



LEASE
Space For Lease

1501 RIDGEWOOD AVENUE

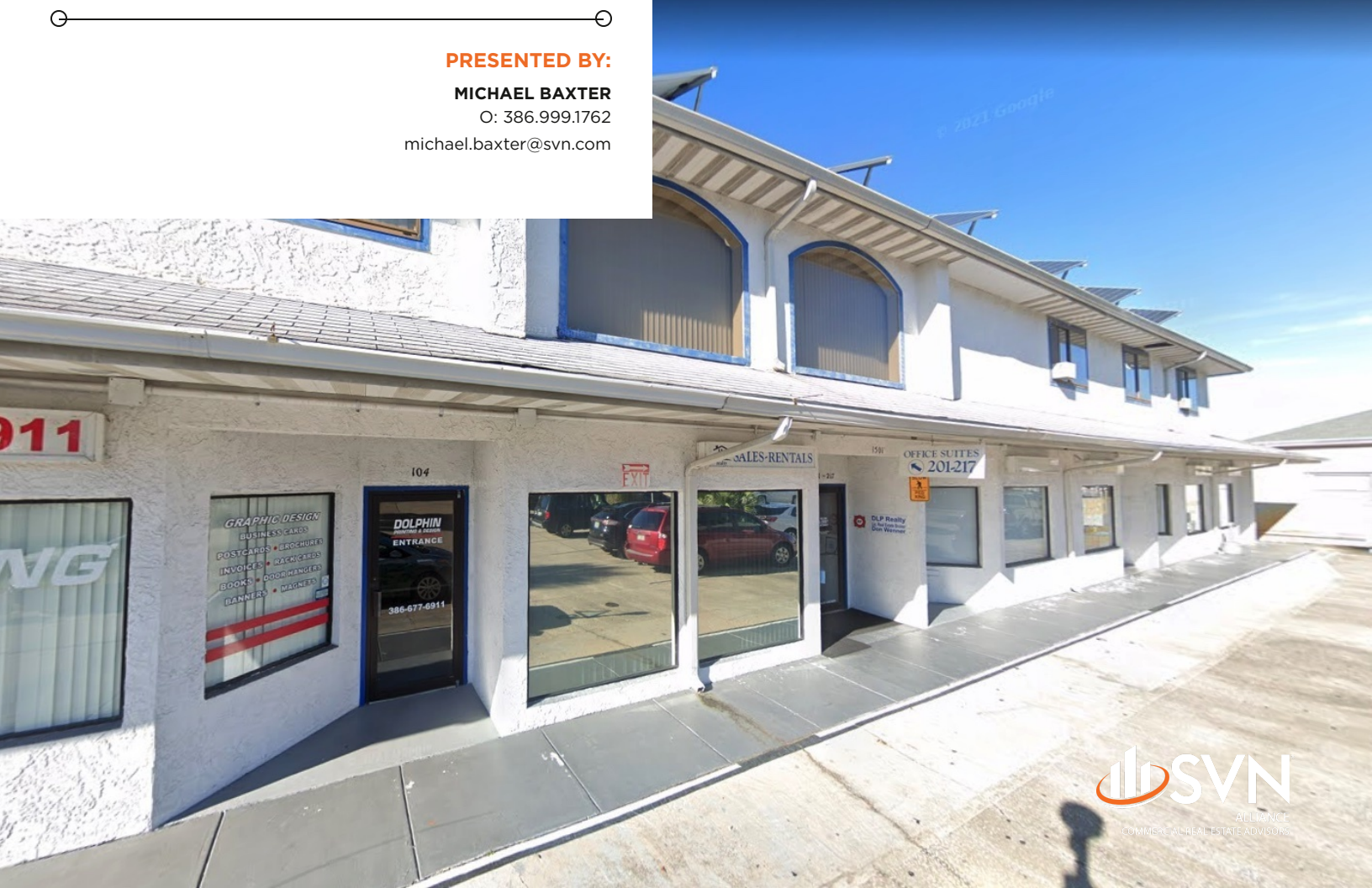
Holly Hill, FL 32117

PRESENTED BY:

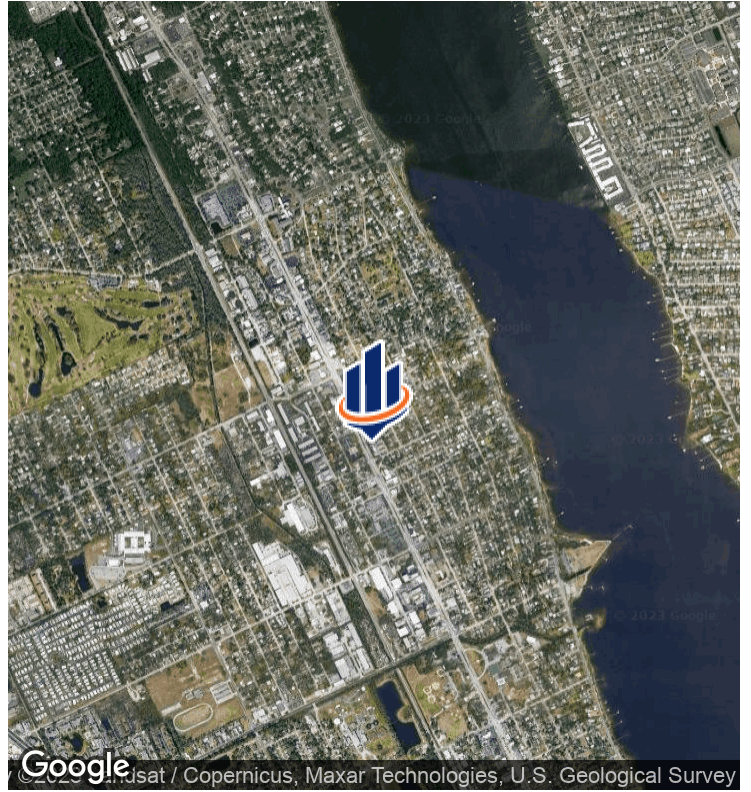
MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$895.00 - 1,395.00 SF/yr (Gross; MG)
BUILDING SIZE:	14,492 SF
LOT SIZE:	1.07 Acres
ZONING:	B-4
MARKET:	Daytona Beach Area

PROPERTY OVERVIEW

Unit 107 (Former Dance Studio) \$1395/month plus utilities and sales tax. Space has an open floor plan with hardwood floors a small reception/waiting area, and a private office.

Unit 212&213 (Second Floor Office Space for Lease) \$895/month includes all utilities except phone/internet.

Space has 4 private offices and a larger room. Access to shared restrooms, conference room, and elevator.



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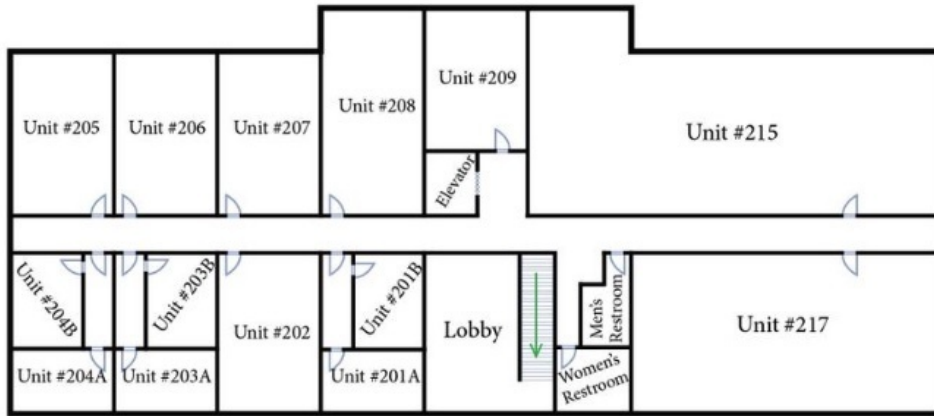
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AERIAL

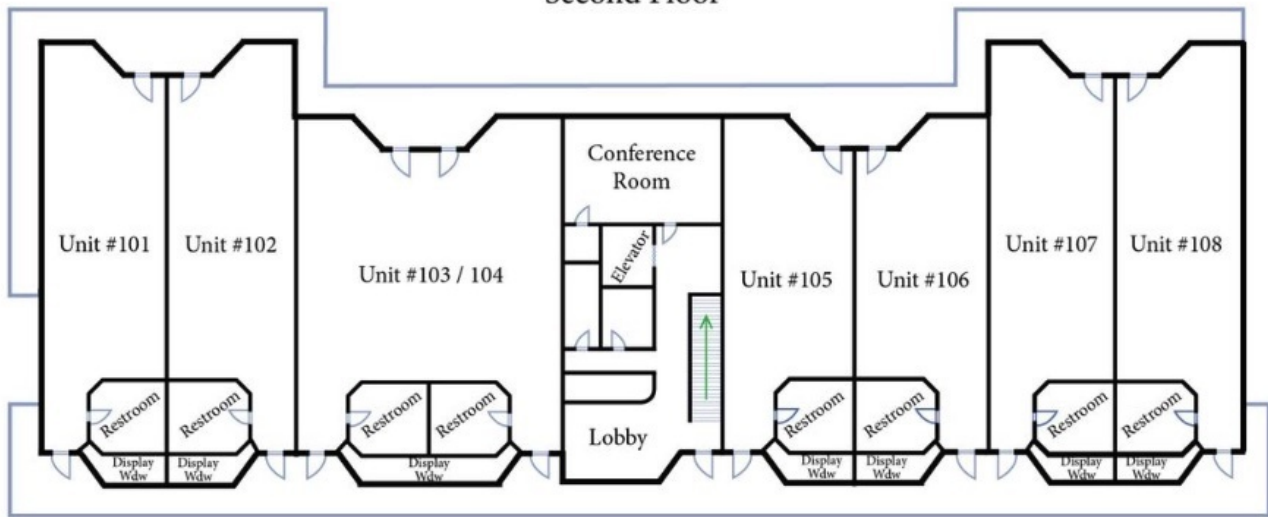


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FLOOR PLANS



Second Floor



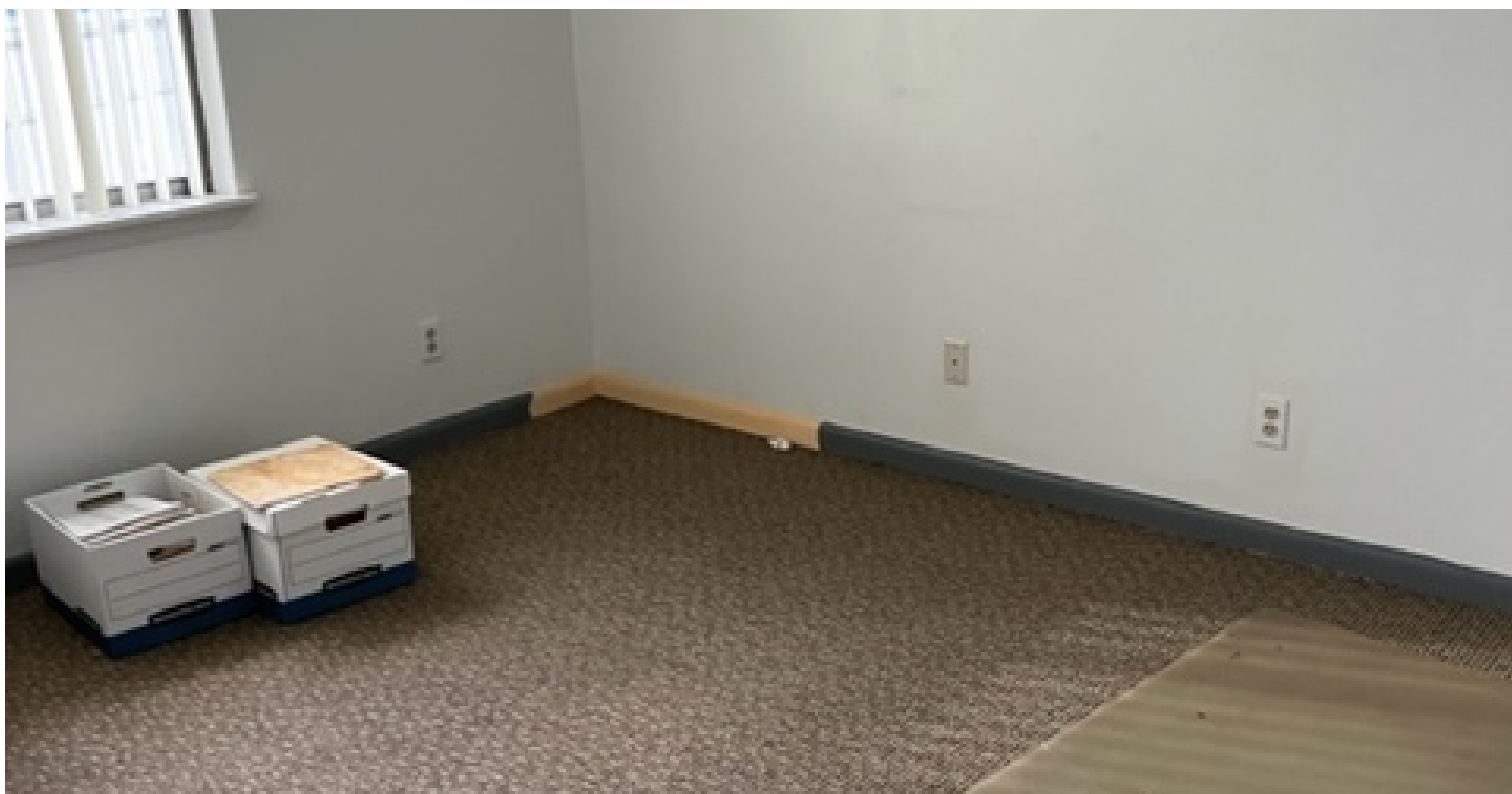
First Floor

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SUITE 212 & 213



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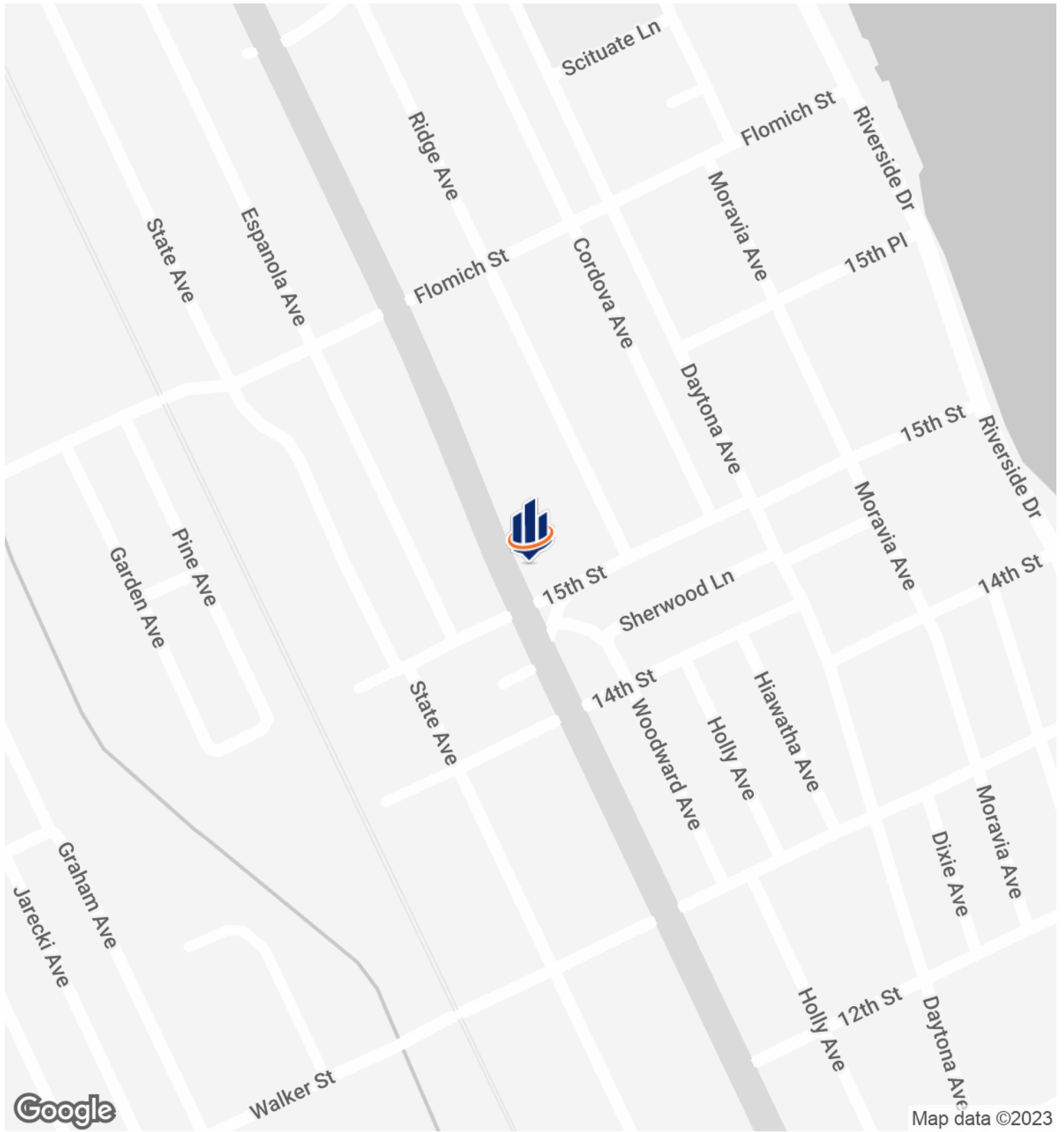
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SUITE 107



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LOCATION MAP

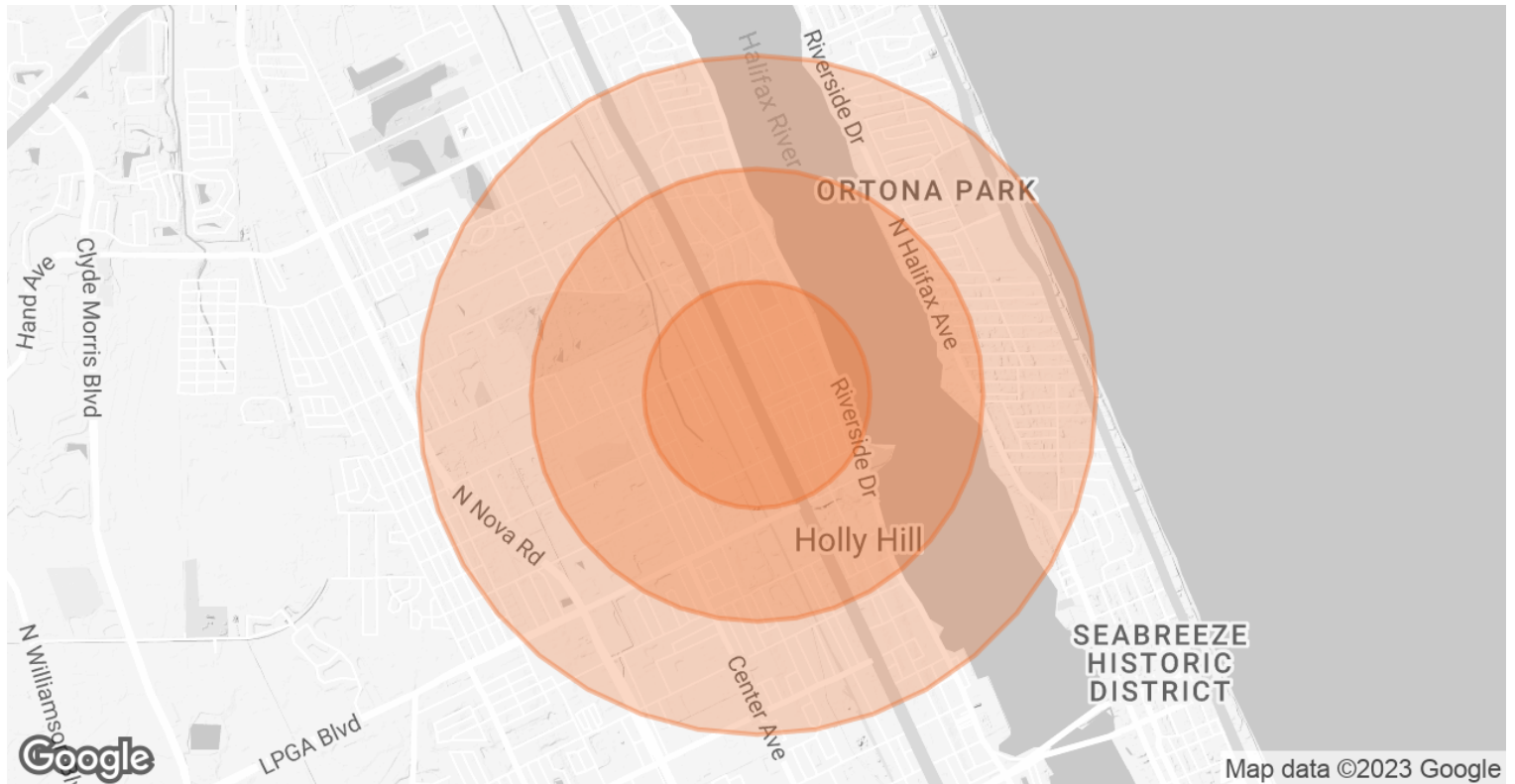


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,741	7,725	18,655
AVERAGE AGE	52.8	51.8	49.5
AVERAGE AGE (MALE)	52.1	52.2	50.3
AVERAGE AGE (FEMALE)	54.1	51.8	49.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,068	4,425	10,755
# OF PERSONS PER HH	1.6	1.7	1.7
AVERAGE HH INCOME	\$40,639	\$44,400	\$47,563
AVERAGE HOUSE VALUE	\$120,175	\$134,361	\$177,019

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

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PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. Originally from Pennsylvania, he specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities.. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

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