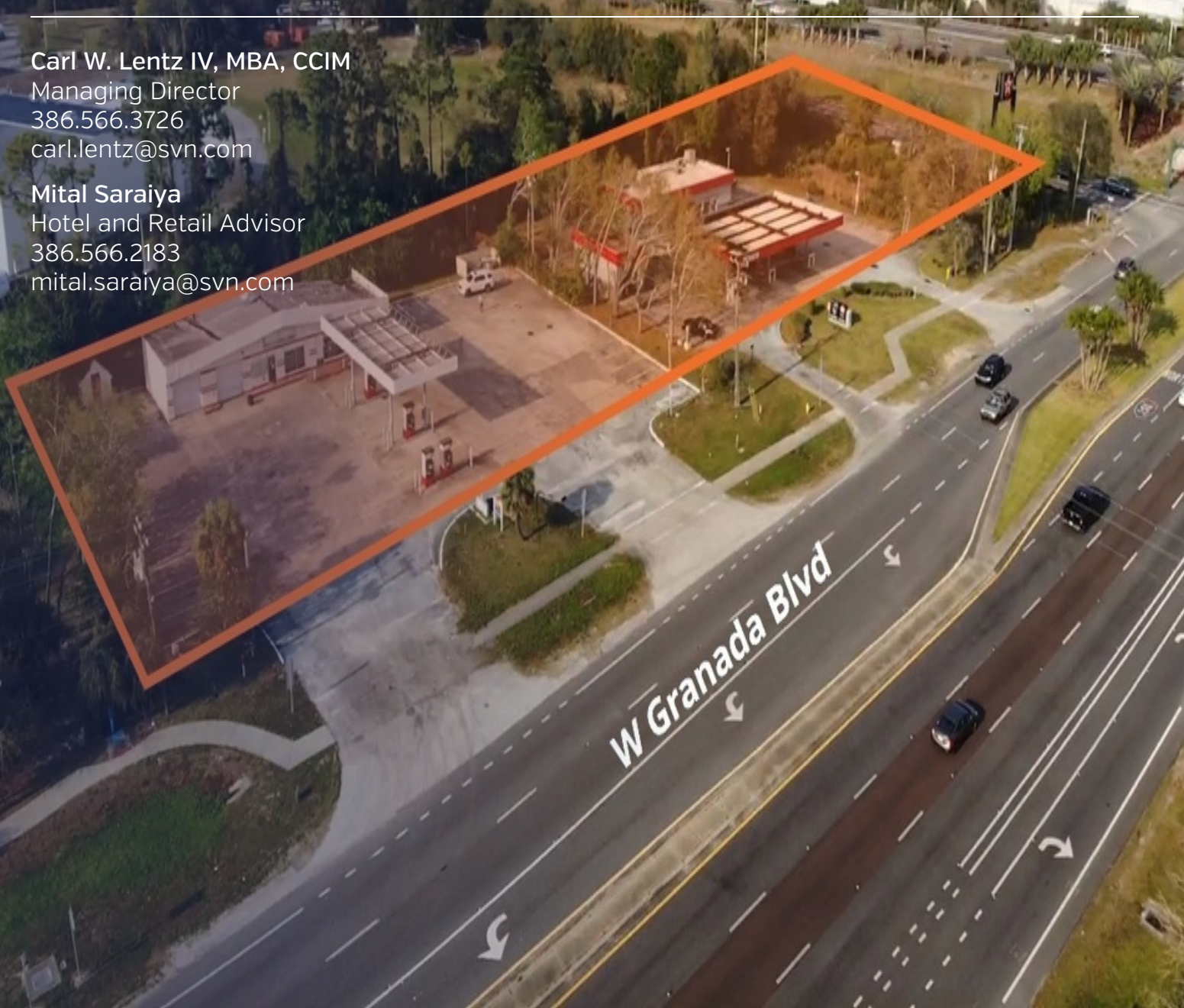


1629-1641 WEST GRANADA BOULEVARD

ORMOND BEACH, FL 32174

Carl W. Lentz IV, MBA, CCIM
Managing Director
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Mital Saraiya
Hotel and Retail Advisor
386.566.2183
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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	52,500 SF
Zoning:	B-7
Market:	Daytona Beach
Traffic Count:	35,000

PROPERTY OVERVIEW

Property is on West Granada adjacent to I-95 with a traffic count of 87000. This parcel is zoned B-7 in the City of Ormond Beach, allowing for a variety of commercial uses.

PROPERTY HIGHLIGHTS

- Over 325' of West Granada Frontage
- 52,500 Square Feet of Retail Land
- Great Exposure to I-95
- Zoned B-7 in the City of Ormond Beach-Retail Sales & Service

Retail Map



Location Maps

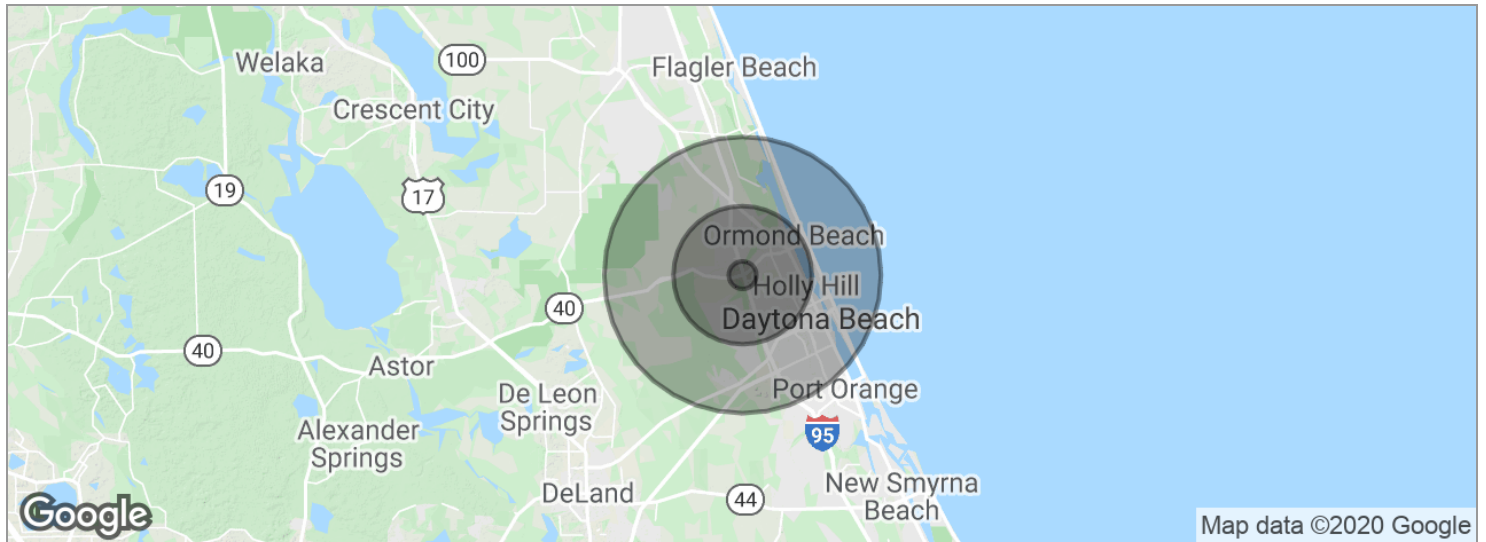


Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,932	59,060	169,200
Median age	51.2	44.5	42.9
Median age (male)	50.4	42.6	41.3
Median age (female)	49.9	45.6	44.6
	1 MILE	5 MILES	10 MILES
Total households	868	25,137	70,674
Total persons per HH	2.2	2.3	2.4
Average HH income	\$75,940	\$53,421	\$53,370
Average house value	\$333,035	\$211,407	\$203,921

** Demographic data derived from 2010 US Census*

Demographics Map



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Advisor Bio

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 20 years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

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.

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

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

MEMBERSHIPS & AFFILIATIONS

CCIM- Certified Commercial Investment Member
ICSC- International Council of Shopping Centers
CFCAR- Central Florida Commercial Association of Realtors

Advisor Bio & Contact 2

MITAL SARAIYA

Hotel And Retail Advisor



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PROFESSIONAL BACKGROUND

Mital Saraiya was born and educated in Baroda India, where he received his Bachelor of Commerce at MS University of Baroda. He immigrated to the United States in 1992 and started his career operating several Gas Stations and Convenience Stores. Over the years, Mital ventured into real estate brokerage, specializing in Gas Station and Convenience Store Sales. His experience as an owner/manager helped him develop a keen eye for opportunities on both sides of transactions. Mital has now expanded his specialization to include Hotels, Foreclosures, Investment Properties and Businesses.

While Mital currently does most of his brokerage work in the Volusia and Flagler County markets, his expertise in the industry has helped him develop national and international relationships. Mital joined SVN Alliance Commercial Real Estate Advisors in 2017 in the Ormond Beach, Florida office. Mital is client oriented and provides dedication and undivided attention to his Client's needs.

EDUCATION

Bachelor of Commerce-MS University of Baroda

MEMBERSHIPS & AFFILIATIONS

Asian Hotel Owners Association [AAHOA]
AASOA