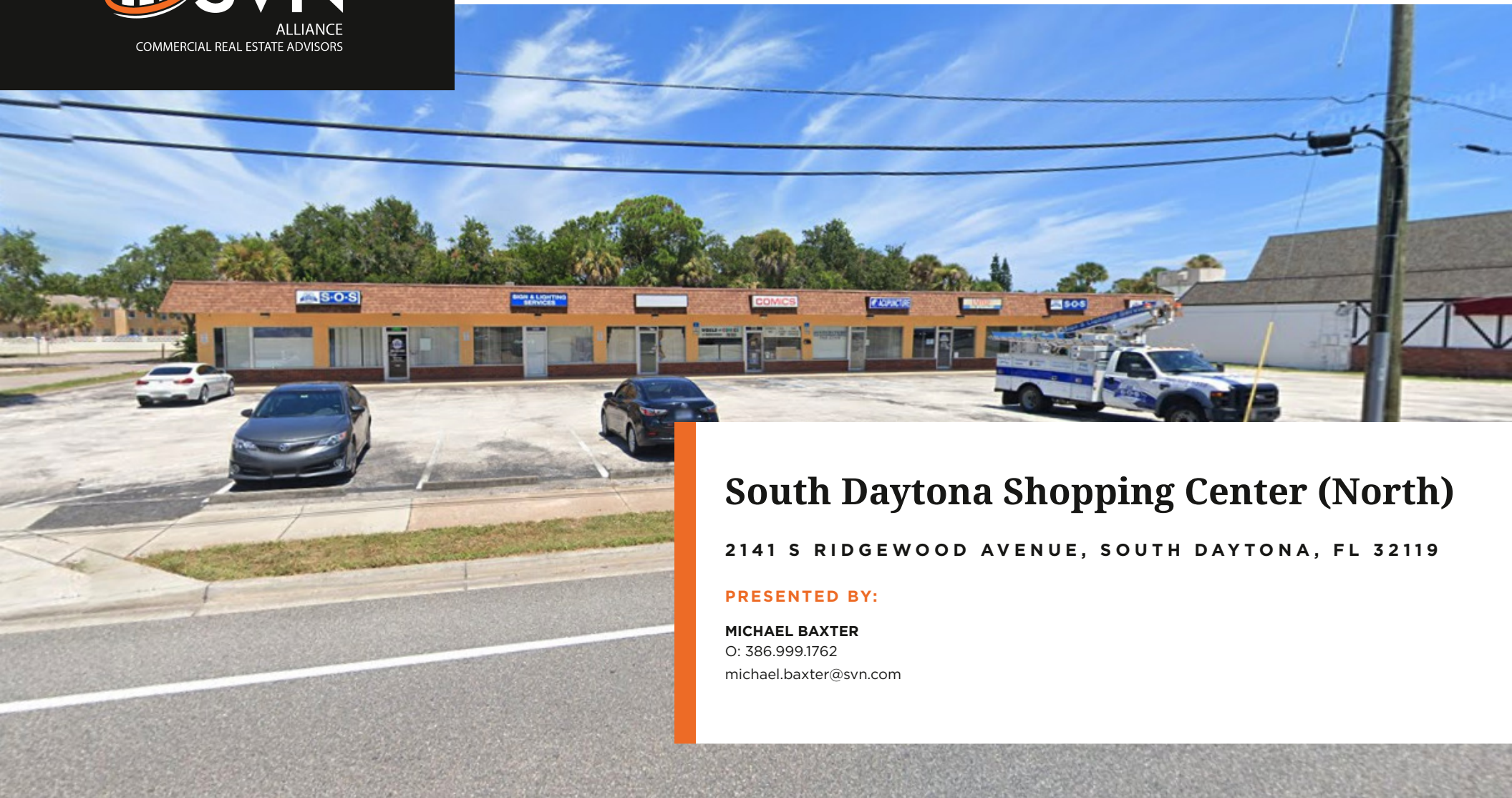




# Offering Memorandum



## South Daytona Shopping Center (North)

2141 S RIDGEWOOD AVENUE, SOUTH DAYTONA, FL 32119

**PRESENTED BY:**

**MICHAEL BAXTER**

O: 386.999.1762

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## PROPERTY SUMMARY

### SOUTH DAYTONA SHOPPING CENTER (NORTH)

2141 S RIDGEWOOD AVENUE  
SOUTH DAYTONA, FL 32119

#### OFFERING SUMMARY

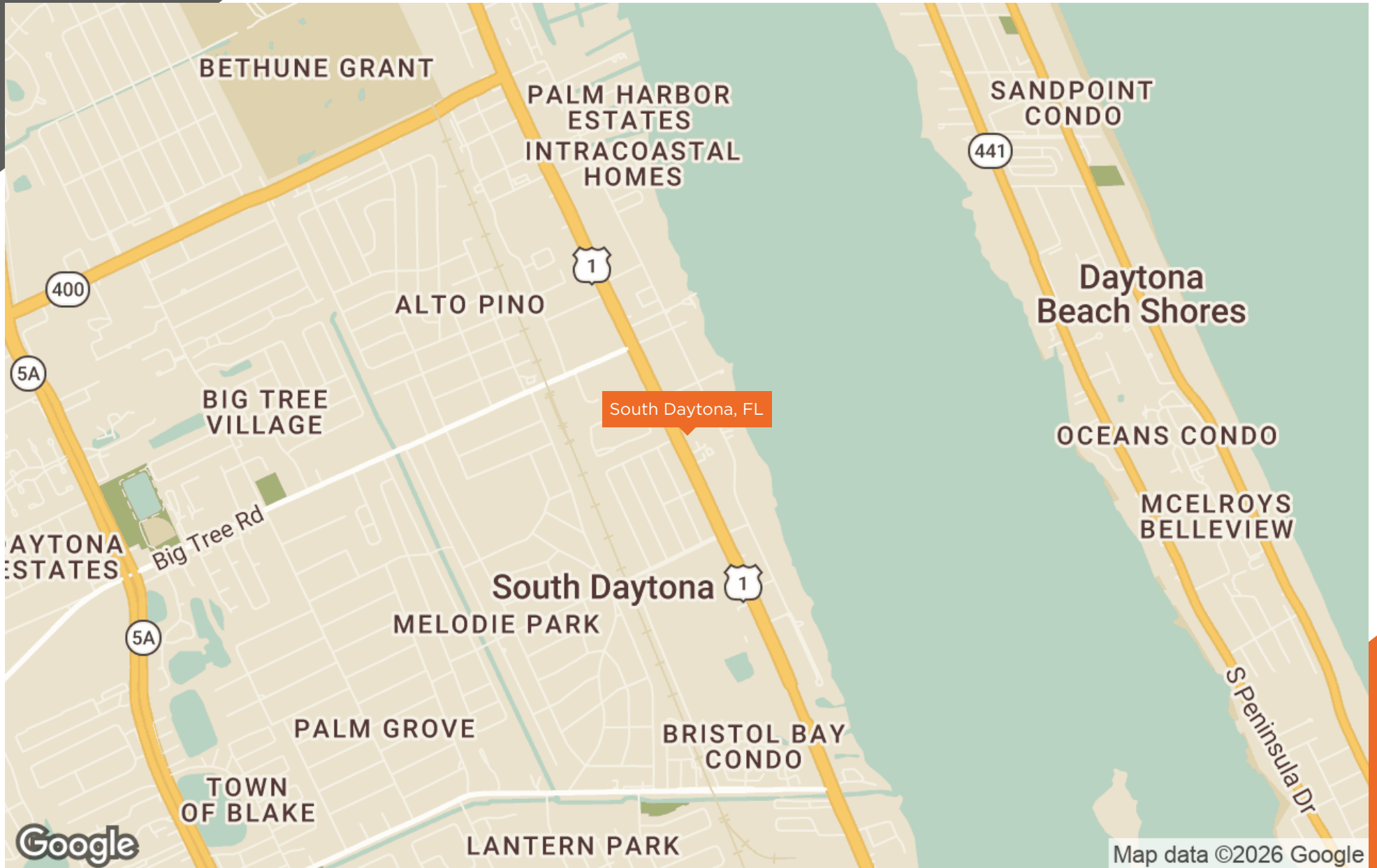
<b>SALE PRICE:</b>	\$1,175,000
<b>BUILDING SIZE:</b>	8,350 SF
<b>LOT SIZE:</b>	1.03 Acres
<b>PRICE / SF:</b>	\$140.72
<b>CAP RATE:</b>	2.76%



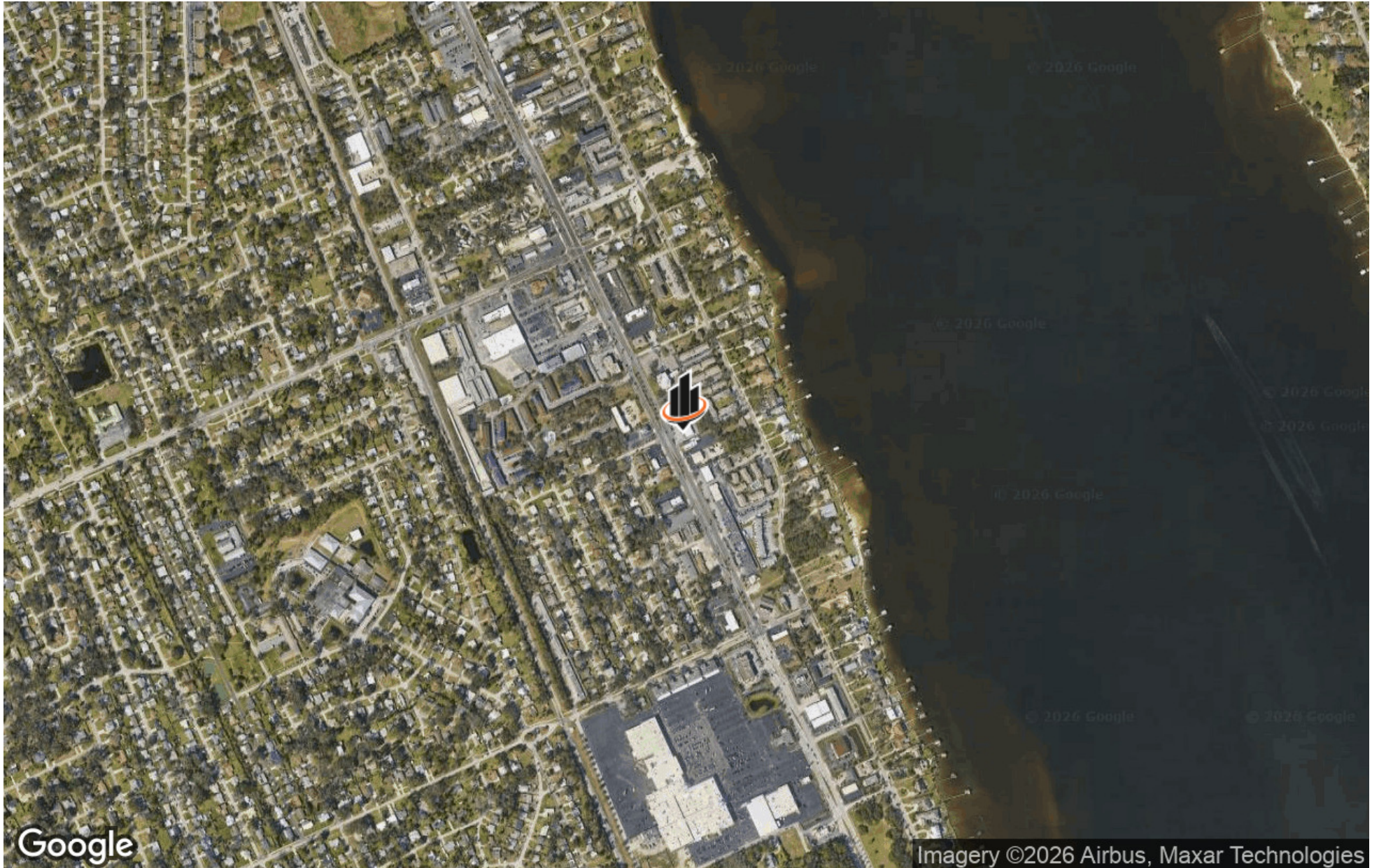
## PROPERTY SUMMARY

Value-Add Opportunity! Neighborhood strip center for sale in high-traffic location with excellent parking. Concrete block construction. New TPO roof in 2018 (as per the owner). The list price is well below replacement cost (\$140/SF). Center needs to be leased up (currently only 67% occupied with many current tenants paying below market rents).

# REGIONAL MAP



# AERIAL MAP



# ADDITIONAL PHOTOS



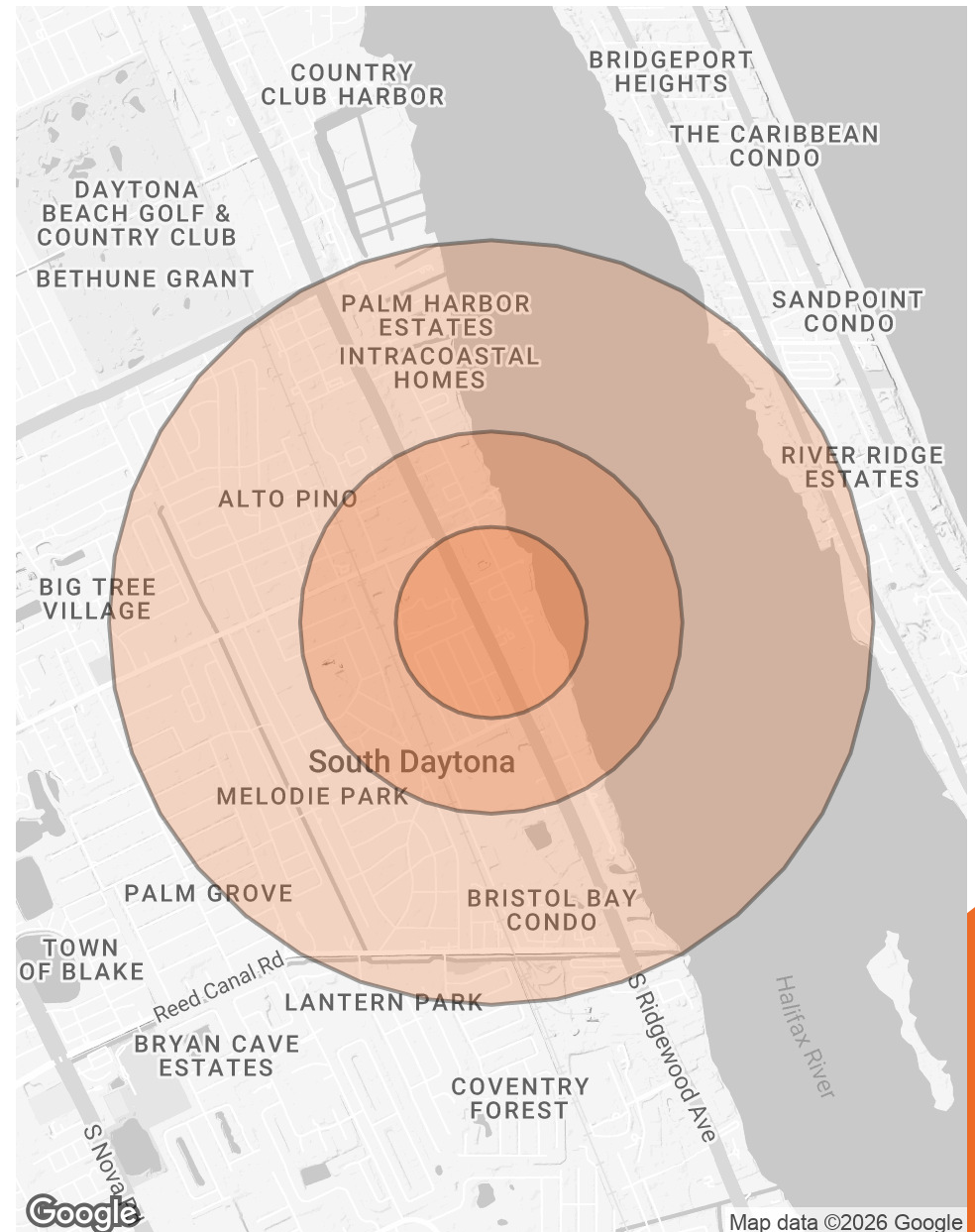
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	411	1,884	8,727
AVERAGE AGE	44.5	44.4	48.8
AVERAGE AGE (MALE)	49.9	49.7	49.5
AVERAGE AGE (FEMALE)	42.7	43.2	50.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	212	909	4,223
# OF PERSONS PER HH	1.9	2.1	2.1
AVERAGE HH INCOME	\$68,424	\$67,604	\$71,227
AVERAGE HOUSE VALUE	\$233,370	\$212,802	\$257,239

2023 American Community Survey (ACS)





# Sale Comparables

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**1609 Ridgewood Ave**

Holly Hill, FL 32117 (Volusia County) - North Daytona Beach Submarket



Retail

Sold	12/15/2025	Built/Renovated	1972/2023
Sale Price	\$700,000 (\$109.38/SF)	Land Area	0.49 AC/21,344 SF
GLA	6,400 SF	Sale Comp Status	Public Record
Price Status	Confirmed	Sale Comp ID	7450586



Type	Name	Location	Phone
Recorded Seller	Gidelva Llc	Daytona Beach, FL 32118	-



**1952 S Ridgewood Ave**

Daytona Beach, FL 32119 (Volusia County) - South Daytona Beach Submarket



Retail

Sold	3/28/2025	Land Area	1.01 AC/43,996 SF
Sale Price	\$660,000 (\$123.85/SF)	Sale Comp Status	Public Record
GLA	5,329 SF	Sale Comp ID	7143639
Built	1964	Parcel Numbers	5344-16-00-0576



Type	Name	Location	Phone
Recorded Buyer	Peck Leasing Corporation	-	-
Recorded Seller	Kid City Usa Enterprises Inc	-	-

# INCOME & EXPENSES



INCOME SUMMARY	SOUTH DAYTONA SHOPPING CENTER (NORTH)	PROJECTED INCOME & EXPENSES
PROJECTED INCOME	-	\$141,950
VACANCY COST	\$0	(\$7,098)
<b>GROSS INCOME</b>	<b>\$49,926</b>	<b>\$134,853</b>
EXPENSES SUMMARY	SOUTH DAYTONA SHOPPING CENTER (NORTH)	PROJECTED INCOME & EXPENSES
REAL ESTATE TAXES	\$9,096	\$18,800
PROPERTY INSURANCE	\$1,070	\$15,000
WATER/SEWER/GARBAGE	\$5,520	\$0
LANDSCAPING	\$1,560	\$0
COMMON ELECTRICITY	\$264	\$264
<b>OPERATING EXPENSES</b>	<b>\$17,509</b>	<b>\$34,064</b>
<b>NET OPERATING INCOME</b>	<b>\$32,416</b>	<b>\$100,789</b>



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.