

FORMER BANK BUILDING FOR SALE OR LEASE



PROPERTY DESCRIPTION

Former Bank Building For Sale or Lease.
12,610 SF freestanding two-story building on 2.2+/- Acres.
First Floor - Elevator and stairs are in the vestibule, vault and teller booth are in place, along with 2 restrooms. Proposed conversion of open area into 5 offices.
Second Floor - 11 offices, large conference room, 2 restrooms, and a breakroom.
Plenty of parking.
Extra land could be used for another building.
Frontage on Ridgewood Avenue and McDonald Street.
Just minutes to Beville Road and Dunlawton Avenue.
Estimated CAM, Real Estate Taxes, and Insurance \$5.50 per SF.

LOCATION DESCRIPTION

Located on the southeast corner of Ridgewood Avenue and McDonald Street just south of Big Tree Road.
Approximately 1 mile south of Beville Road and 2.3 miles north of Dunlawton Avenue.

JOHN W. TROST, CCIM

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

OFFERING SUMMARY

| | |
|-----------------------|------------------------------------|
| SALE PRICE: | \$2,500,000 |
| LEASE RATE: | \$14.00 - \$17.00 NNN |
| BUILDING SIZE: | 12,610 SF |
| LOT SIZE: | 2.2+/- Acres |
| YEAR BUILT: | 1978 |
| PARCEL NO: | 5344-16-00-0242 5344-16-00-0240 |
| TRAFFIC COUNT: | 25,500 AADT |
| ZONING: | BGC |

LOCATION ADDRESS

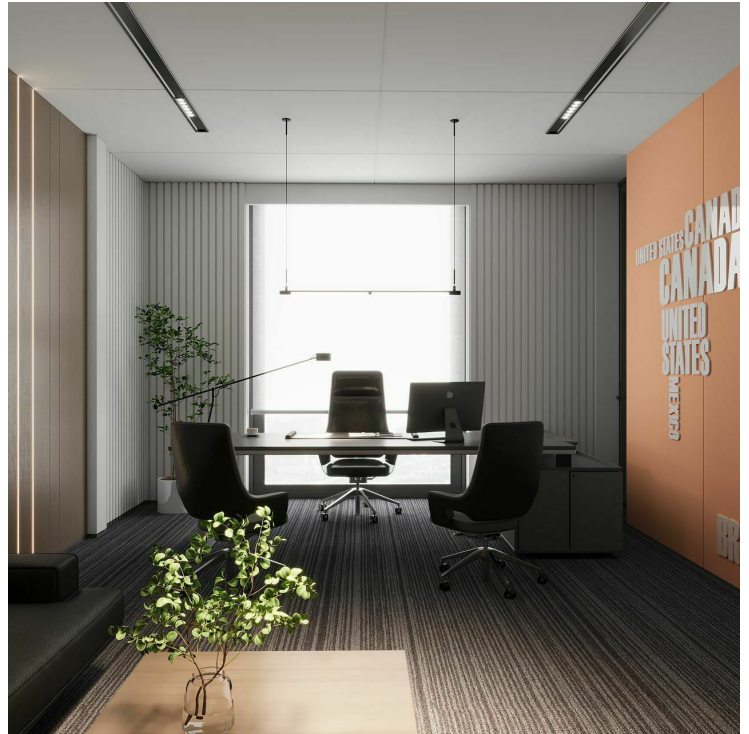
2111 & 2119 S. Ridgewood Avenue
South Daytona, FL 32119

FORMER BANK BUILDING FOR SALE OR LEASE | 2111 & 2119 S. Ridgewood Avenue South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



PROPOSED INTERIOR



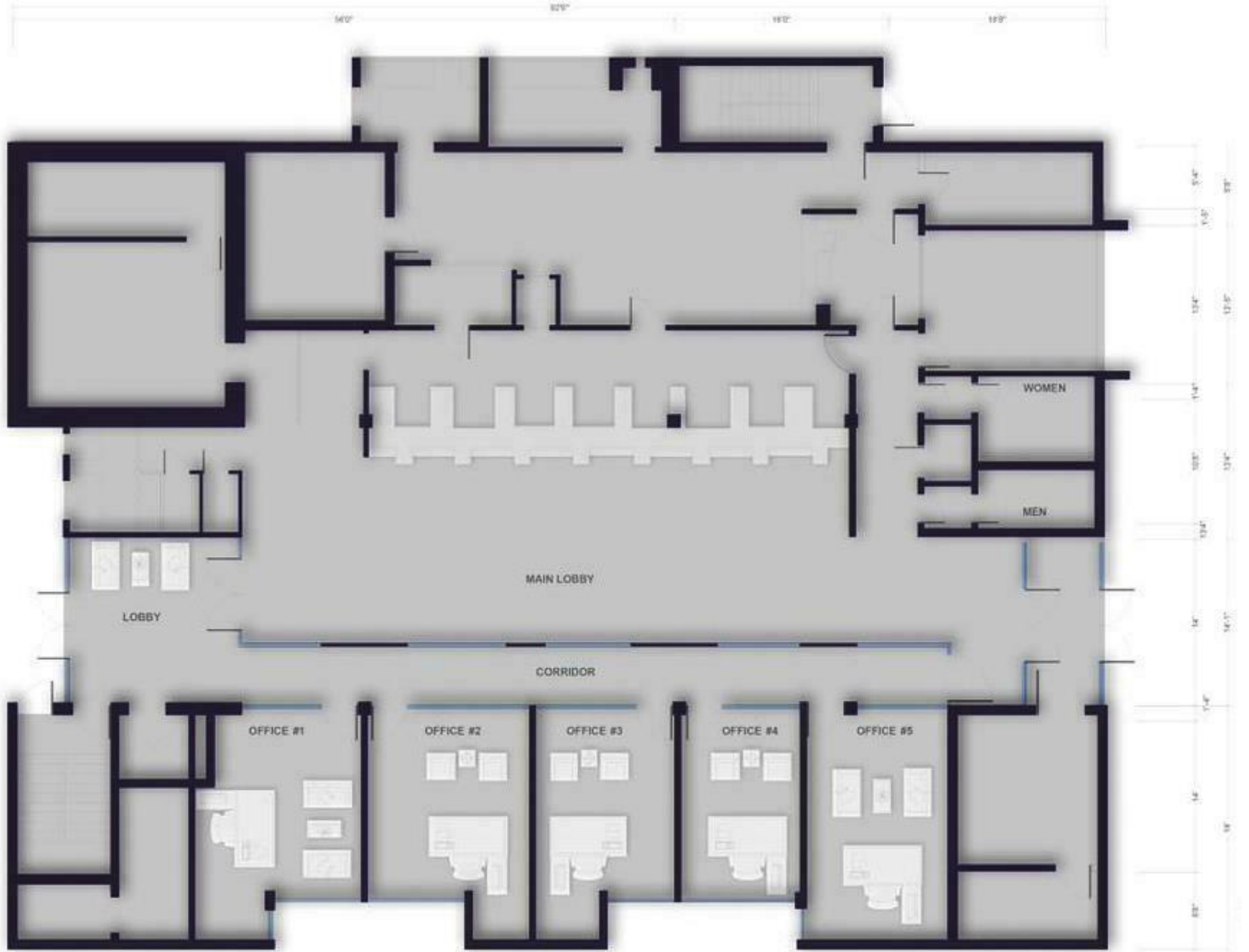
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

FORMER BANK BUILDING FOR SALE OR LEASE | 2111 & 2119 S. Ridgewood Avenue South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



PROPOSED FIRST FLOOR PLAN



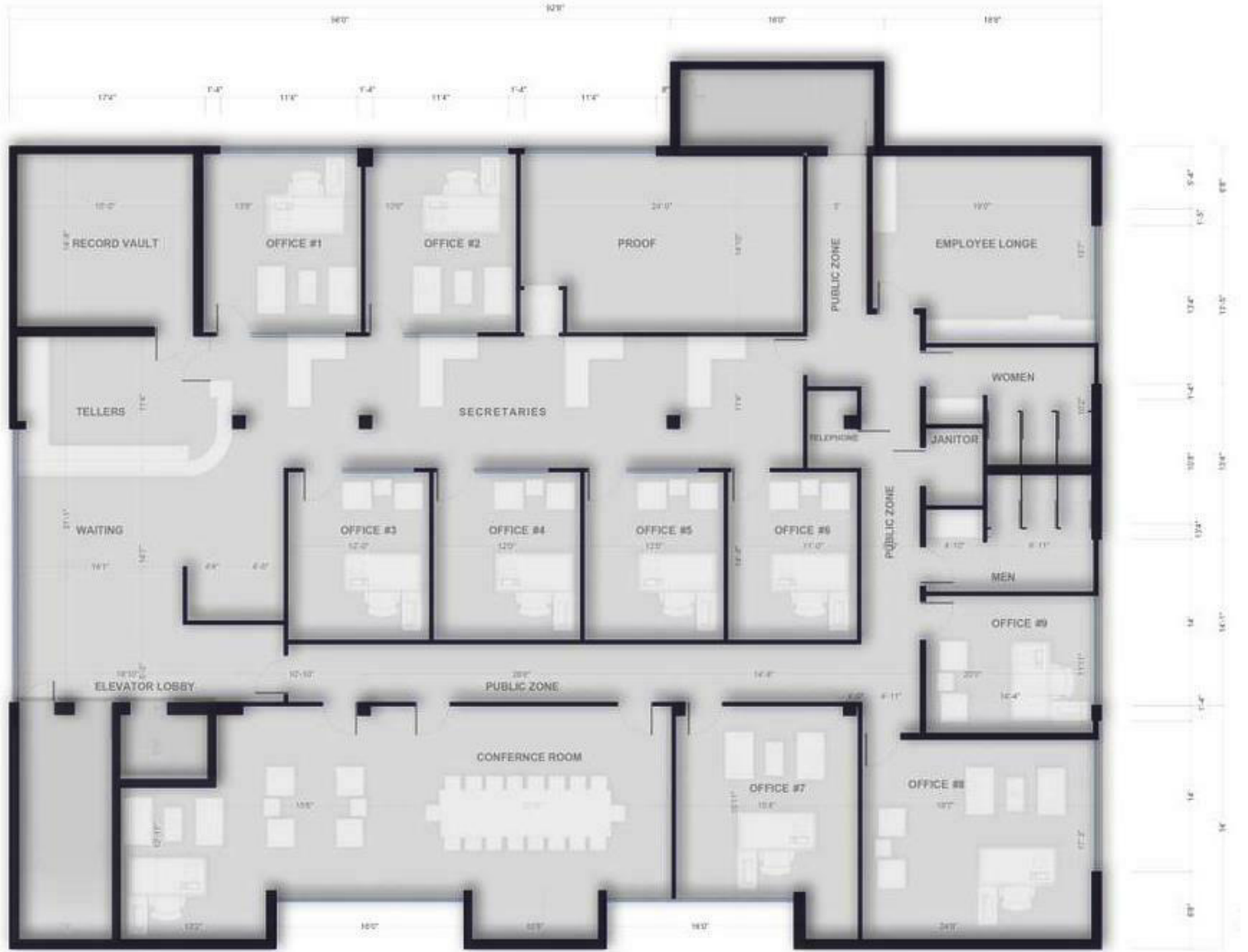
JOHN W. TROST, CCIM
Principal | Senior Advisor
O: 386.301.4581 | C: 386.295.5723
john.trost@svn.com

FORMER BANK BUILDING FOR SALE OR LEASE | 2111 & 2119 S. Ridgewood Avenue South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



PROPOSED SECOND FLOOR PLAN



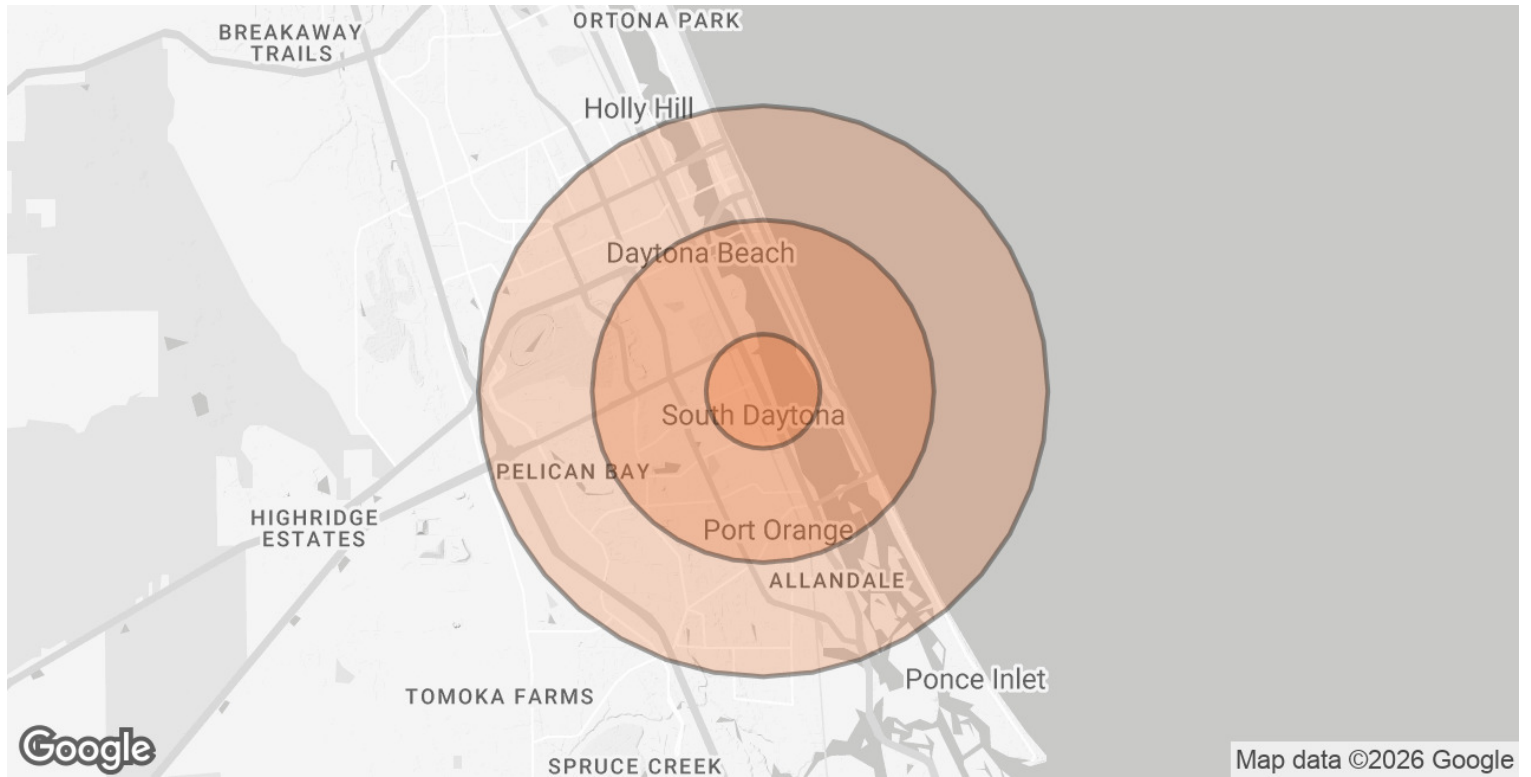
JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

FORMER BANK BUILDING FOR SALE OR LEASE | 2111 & 2119 S. Ridgewood Avenue South Daytona, FL 32119

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 8,542 | 55,731 | 118,701 |
| AVERAGE AGE | 45.2 | 46.6 | 43.8 |
| AVERAGE AGE (MALE) | 47.0 | 45.3 | 42.5 |
| AVERAGE AGE (FEMALE) | 45.2 | 47.9 | 45.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 4,684 | 32,976 | 64,767 |
| # OF PERSONS PER HH | 1.8 | 1.7 | 1.8 |
| AVERAGE HH INCOME | \$47,720 | \$42,457 | \$44,316 |
| AVERAGE HOUSE VALUE | \$155,324 | \$151,056 | \$157,849 |

2020 American Community Survey (ACS)

JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

FORMER BANK BUILDING FOR SALE OR LEASE | 2111 & 2119 S. Ridgewood Avenue South Daytona, FL 32119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.