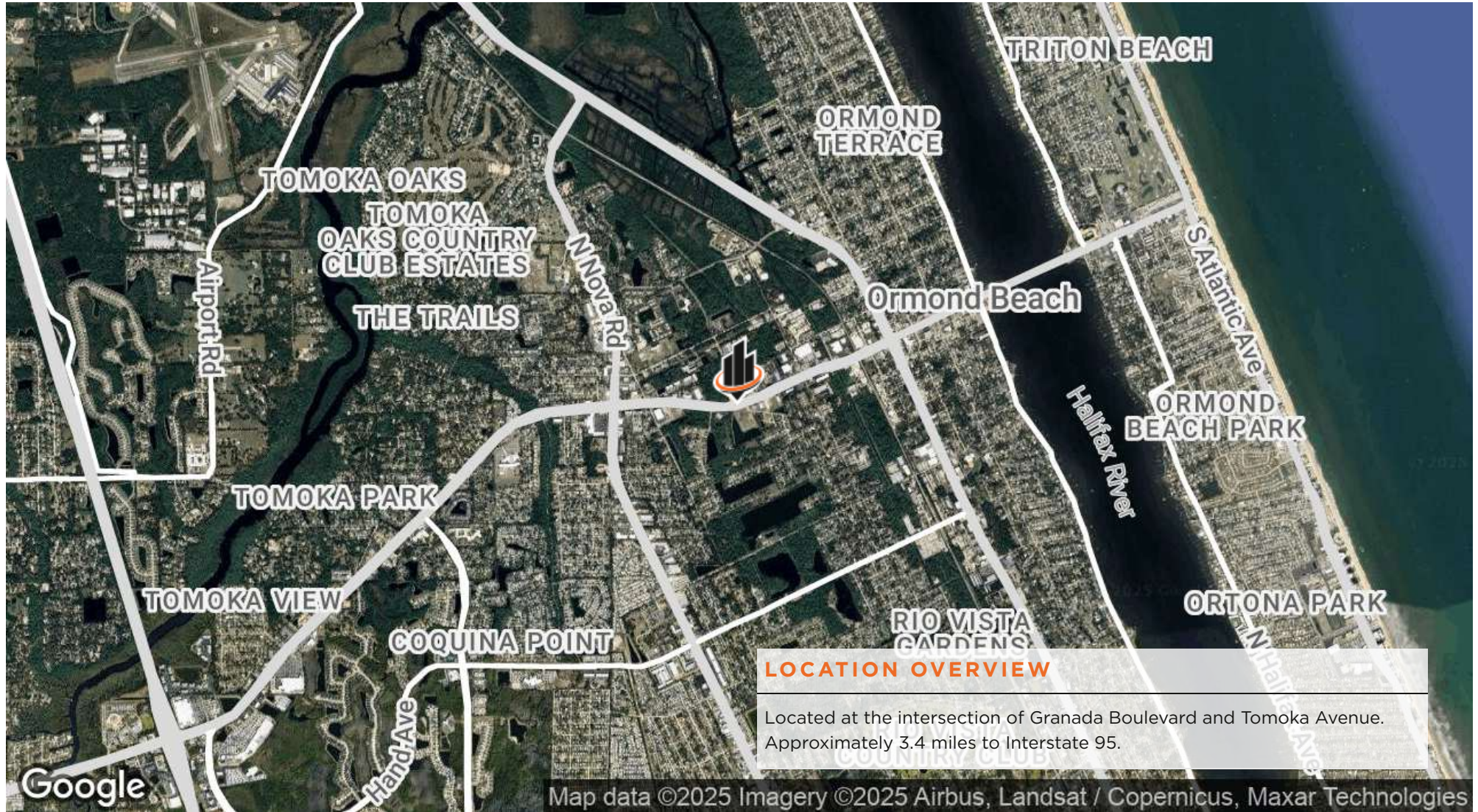
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## LOCATION MAP



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## RETAILER MAP



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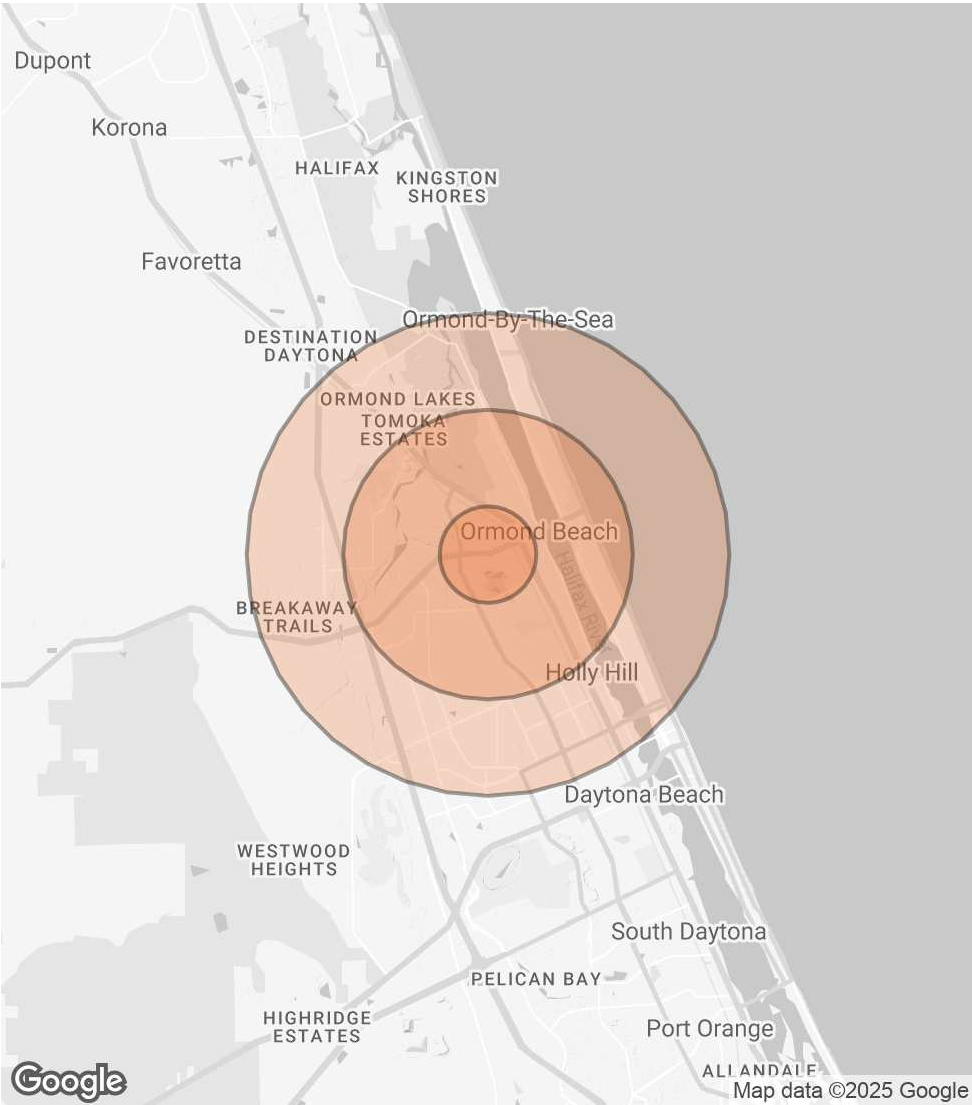


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,793	51,207	100,482
AVERAGE AGE	47.2	50.4	47.6
AVERAGE AGE (MALE)	43.1	49.2	46.9
AVERAGE AGE (FEMALE)	55.4	52.2	48.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,127	23,335	45,293
# OF PERSONS PER HH	1.9	1.9	1.9
AVERAGE HH INCOME	\$71,764	\$81,277	\$79,219
AVERAGE HOUSE VALUE	\$140,445	\$174,174	\$184,643

\* Demographic data derived from 2020 ACS - US Census



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