



**SALE**

## West Granada Retail Site-0.80 Acres

**1641 W GRANADA BLVD**

Ormond Beach, FL 32174

**PRESENTED BY:**

**MITAL SARAIYA**

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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  |

## 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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# ADDITIONAL PHOTOS

## Sec. 2-28. B-7, Highway Tourist Commercial Zoning District.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   |                                                                                                                                                                                       |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------|-------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------|-------------------------|-----------------------|----------------------------------|
| <b>A. PURPOSE:</b> The purpose of the B-7, Highway Tourist Commercial Zoning District is to provide for a variety of tourist facilities and tourist-related support activities in an attractive setting which will promote pedestrian activity and reinforce positive visitor experience. This district is designed for use within or in close proximity to other districts within which major transient lodging development has occurred or is permitted. |                                  |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   |                                                                                                                                                                                       |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |
| <b>B. DIMENSIONAL STANDARDS</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   |                                                                                                                                                                                       |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2.                               | 3.                      | 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5.                              | 6.               | 7.                | 8.                | 9.                                                                                                                                                                                    |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |
| Type                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Density                          | Maximum Building Height | Maximum Building Coverage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Maximum Impervious Lot Coverage | Minimum Lot Size | Minimum Lot Width | Minimum Lot Depth | Setbacks                                                                                                                                                                              |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   | a.                                                                                                                                                                                    | b.                                                                                                              | c.                                                                                                                                                                    | d.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | e.        |                      |                         |                       |                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   | Front                                                                                                                                                                                 | Rear                                                                                                            | Side                                                                                                                                                                  | Street Side/ Corner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Waterbody |                      |                         |                       |                                  |
| Nonresidential Uses                                                                                                                                                                                                                                                                                                                                                                                                                                        | 36 (transient lodging)           | 50'                     | 40%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 75%                             | 20,000 SF        | 100'              | N/A               | 20'                                                                                                                                                                                   | 20'<br>30' if abutting residential district;<br>5' additional combined side yard required for each story over 2 | 10'<br>20' when abutting a multifamily district;<br>25' when abutting a single-family district;<br>5' of additional combined yard area required for each story over 2 | 20'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 30'       |                      |                         |                       |                                  |
| Multifamily                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10                               | 50'                     | 40%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 75%                             | 20,000 SF        | 100'              | N/A               | 20'                                                                                                                                                                                   | 20'<br>30' if abutting residential district                                                                     | 10' when abutting a multifamily district;<br>25' when abutting a single-family district                                                                               | 20'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 30'       |                      |                         |                       |                                  |
| <b>C. PERMITTED USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                         | <b>D. CONDITIONAL USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                 |                  |                   |                   | <b>E. SPECIAL EXCEPTION USES</b>                                                                                                                                                      |                                                                                                                 |                                                                                                                                                                       | <b>F. OTHER STANDARDS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |                      |                         |                       |                                  |
| 1. Adult Day Care Center<br>2. Assisted Living Facility<br>3. Business and Professional Office<br>4. Business Service<br>5. Clubs and Fraternal Organization<br>6. Convenience Store, Type A<br>7. Financial Institution<br>8. Funeral Home<br>9. Instructional Physical Activity<br><br>10. Retail Sales and Service<br>11. School, Public<br>12. Transient Lodging<br>13. Veterinarian                                                                   |                                  |                         | 1. Bar<br>2. Community Residential Home<br>3. Convenience Store, Type B<br>4. Convenience Store, Type C<br>5. Dwelling, Multifamily<br>6. Family Day Care Home<br>7. Golf Course, Contoured<br>8. Hospital<br>9. House of Worship<br><br>10. Nightclub<br>11. Parking Lot<br>12. Parking Garage<br>13. Parks and Recreation Facilities, Private<br>14. Parks and Recreation Facilities, Public<br>15. Personal Services<br>16. Public Facilities<br>17. Public Utilities<br>18. Recreational Facilities, Indoor<br>19. Restaurant, Type "A"<br>20. Restaurant, Type "B"<br>21. Restaurant, Type "C"<br>22. School, Private<br>23. Shopping Center<br>24. Telecommunications Towers, Camouflaged<br>25. Theater<br>26. Wind Energy System |                                 |                  |                   |                   | 1. Automatic Amusement Center<br>2. Nightclub<br>3. Outdoor Activity<br>4. Outdoor Storage<br>5. Recreational Facilities, Outdoor.<br>6. Telecommunication Tower<br>7. Vehicle Rental |                                                                                                                 |                                                                                                                                                                       | All development must comply with the following requirements:<br>1. Wetlands (chapter 3, article II).<br>2. Special corridors and buffer requirements (chapter 3, article I).<br>3. See conditional and special exception regulations (chapter 2, article IV).<br>4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table><tr><td>One Bedroom = 600 SF</td><td>Three Bedrooms = 900 SF</td></tr><tr><td>Two Bedrooms = 750 SF</td><td>Each Additional Bedroom = 150 SF</td></tr></table> |           | One Bedroom = 600 SF | Three Bedrooms = 900 SF | Two Bedrooms = 750 SF | Each Additional Bedroom = 150 SF |
| One Bedroom = 600 SF                                                                                                                                                                                                                                                                                                                                                                                                                                       | Three Bedrooms = 900 SF          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   |                                                                                                                                                                                       |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |
| Two Bedrooms = 750 SF                                                                                                                                                                                                                                                                                                                                                                                                                                      | Each Additional Bedroom = 150 SF |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   |                                                                                                                                                                                       |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |
| <b>G. PERMITTED ACCESSORY USES:</b> Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.                                                                                                                                                                                                                     |                                  |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                  |                   |                   |                                                                                                                                                                                       |                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                      |                         |                       |                                  |

(Ord. No. 2012-03, § 6, 2-7-2012; Ord. No. 2014-39, §§ 5, 6, 1-6-2015; Ord. No. 2015-11, § 6, 4-7-2015)

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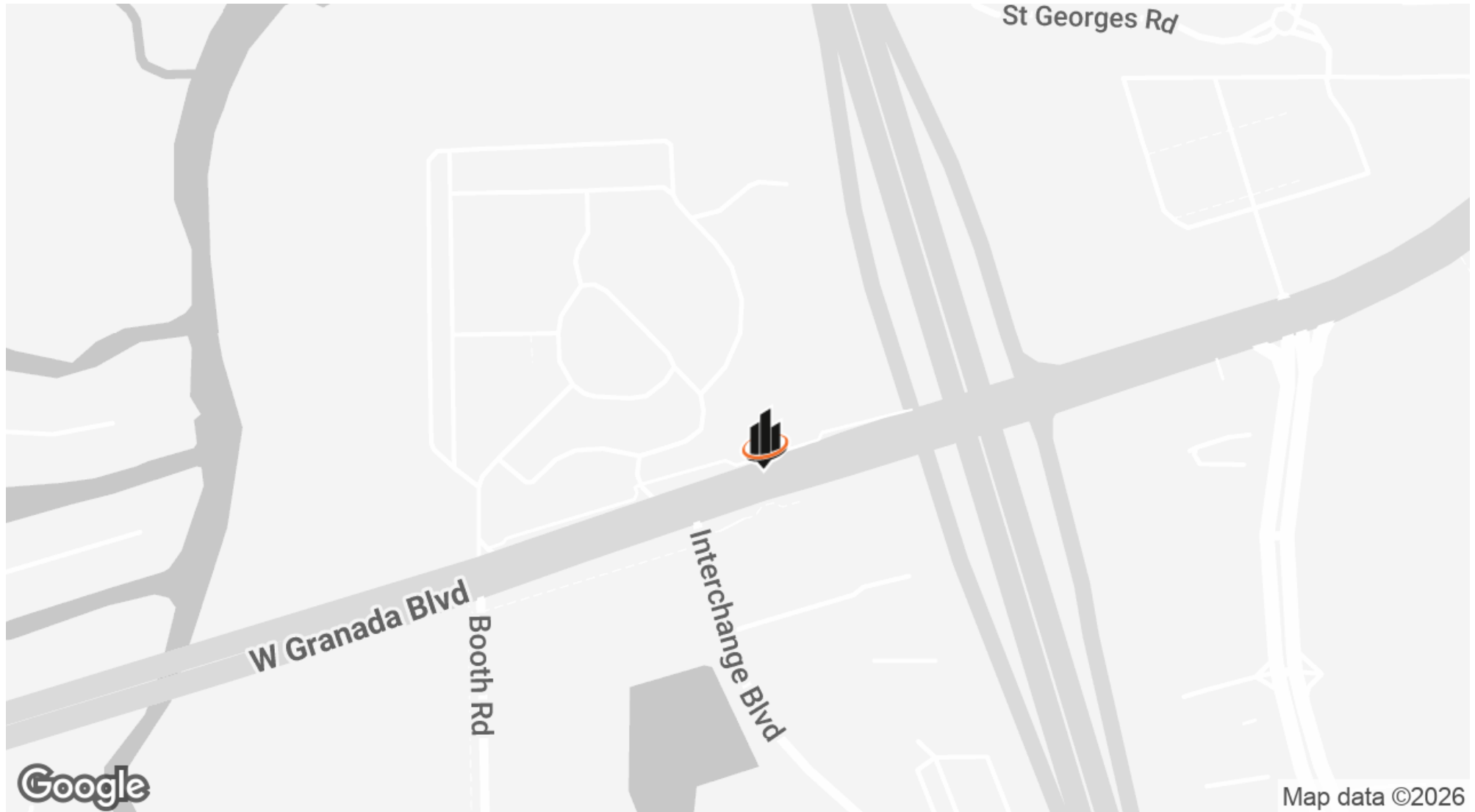
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT

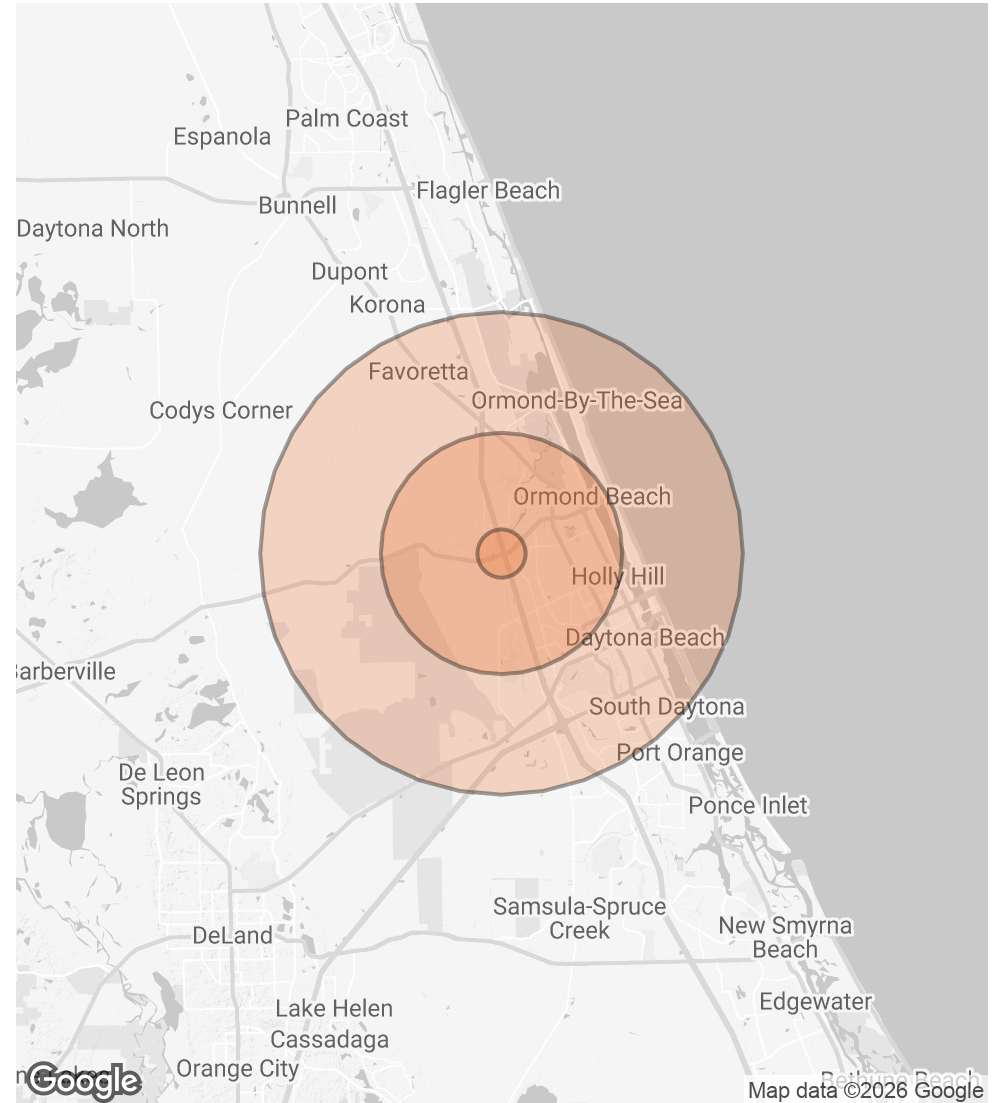
### POPULATION

|                             | 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

|                            | 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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