SVN ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

RETAIL SPACE FOR LEASE-2,193 SF ADJACENT TO DUNKIN DONUTS

1628 W GRANADA
ORMOND BEACH, FL 32174

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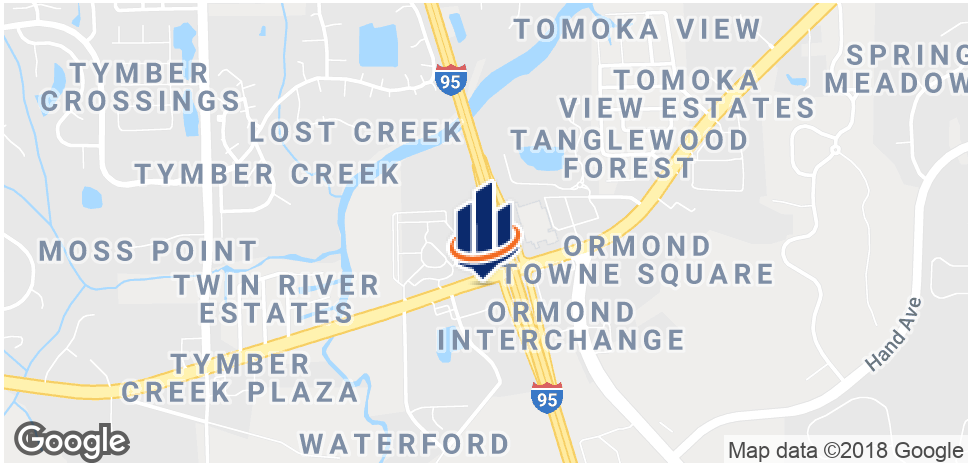
Property Summary



OFFERING SUMMARY

Available SF:	2,193 SF
Lease Rate:	$25.00 - 30.00 SF/yr (NNN)
Lot Size:	1.05 Acres
Year Built:	1984
Building Size:	2,193 SF
Zoning:	B-7 Highway Tourist Commercial
Market:	Daytona Beach
Traffic Count:	35,000

PROPERTY OVERVIEW

Located in one of the most desirable commercial areas in Volusia County; this parcel sits on 1.05 acres with 300 feet of frontage on West Granada Boulevard. This property is just off the I-95 and SR 40 exit, neighbors McDonalds and adjoins Dunkin Donuts. Visible from I-95, the current use is a gas station and convenience store.
The building has two units and the available space is 2,193 square feet. It is connected to Dunkin Donuts. The owner will remove the canopy in front, if desired and will provide adequate tenant improvements.
The property is zoned B7 in the City of Ormond Beach.

PROPERTY HIGHLIGHTS

- I-95 & West Granada Interchange-Visibility From I-95
- Tenant Improvements Available-Canopy Will Be Removed
- B-7 Zoning in the City of Ormond Beach
- 300' on West Granada
- Adjacent to Dunkin Donuts

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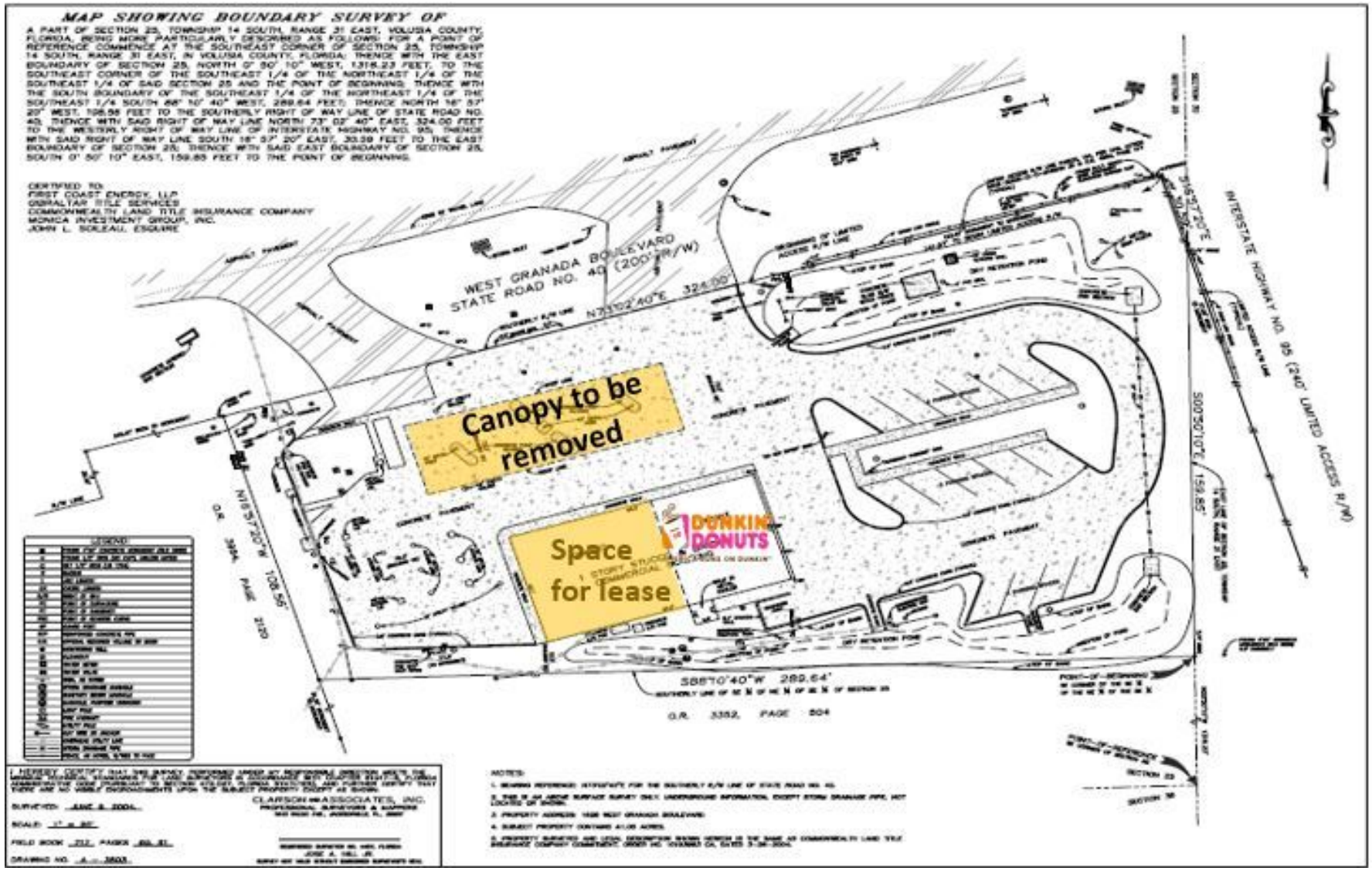
Survey



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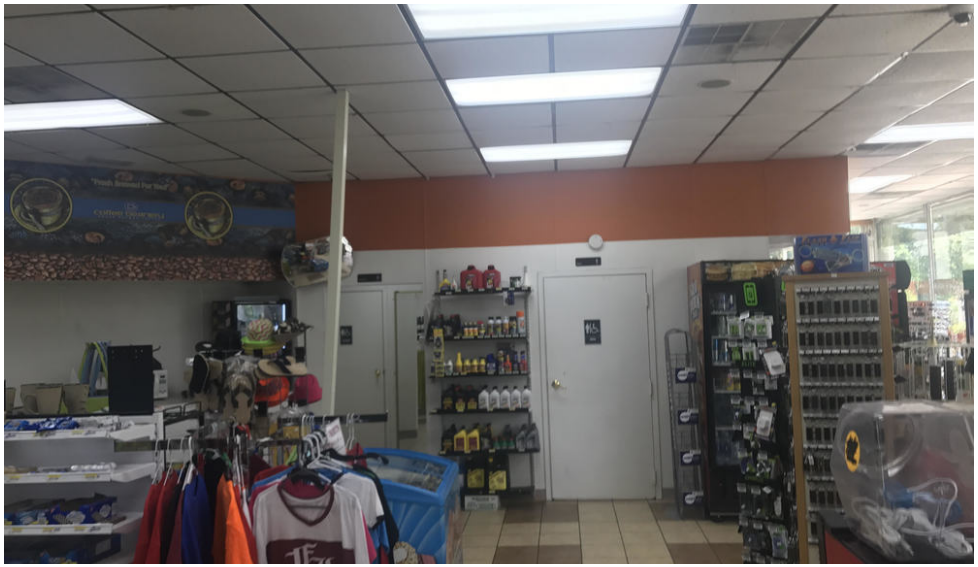
Additional Photos



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Ormond Beach B-7 Zoning

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

A. PURPOSE: 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. DIMENSIONAL STANDARDS

1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks: a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody
Nonresidential Uses	36 (transient lodging)	50'	40%	75%	20,000 SF	100'	N/A	20'	20' 30' if abutting residential district; 5' additional combined side yard required for each story over 2	10' 20' when abutting a multifamily district; 25' when abutting a single-family district; 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' 30' if abutting residential district	10' when abutting a multifamily district; 25' when abutting a single-family district	20'	30'

C. PERMITTED USES

1. Adult Day Care Center
2. Assisted Living Facility
3. Business and Professional Office
4. Business Service
5. Clubs and Fraternal Organization
6. Convenience Store, Type A
7. Financial Institution
8. Funeral Home
9. Instructional Physical Activity
10. Retail Sales and Service
11. School, Public
12. Transient Lodging
13. Veterinarian

D. CONDITIONAL USES

1. Bar
2. Community Residential Home
3. Convenience Store, Type B
4. Convenience Store, Type C
5. Dwelling, Multifamily
6. Family Day Care Home
7. Golf Course, Contoured
8. Hospital
9. House of Worship
10. Nightclub
11. Parking Lot
12. Parking Garage
13. Parks and Recreation Facilities, Private
14. Parks and Recreation Facilities, Public
15. Personal Services
16. Public Facilities
17. Public Utilities
18. Recreational Facilities, Indoor
19. Restaurant, Type "A"
20. Restaurant, Type "B"
21. Restaurant, Type "C"
22. School, Private
23. Shopping Center
24. Telecommunications Towers, Camouflaged
25. Theater
26. Wind Energy System

E. SPECIAL EXCEPTION USES

1. Automatic Amusement Center
2. Nightclub
3. Outdoor Activity
4. Outdoor Storage
5. Recreational Facilities, Outdoor.
6. Telecommunication Tower
7. Vehicle Rental

F. OTHER STANDARDS

All development must comply with the following requirements:

1. Wetlands (chapter 3, article II).
2. Special corridors and buffer requirements (chapter 3, article I).
3. See conditional and special exception regulations (chapter 2, article IV).
4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom:

One Bedroom = 600 SF	Three Bedrooms = 900 SF
Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF

G. PERMITTED ACCESSORY USES: 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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Aerial Map

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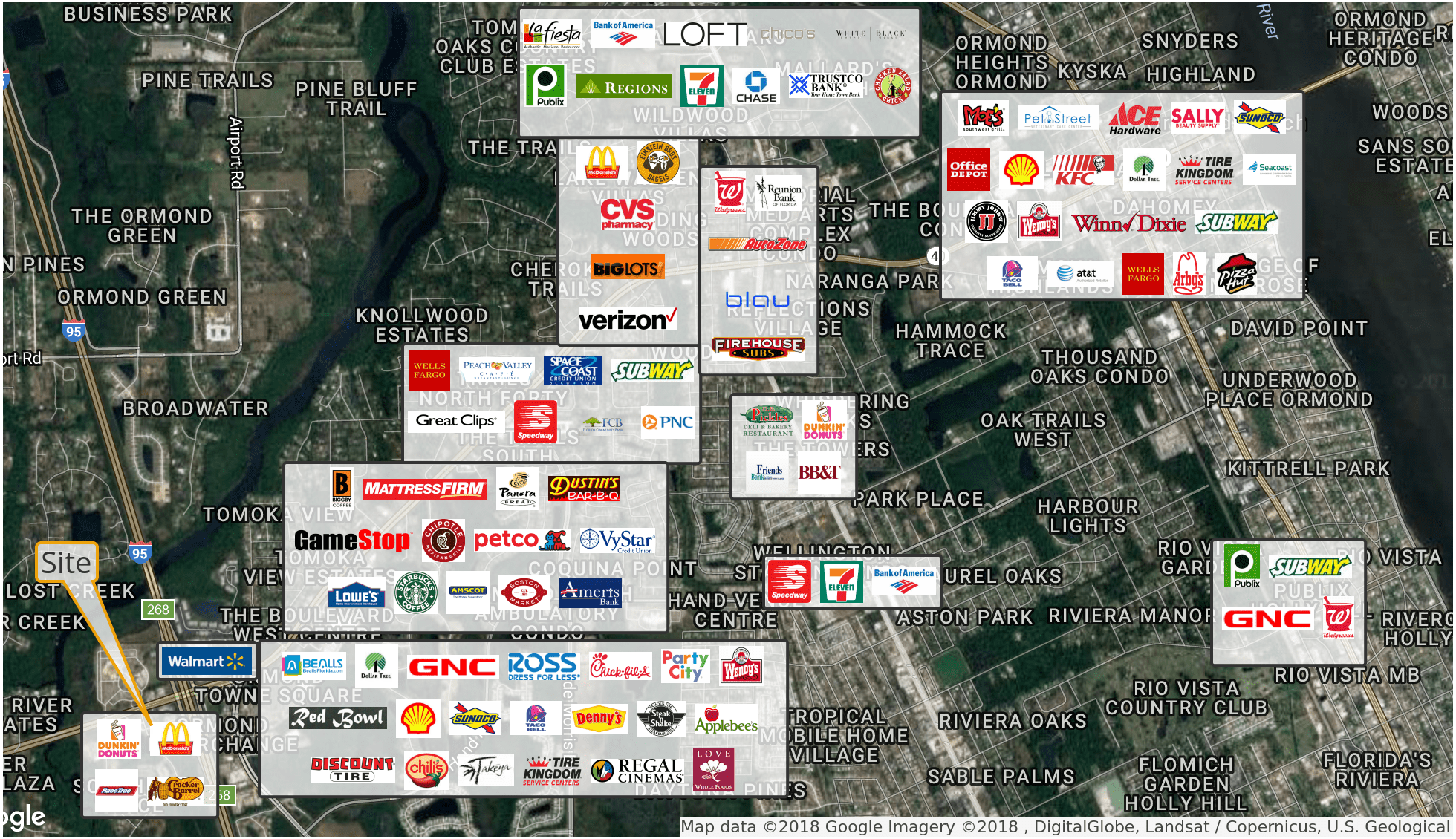
Ormond Beach Retailer Map



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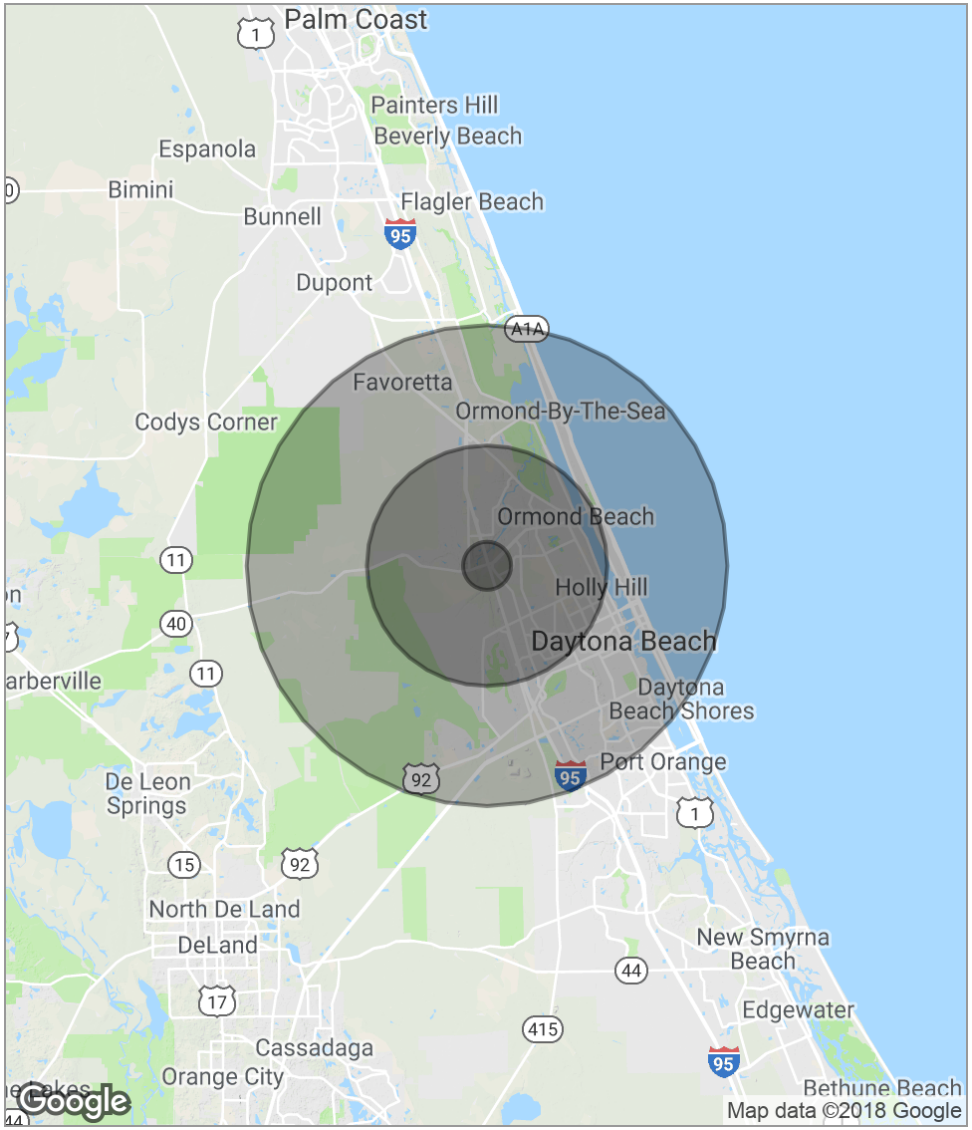
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,936	59,593	169,660
Median age	51.5	44.4	42.9
Median age (male)	50.4	42.5	41.3
Median age (Female)	50.2	45.5	44.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	876	25,359	70,884
# of persons per HH	2.2	2.3	2.4
Average HH income	$74,651	$53,170	$53,339
Average house value	$340,592	$211,294	$204,687

** Demographic data derived from 2010 US Census*

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Advisor Bio & Contact 1

CARL W. LENTZ IV, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with over 15 years of experience. The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

In 2016 and 2017, SVN was named the 6th most recognized commercial real estate brand by the Lipsey Company.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

CCIM
MBA- University of Central Florida- 2008
BA- Emory University- 1997
Phillips Exeter Academy- 1993

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Advisor Bio & Contact 2

MITAL SARAIYA

Advisor

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PROFESSIONAL BACKGROUND

Mital Saraiya was born and educated in Baroda India getting my Bachelor of Commerce at MS University of Baroda. He immigrated to US in 1992 He started his career in the US in operating a Gas Station / C Store. He managed and operated several Gas Station / C Stores over a 20-year period.
During the same period, he was involved in transacting several Gas Station / C Store Business which included real estate.
Over the years the he developed a love for the management and enjoyed the transacting of real estate.

In 2011 Mital had decided to obtain his Real Estate License to serve his family, friends and vast community in their needs from housing to Gas Station, Hotels and other businesses, foreclosure opportunities and other Commercial Real Estate.

Mital's real estate involvement was predominately regional in the Volusia County Florida area, while his community ties were national and international.
This lead to Mital involvement with national brokerage firms. In his dealings, he became conversed with the operating styles of the various commercial real estate companies and the agents. His preferred choice became evident over a few transactions with the SVN Advisors.

Mital decided to join SVN in 2017 at the home office of SVN Alliance located in Volusia where Mital had resided for over _____years.

Mital, plans to specialize in dealings with Hotels, Gas Stations, Business Sales, Investment Properties and Foreclosures Opportunities to serve his Investors who has gained trust in his advisory capacity over the years.

Mital, is client orientated and he will provide dedication and undivided attention to his Client's needs. He will team up Product experts on the SVN Global Team to better serve his Sellers and Buyers local, nationwide.

Affiliated to:
Asian Hotel Owners Association (AAHOA)
AASOA

EDUCATION

Bechlor of commerce.

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