

**SALE**

# West Granada Retail Site-0.80 Acres

**1641 W GRANADA BLVD**

Ormond Beach, FL 32174

**PRESENTED BY:**

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AADT 34,500

Granada Blvd



# PROPERTY SUMMARY

## OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| SALE PRICE:    | \$1,200,000      |
| LOT SIZE:      | 0.8 Acres        |
| PRICE / ACRE:  | \$1,500,000      |
| ZONING:        | Ormond Beach B-7 |
| MARKET:        | Daytona Beach    |
| TRAFFIC COUNT: | 35,000           |
| APN:           | 4125-00-00-0085  |

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## PROPERTY OVERVIEW

Over 200' of Frontage on West Granada adjacent to I-95 with a traffic count of 35,000. This parcel is zoned B-7 in the City of Ormond Beach.

## PROPERTY HIGHLIGHTS

- Over 200' of West Granada Frontage
- 35,000 Square Feet, 0.80 Acres of Retail Land
- Possibility to Add Additional Land in Back
- Great Exposure on Granada and Access to I-95
- Right In, Right Out Only
- Zoned B-7 in the City of Ormond Beach-Retail Sales & Service

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## ADDITIONAL PHOTOS



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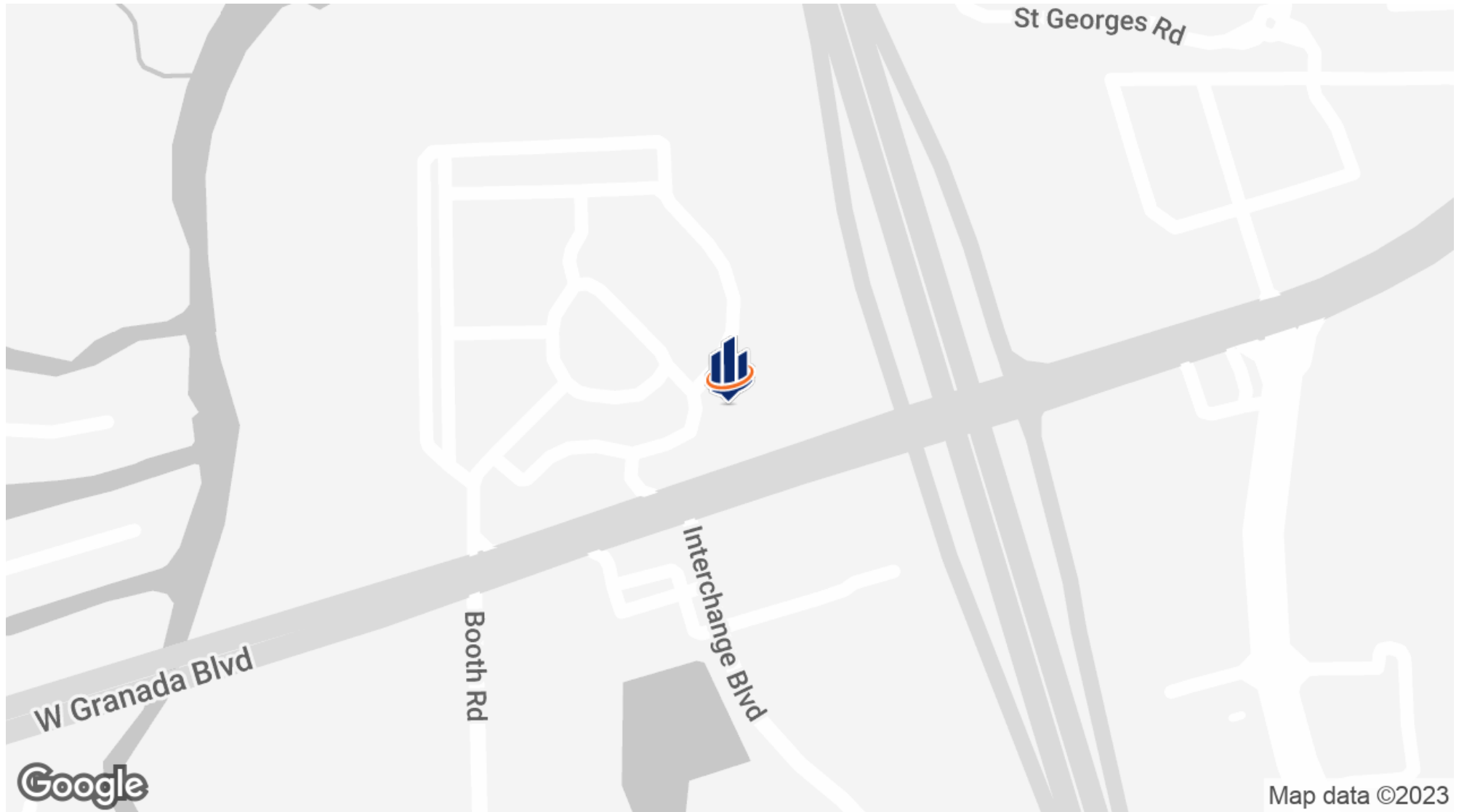
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT

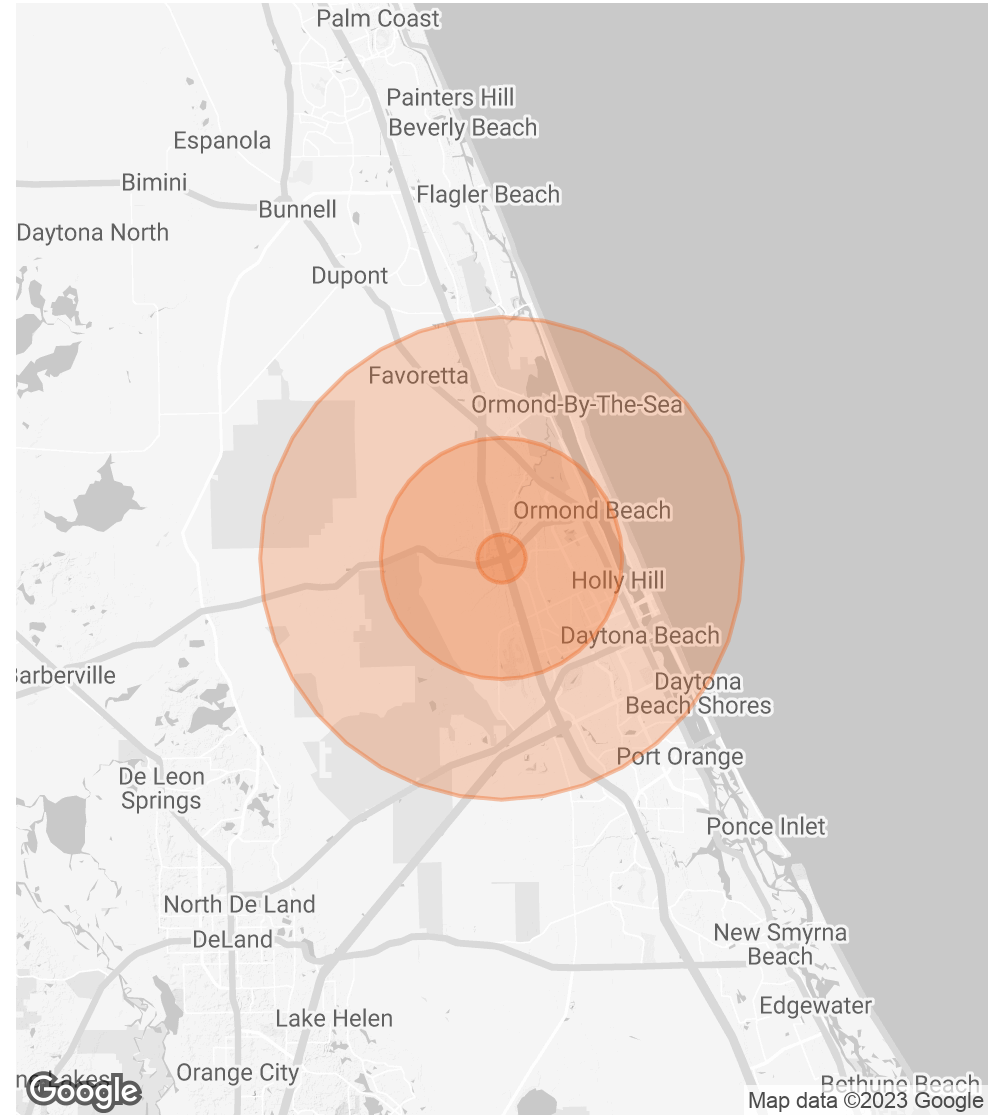
### POPULATION

|                             | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| <b>TOTAL POPULATION</b>     | 1,850  | 58,258  | 168,551  |
| <b>AVERAGE AGE</b>          | 50.9   | 44.5    | 42.8     |
| <b>AVERAGE AGE (MALE)</b>   | 50.2   | 42.6    | 41.2     |
| <b>AVERAGE AGE (FEMALE)</b> | 49.5   | 45.7    | 44.5     |

### HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

|                            |           |           |           |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 825       | 24,809    | 70,204    |
| <b># OF PERSONS PER HH</b> | 2.2       | 2.3       | 2.4       |
| <b>AVERAGE HH INCOME</b>   | \$77,040  | \$53,375  | \$53,492  |
| <b>AVERAGE HOUSE VALUE</b> | \$343,884 | \$211,705 | \$204,499 |

\* Demographic data derived from 2020 ACS - US Census



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