



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

SOUTH FORTY PLAZA

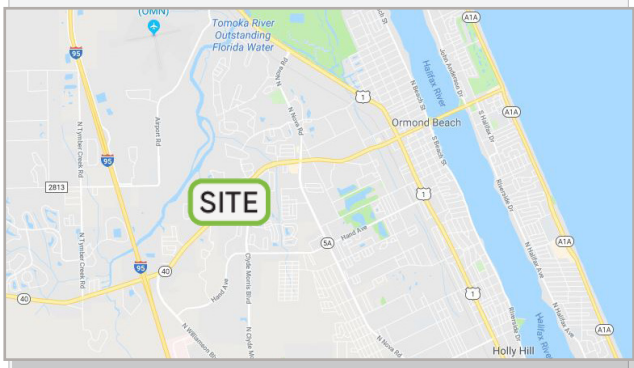
1102 West Granada Boulevard
Ormond Beach, Florida 32174

VALUE-ADD RETAIL CENTER FOR SALE



FOR SALE

- + Price: \$4,550,000
- + CAP Rate: 7.75%
- + Building Size: 26,652 SF
- + Occupancy: 68%



Highlights

- Value-Add retail investment opportunity at 68% occupancy
- 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, Abracadabra Pet Store, Edward Jones and more

JP BEAULIEU, CCIM, CLS

Vice President
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



BISHOP BEALE DUNCAN

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Site Plan

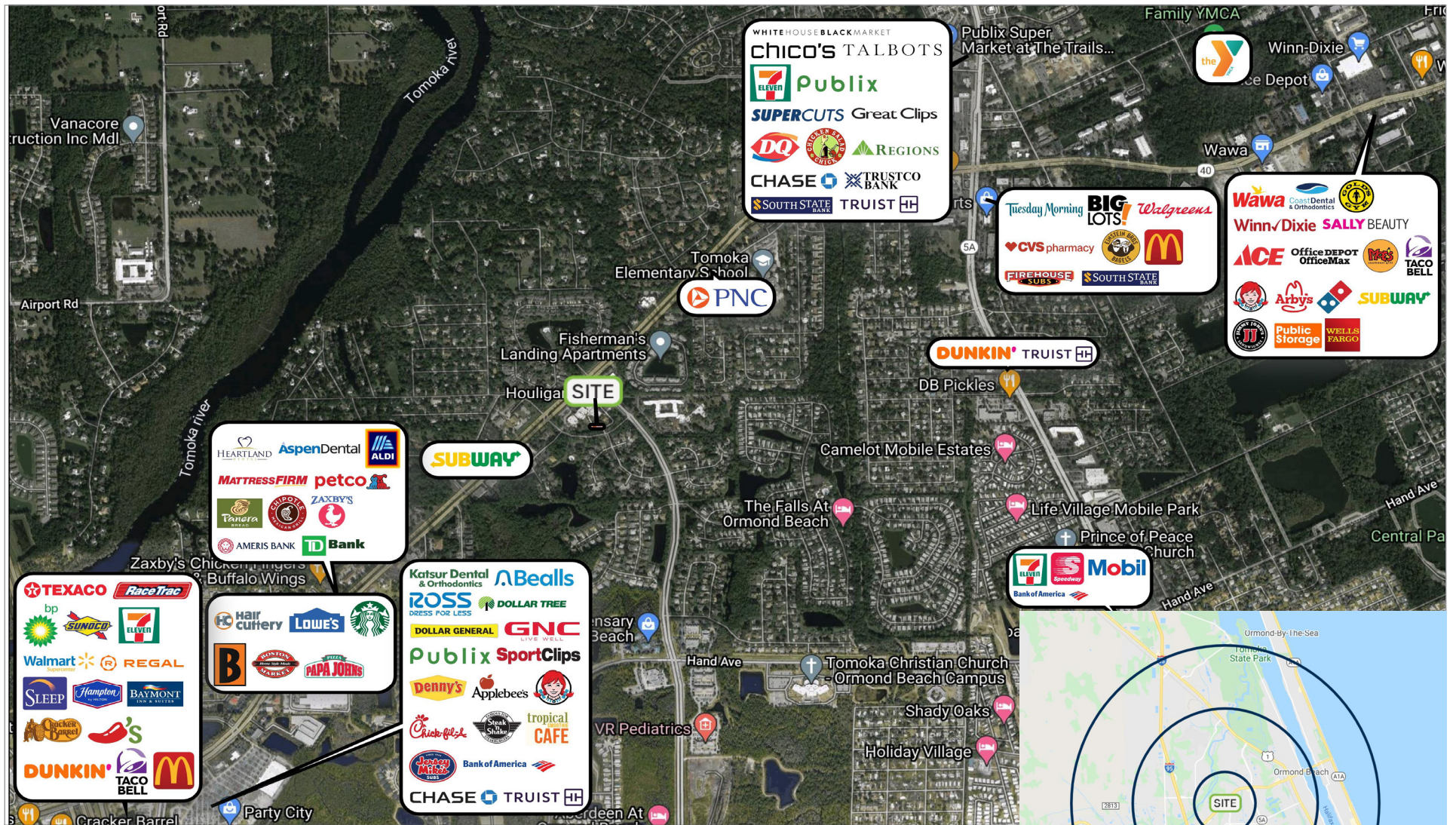


Suite	Tenant	Size
1104	US Blinds	700 SF
1106	Abracadabra Pet Store	2,396 SF
1108	AVAILABLE	1,591 SF
1110	Houligan's Pub & Club	6,430 SF
1116	Associated Printing	1,500 SF
1118	AVAILABLE	1,900 SF

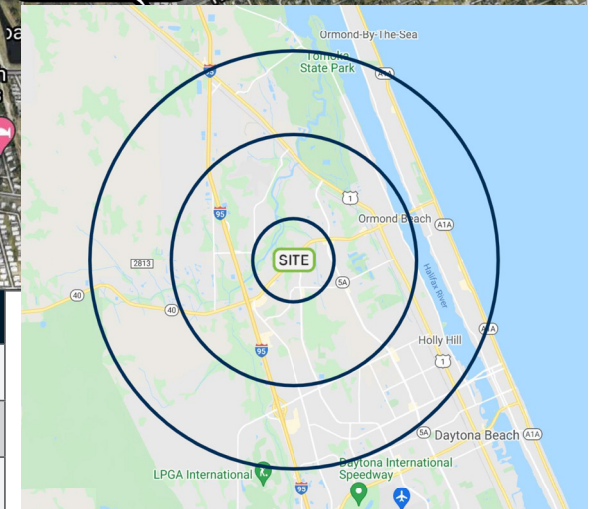
Suite	Tenant	Size
1122	AVAILABLE	1,780 SF
1124	Pumpernickel Pops	1,685 SF
1126	Edward Jones	1,260 SF
1138	4 U Nutrition	685 SF
1136	Brooke Cleaners	770 SF
1130	Audiology Distribution	1,655 SF
1132	Sally Nail & Spa	1,250 SF
1134	RE/MAX Property	3,050 SF



Retail Aerial



Radius	Population	HH Income	Businesses	Employees
1-Mile	7,281	\$69,132	479	3,721
3-Mile	44,330	\$74,230	2,888	20,817
5-Mile	95,031	\$70,180	5,934	48,153



Confidentiality Agreement

+ Please return to **Rebekah Marrero | Rebekah@BBDRE.com** with copy to **JP Beaulieu | JP@BBDRE.com**

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to acquire property located at 1112 W. Granada Blvd. Ormond Beach FL 32174, having a Volusia parcel ID of 4220210000C0 (“the Property”), located in Volusia County, Florida.

This memorandum, which contains brief selected information pertaining to the business and affairs of the property, has been prepared by Bishop Beale Duncan Realty, LLC. This memorandum does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire.

Information provided by Bishop Beale Duncan Realty, LLC is from sources deemed reliable. Any projections are an estimate based on assumptions of future income and expenses and no assurances can be given as to the probability that the projected results will be achieved. Neither the Owner, nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

Prospective purchasers should conduct their own independent due diligence, including financial, engineering and environmental inspections, to determine the condition of the Property. All inspection requests are to be coordinated through Bishop Beale Duncan Realty, LLC.

By acknowledgment of your receipt of this memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of Owner. Photocopying or other duplication is strictly prohibited. Upon receipt of this signed Disclosure Agent shall disclose the exact location of the subject property. Prospective Purchaser acknowledges that there are operating businesses which shall not be disturbed in any way. Additionally, Prospective Purchaser shall not disclose the address or exact location of the subject property to any other parties without written confirmation from Owner. It is understood by all parties that this offering and the location of the subject property shall remain confidential. Bishop Beale Duncan Realty, LLC is acting as an agent of the Owner, is representing the Owner, and will be compensated by the Owner in the event of a transaction. Cooperating Brokers representing formally registered purchasers shall be paid a cooperating broker commission in an amount not to exceed two (2.00%) percent of the purchase price per a separate agreement.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS ABSOLUTE DISCRETION TO ACCEPT OR REJECT ANY OFFER AND, IN ANY EVENT, NO OFFER SHALL BE DEEMED TO BE ACCEPTED BY OWNER UNTIL A PURCHASE AND SALE AGREEMENT HAS BEEN EXECUTED BY THE OWNER AND PROSPECTIVE PURCHASER.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE THIS MEMORANDUM WAS PREPARED.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return any materials to Bishop Beale Duncan Realty, LLC.

SIGNATURE

DATE

PRINT NAME

COMPANY NAME

EMAIL

PHONE NUMBER

BROKER (YES / NO):

IF BROKER, PURCHASER BEING REGISTERED:_____

