



Granada Professional Center | Single-Tenant Investment Opportunity



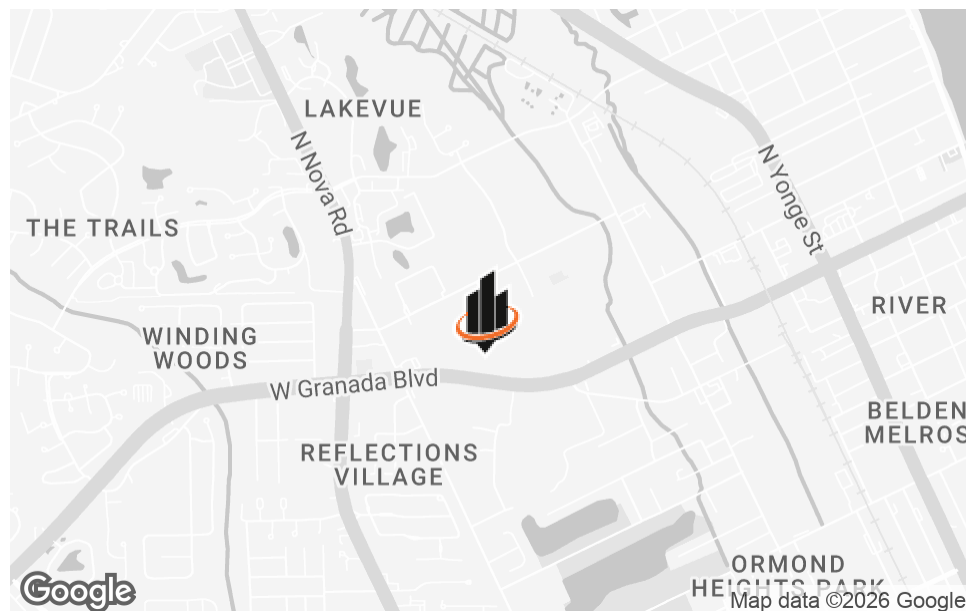
725 W. Granada Boulevard

ORMOND BEACH, FL 32174

PRESENTED BY:

JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000 (\$272.33/SF)
CAP RATE:	6.96%
NOI:	\$173,896
NUMBER OF TENANTS:	1
SQUARE FEET:	9,180 SF
PARCEL NO:	17 Parcels
YEAR BUILT:	2006
ZONING:	B-9, Boulevard

PROPERTY DESCRIPTION

A fully stabilized, single-tenant medical office condo offered on Ormond Beach's busiest commercial corridor.

Granada Professional Center presents the opportunity to acquire a portfolio of office condo units within one of Ormond Beach's most established professional complexes, 100% occupied by a single, long-tenured medical tenant. Offered at \$2,500,000, with a 6.96% cap rate on current weighted average NOI of \$173,896 over recently signed 5-year lease from Coastal Pain & Neurology Centers, a multi-physician specialty practice that has operated continuously at this location since 2000.

The 9,180 square foot unit is built out for full medical use, featuring high ceilings, storm-rated doors and windows, and ample on-site parking, with prominent monument signage along W. Granada Boulevard (State Road 40) - carrying over 33,500 vehicles per day. With a 25-year tenured anchor, a broad insurance-accepting patient base, and the low-maintenance ownership structure of an office condo, this offering is well-suited for a private investor or 1031 exchange buyer seeking dependable, healthcare-driven income in a high-demand Florida market.

LOCATION DESCRIPTION



LOCATION DESCRIPTION

Granada Professional Center is positioned on the north side of W. Granada Boulevard (State Road 40) just east of Nova Road, one of the most heavily traveled commercial corridors in Volusia County, carrying over 33,500 vehicles per day. The property sits at the heart of Ormond Beach's established professional and retail trade area, surrounded by a dense concentration of national and regional tenants including Publix, Walmart, Wawa, Lowe's, ALDI, Panera, Petco, CVS, and numerous financial institutions and medical users.

The immediate area serves a stable, owner-occupied residential base with average household incomes of approximately \$84,300 within three miles. The surrounding population averages 46.5 years of age within one mile - a demographic profile that drives consistent, non-discretionary demand for the specialty medical services provided by Coastal Pain & Neurology Centers.

Ormond Beach sits immediately north of Daytona Beach with convenient access to Interstate 95, positioning the practice to draw patients from across northern Volusia County and beyond. The area's aging demographic base and continued in-migration from higher-cost markets further reinforce the long-term demand for the pain management and neurology services that have anchored this location for over two decades.



PROPERTY DESCRIPTION

Granada Professional Center presents a rare opportunity to acquire a fully stabilized, income-producing office condo unit within one of Ormond Beach's most established professional complexes. Offered at \$2,500,000, the investment delivers a current weighted average NOI of \$173,896 over a recently signed 5-year lease from a single, long-tenured medical tenant occupying 9,180 square feet of purpose-built professional space.

The unit is 100% occupied by Coastal Pain & Neurology Centers, a multi-physician specialty practice that has been continuously operating at this location since 2000. With 12 physicians covering 12 specialty areas — including neurology, interventional pain management, and physical therapy rehabilitation — and a second location in Orange City, Coastal Pain & Neurology Centers represents one of the most deeply rooted and operationally established medical tenants in the Volusia County market. The practice accepts all major insurance carriers including Medicare, automobile insurance, and workers' compensation, supporting a broad and non-discretionary patient base that is largely insulated from economic fluctuation.

Built in 2006, the unit features high ceilings, storm-rated doors and windows, and ample on-site parking. The property carries B-9 Boulevard zoning and includes prominent multi-tenant monument signage with direct frontage exposure along W. Granada Boulevard - Ormond Beach's primary east-west arterial carrying over 33,500 vehicles per day. The condo structure provides the investor the operational simplicity of owning an individual unit without the burden of full building ownership and management, while still benefiting from the scale and visibility of a larger professional center.

This offering is well-suited for a private investor or 1031 exchange buyer seeking a low-management, cash-flowing medical asset in a high-traffic, high-demand Florida market. The combination of a 25-year tenured anchor, modern construction, healthcare-oriented use, and a premier Granada Boulevard address makes this a compelling addition to any investment portfolio.

ADDITIONAL PHOTOS



TENANT LOCATION MAP





COASTAL PAIN & NEUROLOGY CENTERS (SYMPHONY SPINE, PAIN AND NEURO ALLIANCE LLC)

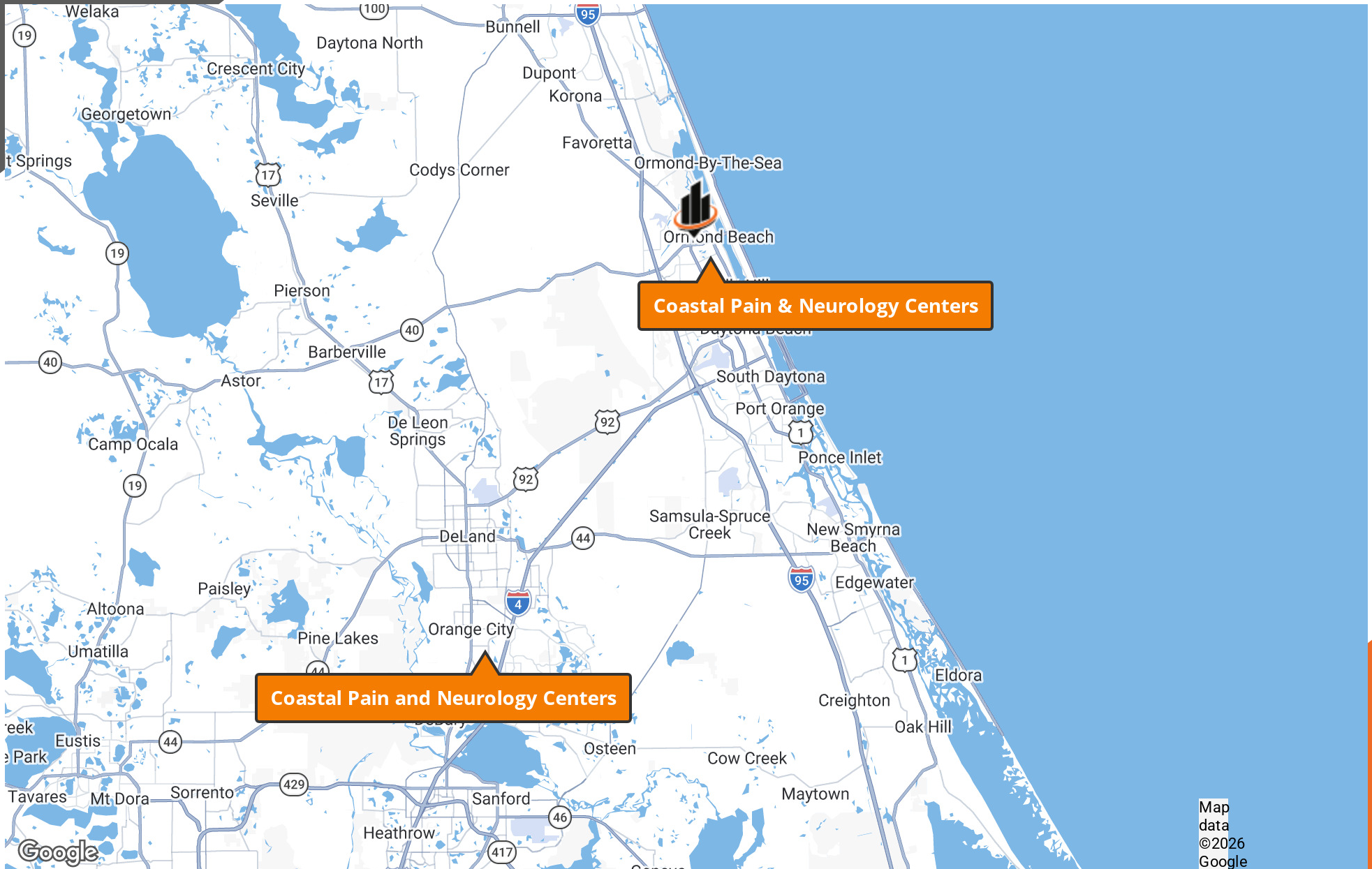
Coastal Pain & Neurology Centers has been providing high-quality medical care to the Daytona Beach and Ormond Beach communities since 2000 and now proudly serves all of Volusia County, including a second location in Orange City.

The practice offers a comprehensive plan of care encompassing neurology, interventional pain management, and physical therapy rehabilitation. Whether treating injuries from auto accidents, slip-and-fall incidents, or work injuries, or managing chronic musculoskeletal, nerve, or brain conditions, the practice works with patients from initial diagnosis through rehabilitation and long-term care. All major group health insurance options are accepted.

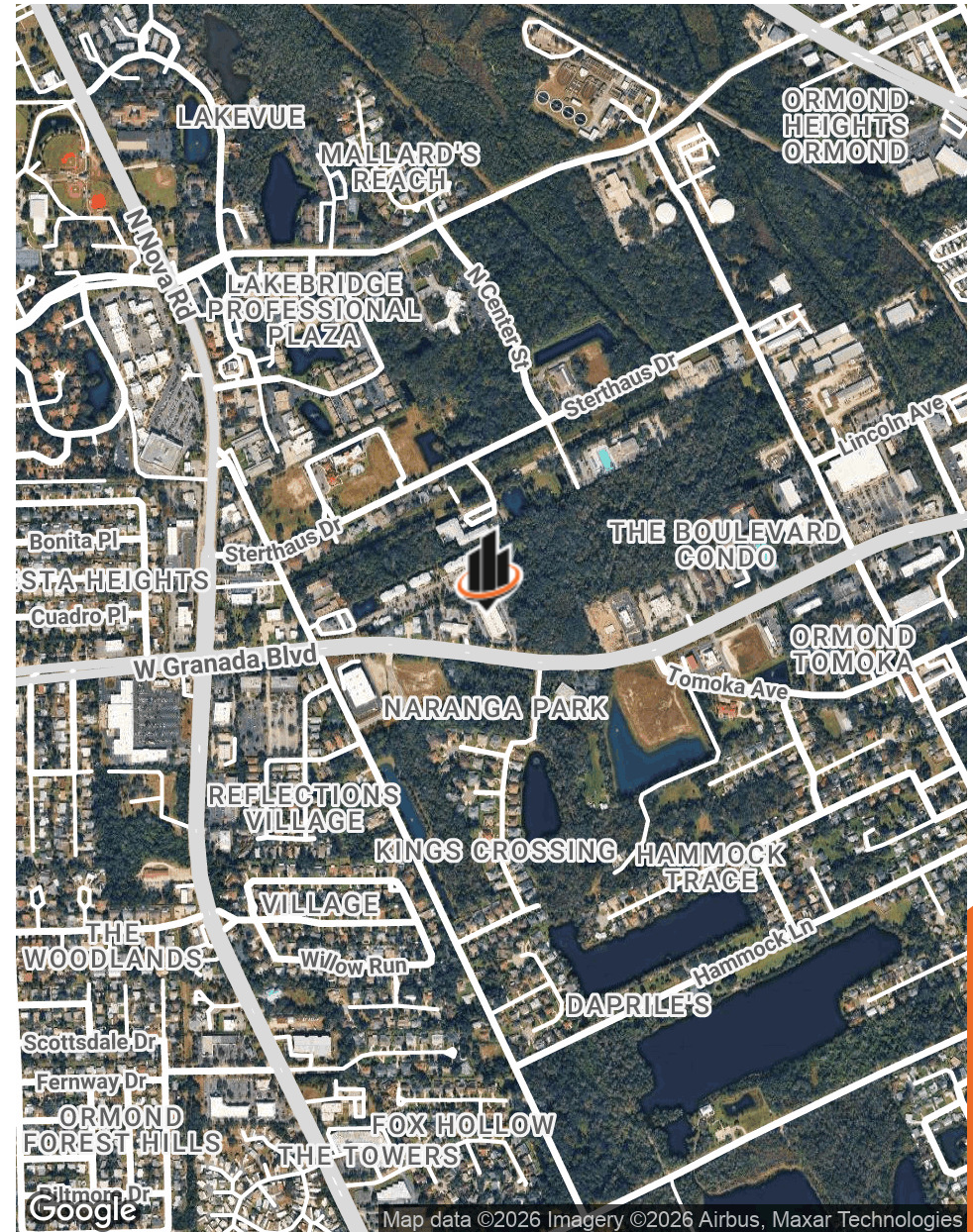
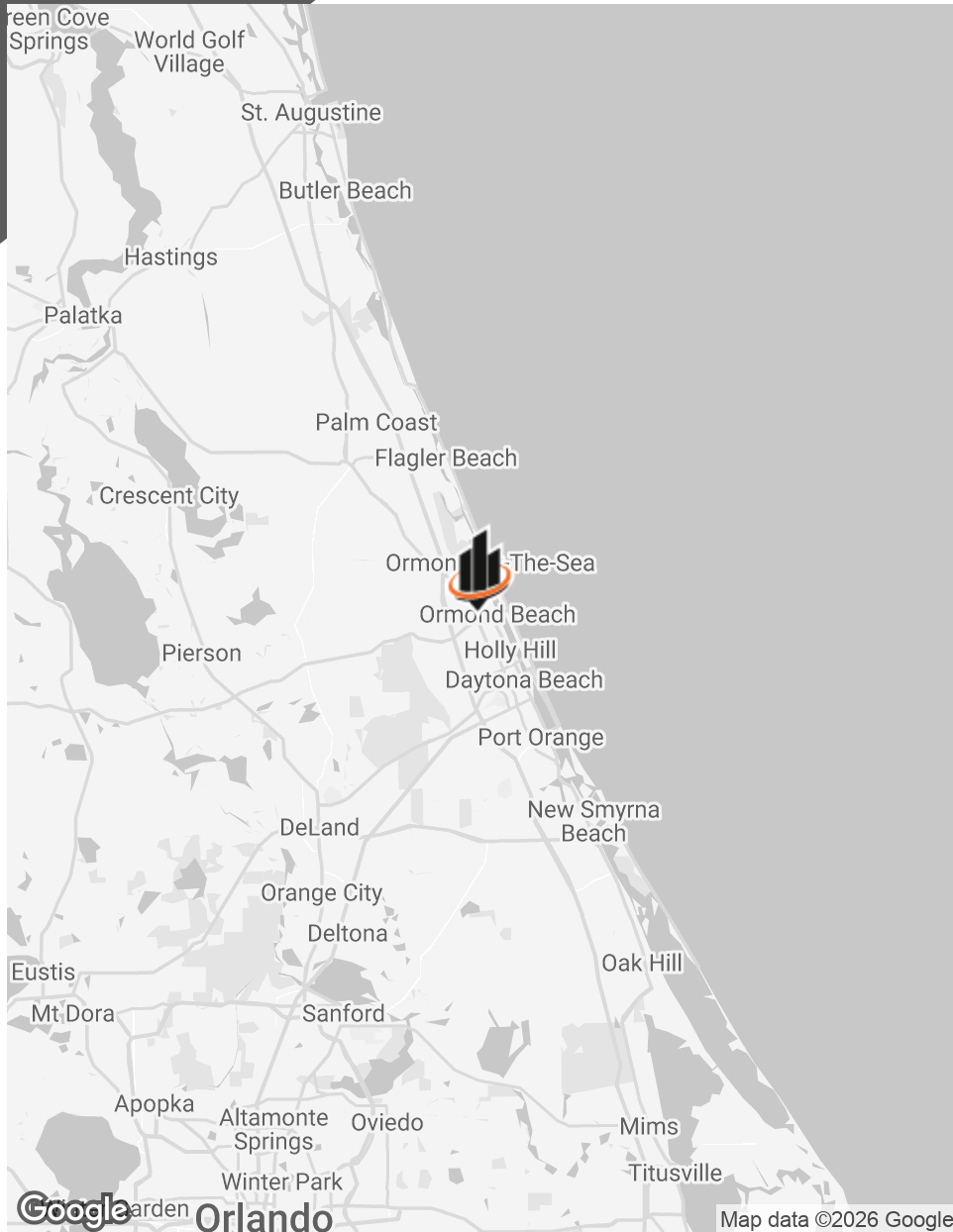
Neurological conditions treated include brain and spinal cord disorders, headaches, epilepsy, migraines, multiple sclerosis, dementia, Alzheimer's disease, dizziness and vertigo, fall and balance problems, sleep apnea, and acute and chronic pain. The practice currently operates with 12 physicians covering 12 specialty areas of medicine.

With over two decades of continuous operation at the subject property, a multi-physician team, a second location, and a broad insurance-accepting platform, Coastal Pain & Neurology Centers represents one of the most established and deeply rooted medical tenants in the Ormond Beach market — and a compelling anchor for this investment offering.

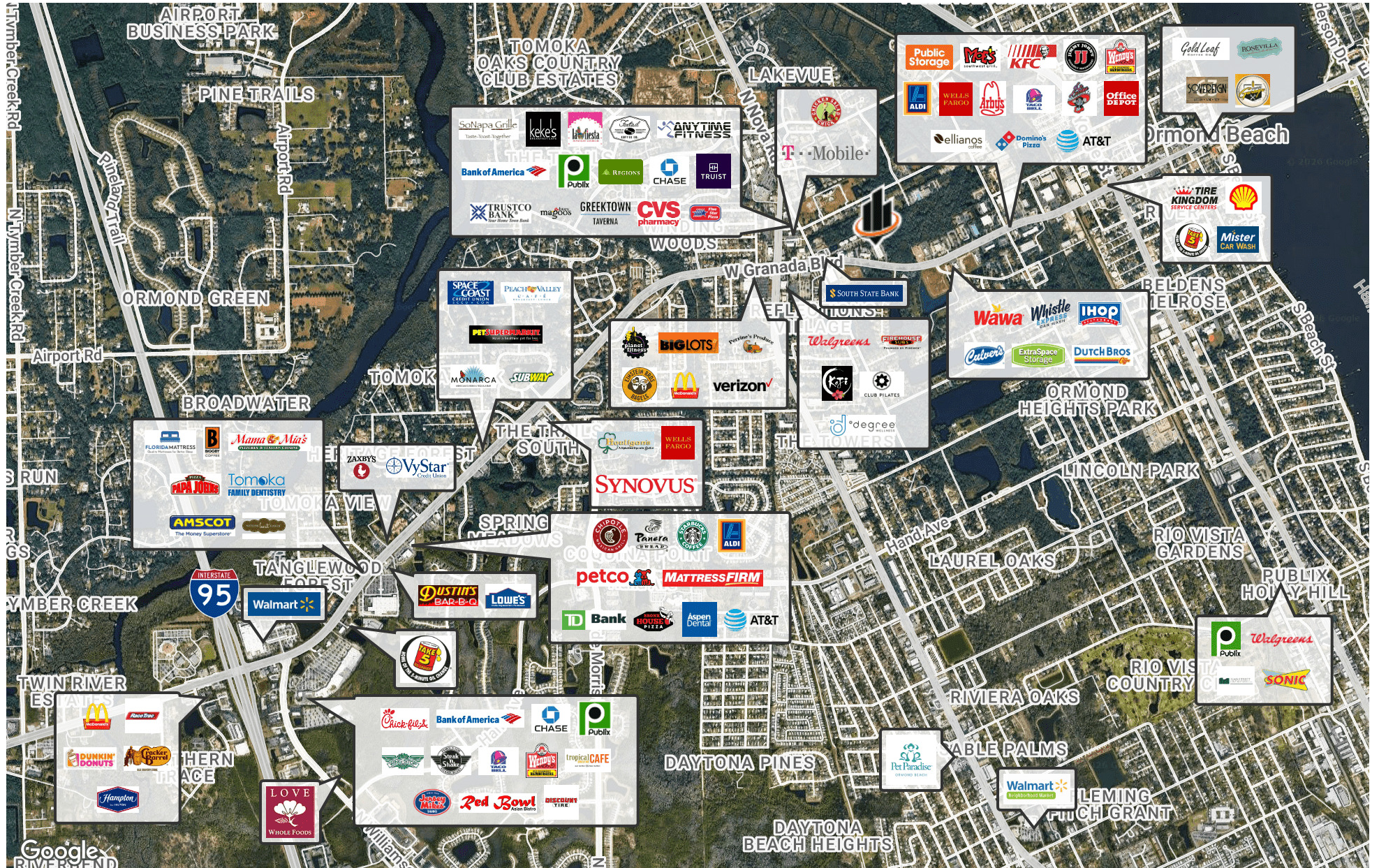
TENANT LOCATIONS



LOCATION MAPS



RETAILER MAP

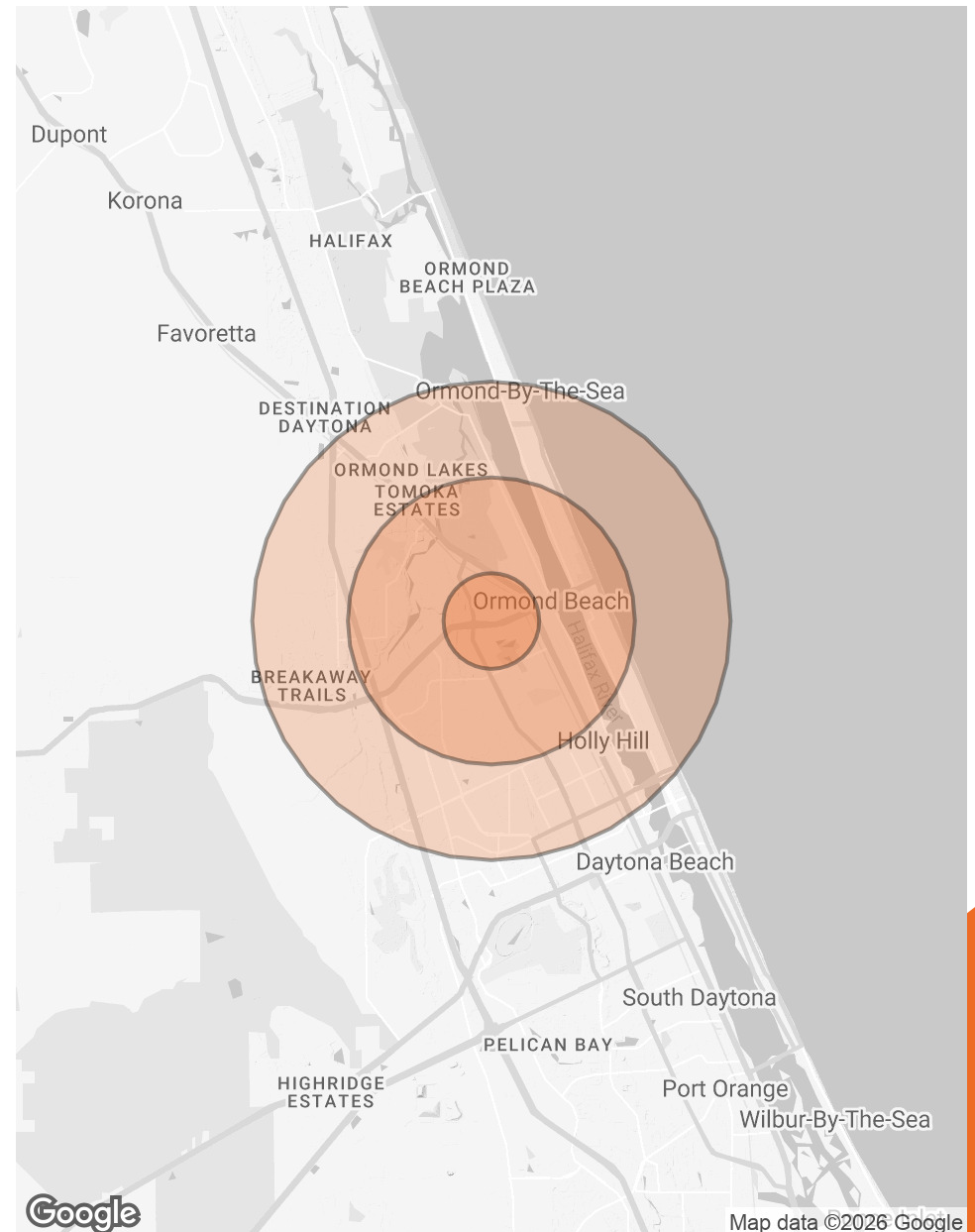


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,201	48,768	95,652
AVERAGE AGE	46.5	51.1	49.2
AVERAGE AGE (MALE)	41.9	48.9	47.3
AVERAGE AGE (FEMALE)	48.9	52.5	50.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,992	22,138	42,482
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$60,625	\$84,295	\$85,566
AVERAGE HOUSE VALUE	\$287,479	\$271,435	\$276,417

2023 American Community Survey (ACS)



ADVISOR BIO



JOHN W. TROST, CCIM

Principal | Senior Advisor

john.trost@svn.com

Direct: **386.301.4581** | Cell: **386.295.5723**

FL #BK-0160420

PROFESSIONAL BACKGROUND

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985
IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member (CCIM) designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Specializing in retail and office sales, leasing, and development.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B

Ormond Beach, FL 32174

386.310.7900



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

1275 WEST GRANADA BLVD.
SUITE 5B
ORMOND BEACH, FL 32174



[HTTP:SVNALLIANCE.COM](http://svnalliance.com)