



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

# SOUTH FORTY PLAZA

1102 West Granada Boulevard  
Ormond Beach, Florida 32174

**RETAIL SPACE ON STATE ROAD 40**

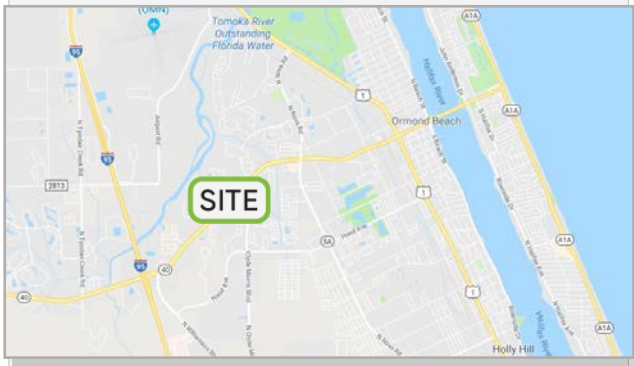


## FOR LEASE

- + Lease Rate: \$16.00 / SF NNN
- + Available SF: 1,591 - 1,900 SF
- + Building Size: 26,652 SF
- + Parking: 4 / 1,000

## Highlights

- Located at the High-Traffic Intersection of West Granada and Clyde Morris Boulevard, just 1.5 Miles from Interstate 4
- Speedway Gas Station (Adjacent)  
Houligan's (Remodeled)  
Aldi Supermarket (New) - 0.6 Miles
- Multiple Points of Ingress/Egress with Monument Signage
- Co-Tenants Include: Houligan's Bar & Restaurant, RE/MAX, Wine-me Wine Bar, Granada Animal Hospital, Hearing USA and More
- 38,000 AADT on Granada Boulevard
- 15,000 AADT on Clyde Morris Boulevard



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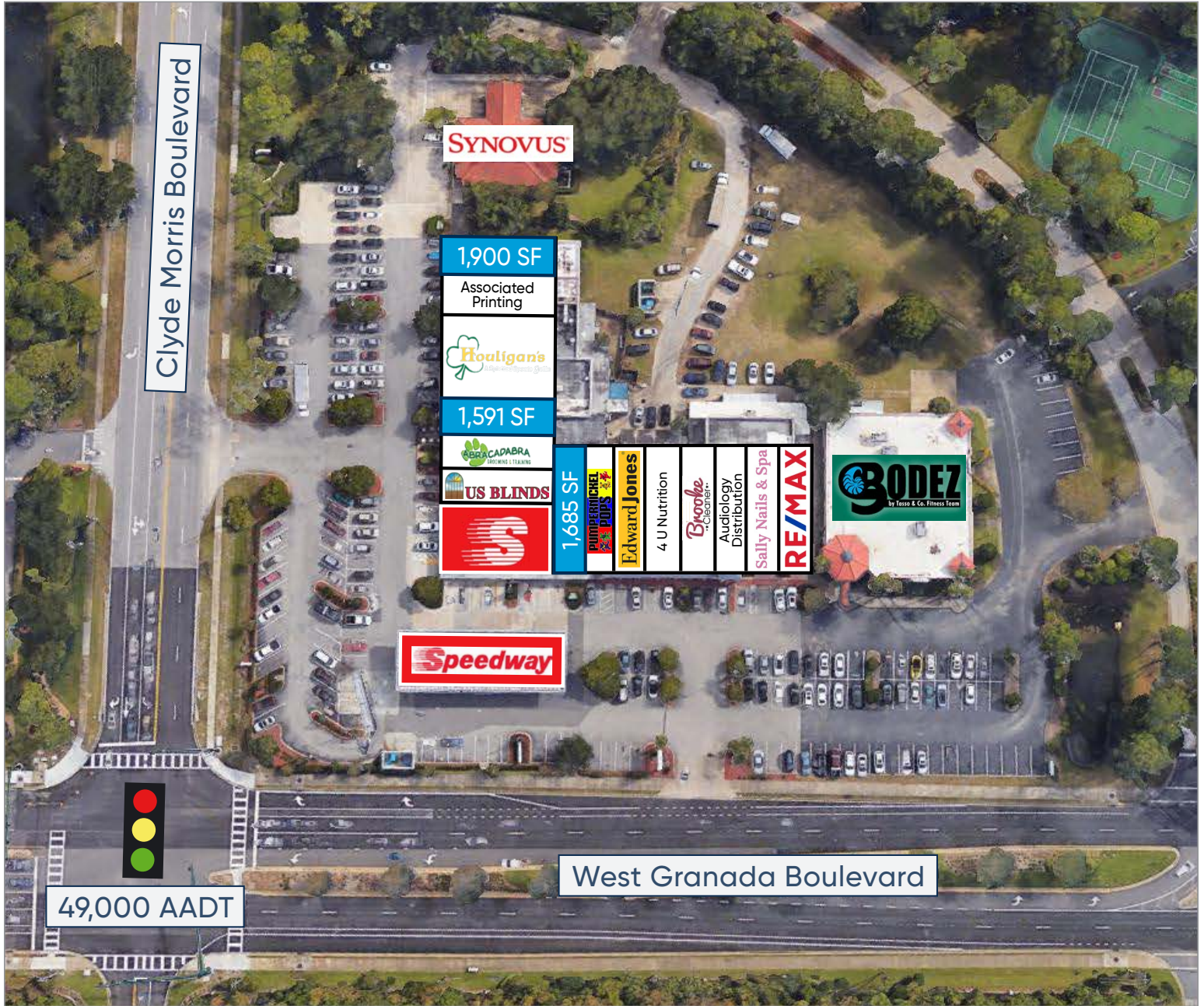


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# Site Plan



Suite	Tenant	Size
1104	US Blinds	700 SF
1106	Abracadabra Pet Store	2,396 SF
<b>1108</b>	<b>AVAILABLE</b>	<b>1,591 SF</b>
1110	Houligan's Pub & Club	6,430 SF
1116	Associated Printing	1,500 SF
<b>1118</b>	<b>AVAILABLE</b>	<b>1,900 SF</b>

Suite	Tenant	Size
<b>1122</b>	<b>AVAILABLE</b>	<b>1,780 SF</b>
1124	Pumpkin Pops	1,685 SF
1126	Edward Jones	1,260 SF
1138	4 U Nutrition	685 SF
1136	Brooke Cleaners	770 SF
1130	Audiology Distribution	1,655 SF
1132	Sally Nail & Spa	1,250 SF
1134	RE/MAX Property	3,050 SF





# Retail Aerial

