

±30,000 SF Available Immediately
405 W Granada Blvd | Ormond Beach | FL 32174

Michael Collard Properties
“ATTENTION TO RETAIL”[®]

PROPERTY HIGHLIGHTS

Location & Visibility

- Frontage on W. Granada Boulevard (SR 40), Ormond Beach's primary east-west retail and commuter corridor connecting I-95 to the beachside.
- Established, high-traffic retail node with strong daytime and residential draw.
- Immediate access to I-95 (Exit 268) - regional reach for a destination tenant.

The Space

- ±30,000 SF Office Depot - a clean big-box footprint ideal for fitness, grocery, medical/outpatient, or junior-anchor retail.
- Available with 90 day notice - no demising delay. Move-in ready timeline for a tenant that wants to open fast.
- Divisible potential.



CONTACT: Michael Collard
407.462.1032 | mcollard@collardproperties.com



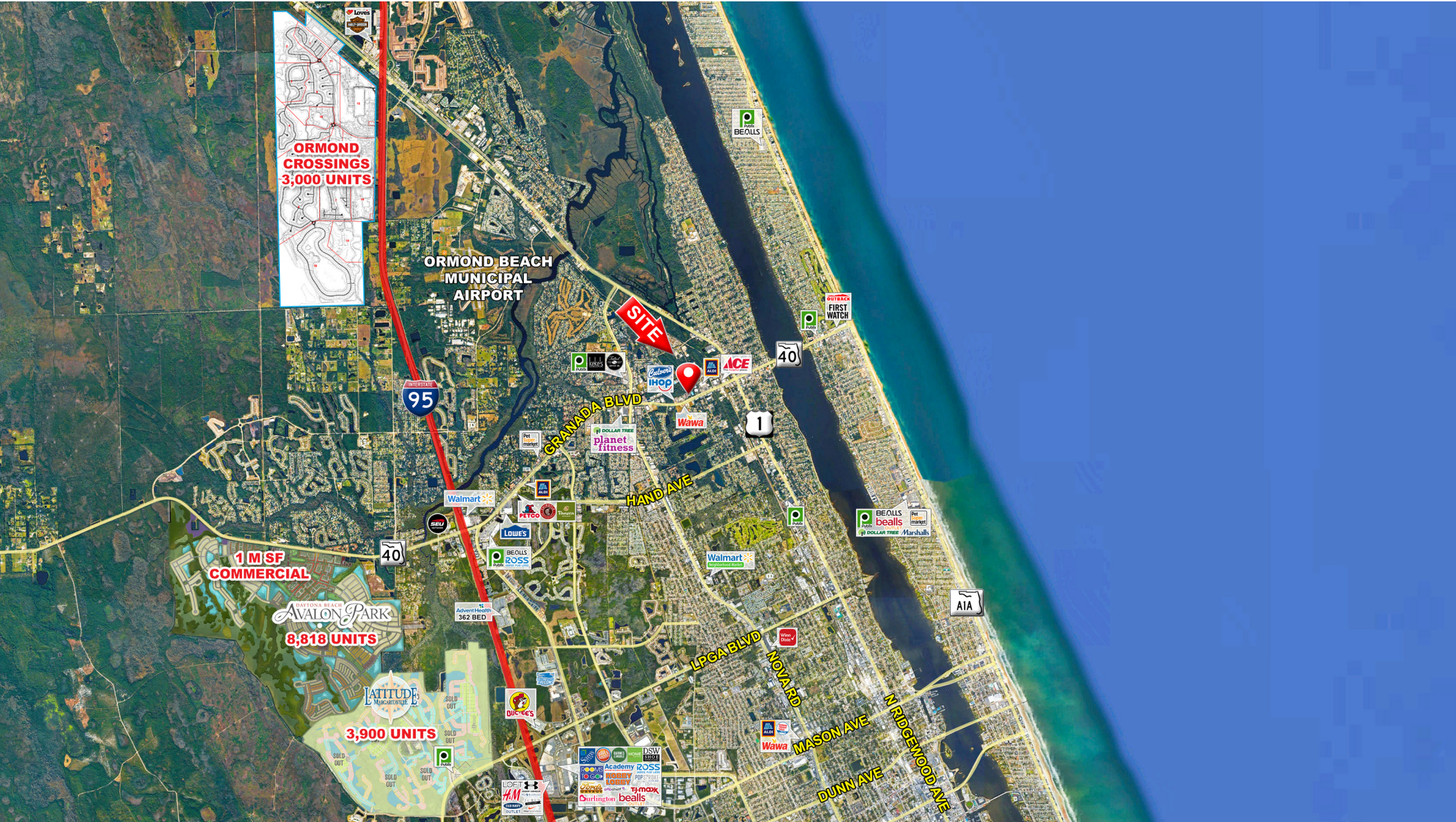
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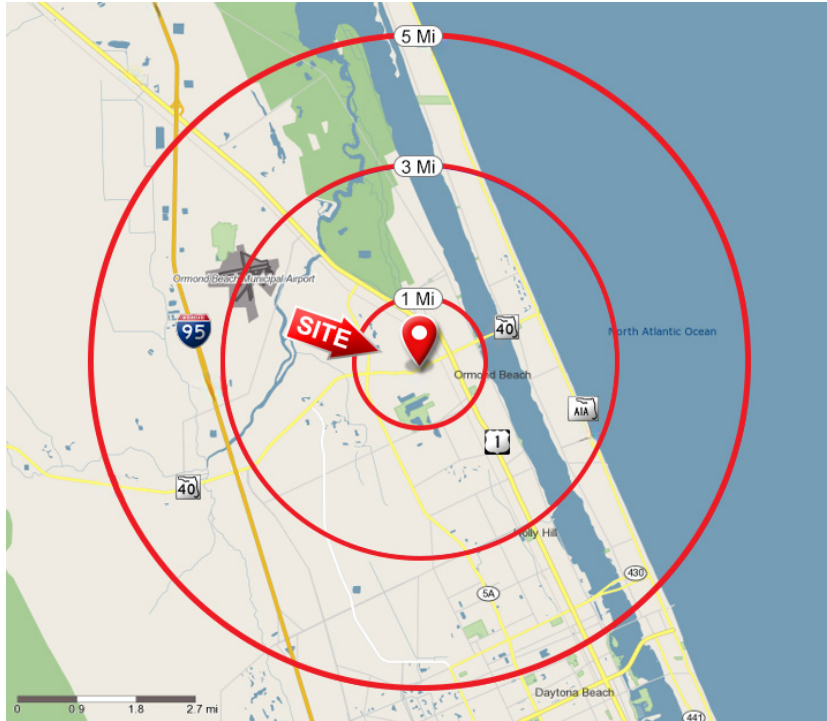
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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2025			
Total Population	7,346	52,011	99,523
Female Population	53.68%	52.44%	51.76%
Male Population	46.32%	47.56%	48.24%
Population Density	2,340	1,841	1,268
Population Median Age	49.0	51.0	49.0
Income: 2025			
Average Household Income	\$66,271	\$84,090	\$84,547
Median Household Income	\$54,273	\$65,853	\$66,046
Per Capita Income	\$30,635	\$39,106	\$38,305
Avg Income Growth 2010-2020	12.03%	20.87%	24.54%
Avg Income Growth 2025-2030	12.06%	12.30%	12.32%
Race and Ethnicity: 2025			
% American Indian or Alaska Native Population	0.23%	0.35%	0.37%
% Asian Population	1.84%	2.06%	2.38%
% Black Population	9.89%	7.05%	14.00%
% Hawaiian or Pacific Islander Population	0.06%	0.06%	0.07%
% Multirace Population	8.55%	8.02%	8.07%
% Other Race Population	2.38%	2.51%	2.96%
% White Population	77.05%	79.95%	72.15%
2025 Daytime Population			
Total Daytime Population	7,393	48,506	100,184
Population aged 16 and under (Children)	945	7,321	14,039
Daytime Population Age 16+	6,448	41,186	86,145
Civilian 16+, at Workplace	3,811	20,871	46,726
Civilian 16+, Unemployed	146	859	1,678
Civilian 16+, Work at home	292	2,701	4,467
Homemakers Age 16+	680	5,669	10,809
Retired population Age 65+	1,633	12,749	22,411
Student popn: Pre-kindergarten to 8th	729	5,110	9,410
Student popn: 9th grade-12th grade	43	1,406	2,985
Student popn: Post-secondary students	190	1,480	5,119



52,011

Population

in 3 miles



20,871

Daytime Employees

in 3 miles



\$84,090

HH Income

in 3 miles

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