

2,366 SF COMMERCIAL BUILDING FOR SALE OR LEASE



PROPERTY DESCRIPTION

2,366 SF Commercial Building Available For Sale or Lease.

The 2,366 SF freestanding building sits on 0.32+/- acres and features a sales area, open office/storage area, one restroom, three bays with overhead doors, and a freestanding sign.

Located on busy Ridgewood Avenue (US Highway 1), just south of Beville Road.

Approximately 4.3 miles to Interstate 95 and Interstate 4, and just minutes from downtown Daytona Beach - making it convenient for both locals and visitors.

LOCATION DESCRIPTION

Located just south of Beville Road on the east side of Ridgewood Avenue.

LOCATION ADDRESS

1615 S. Ridgewood Avenue
South Daytona, FL 32119

JOHN W. TROST, CCIM

Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

OFFERING SUMMARY

SALE PRICE: \$375,000

LEASE RATE: \$3,500 per Month NNN

BUILDING SIZE: 2,366 SF

LOT SIZE: 0.32+/- Acres

YEAR BUILT: 1955

PARCEL NO: 5344-16-00-0620

TRAFFIC COUNT: 30,000 AADT

ZONING: BGC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,625	23,572	50,889
TOTAL POPULATION	7,677	54,594	121,272
AVERAGE HH INCOME	\$43,499	\$43,776	\$45,167

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ADDITIONAL PHOTOS



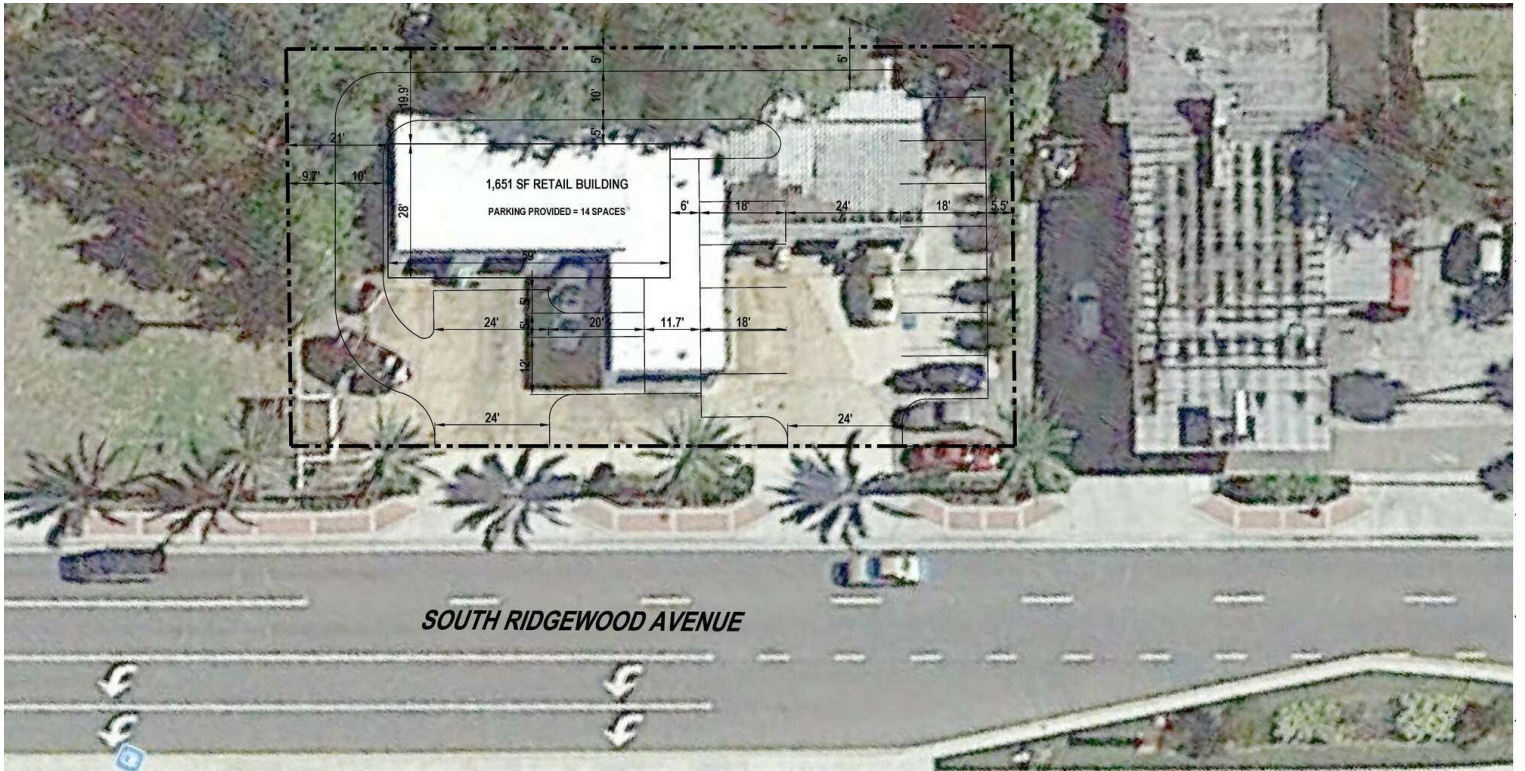
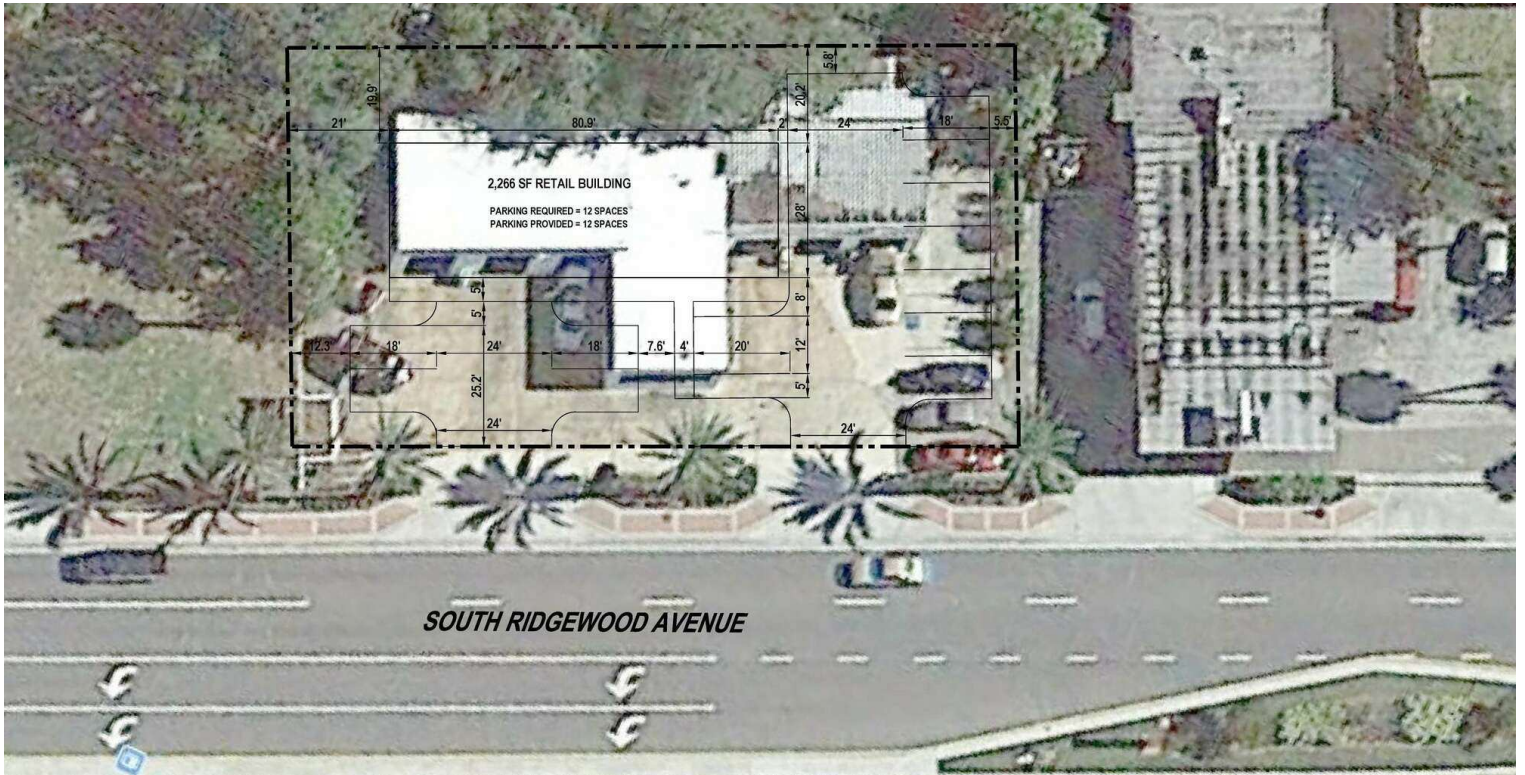
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CONCEPTUAL SITE PLANS



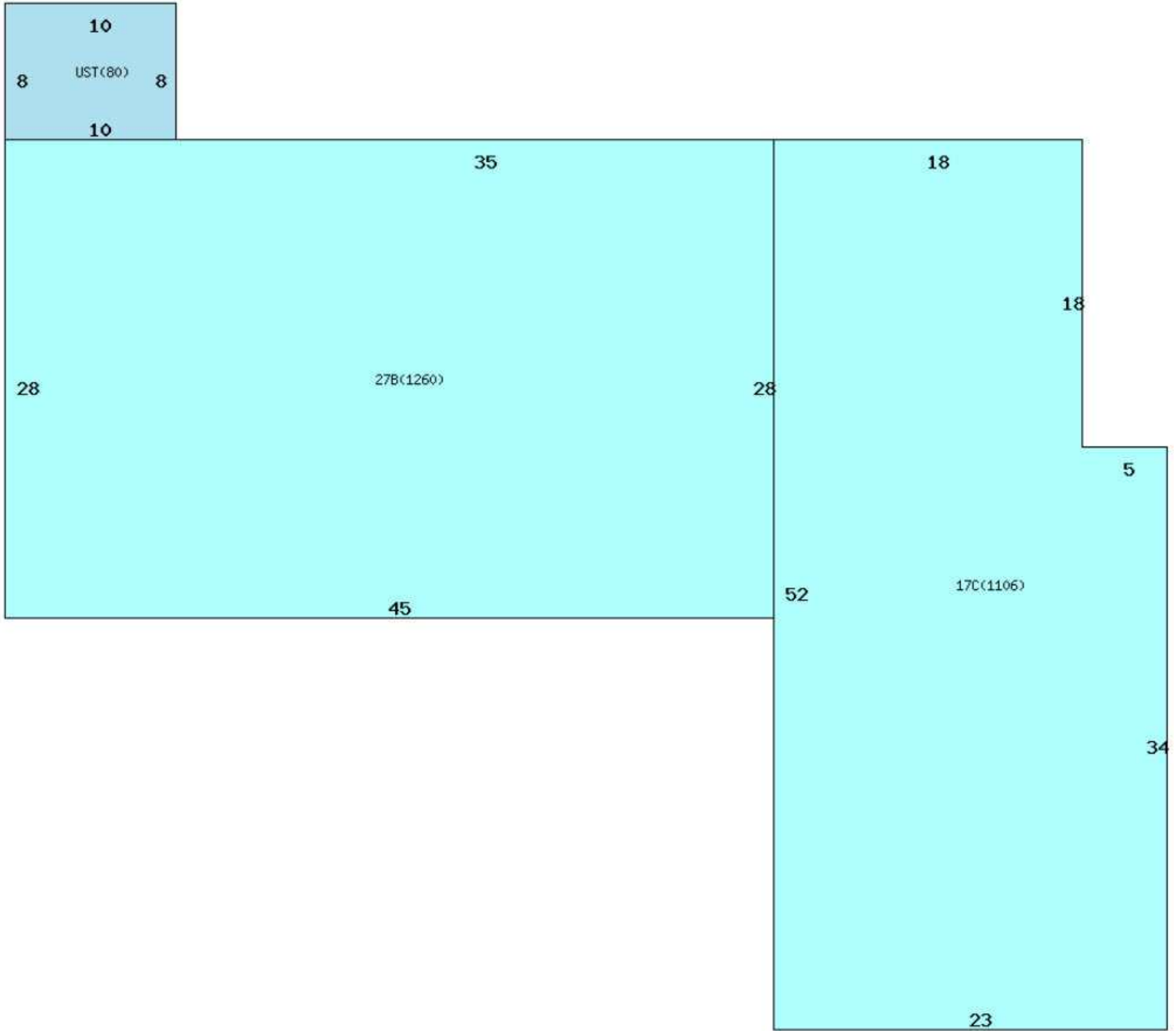
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BUILDING SKETCH



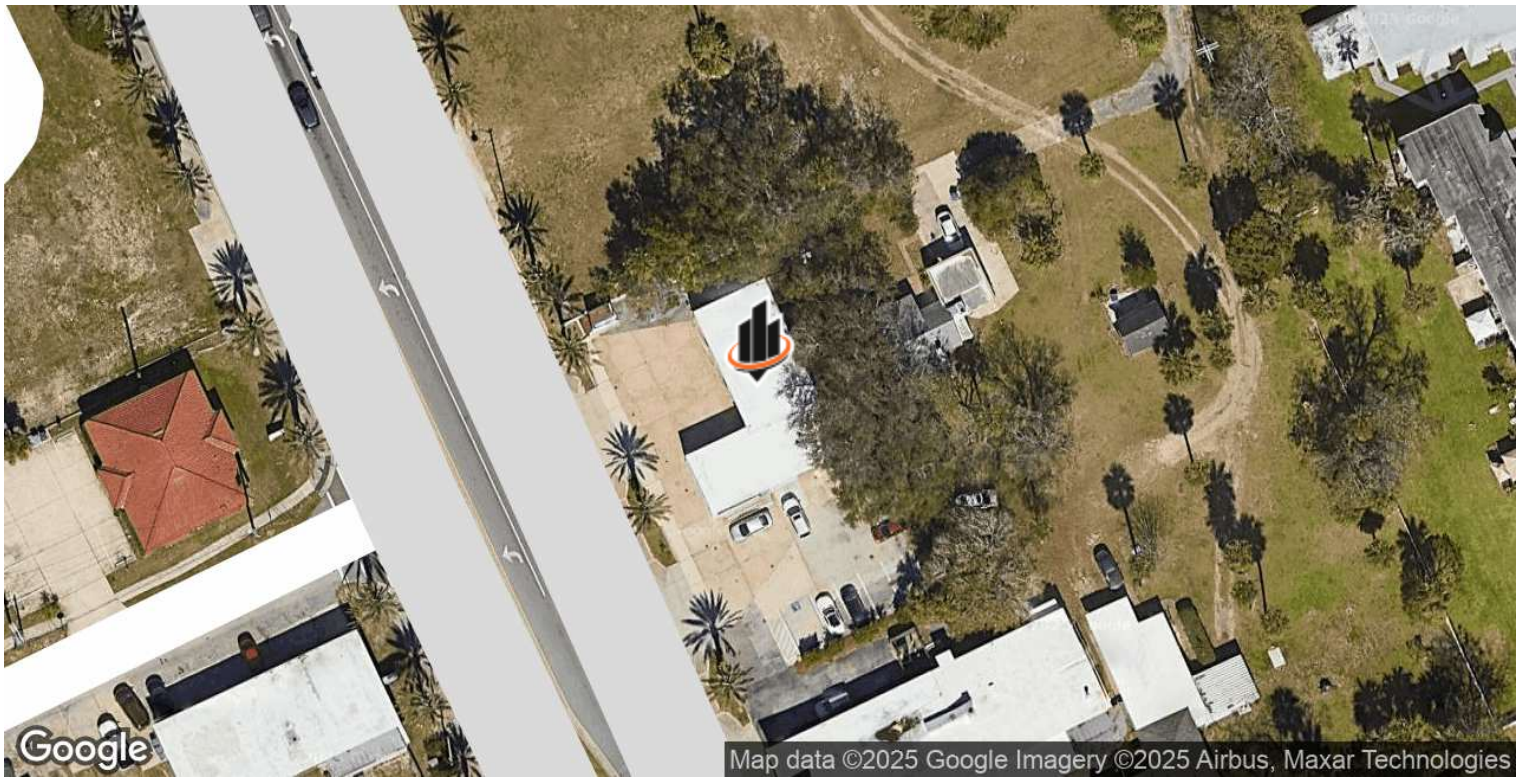
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LOCATION MAP



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