



LEASE

Coastal Centre

1635 S. RIDGEWOOD

South Daytona, FL 32119

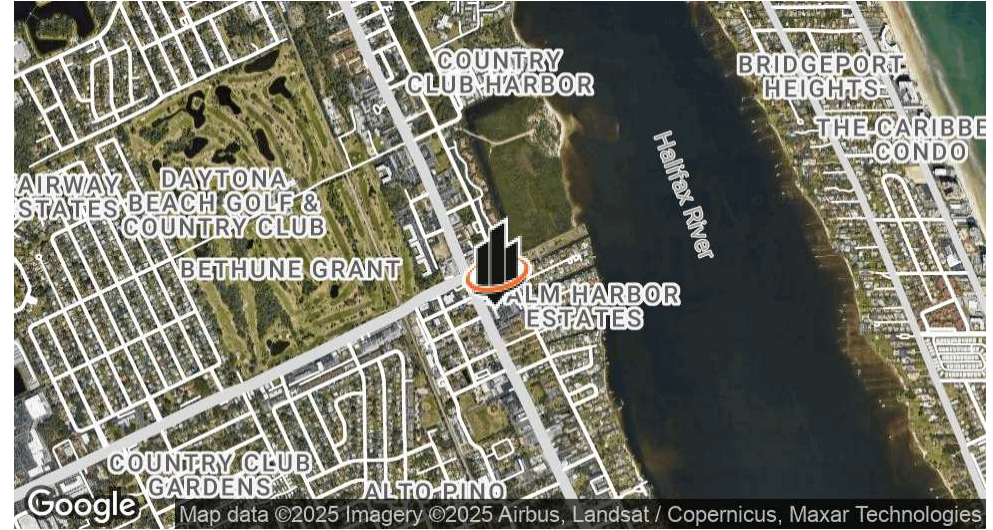
PRESENTED BY:

MICHAEL BAXTER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.50 - 775.00 SF/yr (NNN; Gross)
AVAILABLE SF:	115 - 1,065 SF
BUILDING SIZE:	15,171 SF

PROPERTY DESCRIPTION

Commercial spaces for lease in clean, well-maintained building on busy Highway US-1 (S. Ridgewood Avenue) in South Daytona.

Suite 104 (Former salon with electrical and plumbing in place for 10-12 hair stations and 2 sinks) with restroom and storage area \$15.50/SF NNN (\$2,000/month plus utilities and sales tax).

PROPERTY HIGHLIGHTS

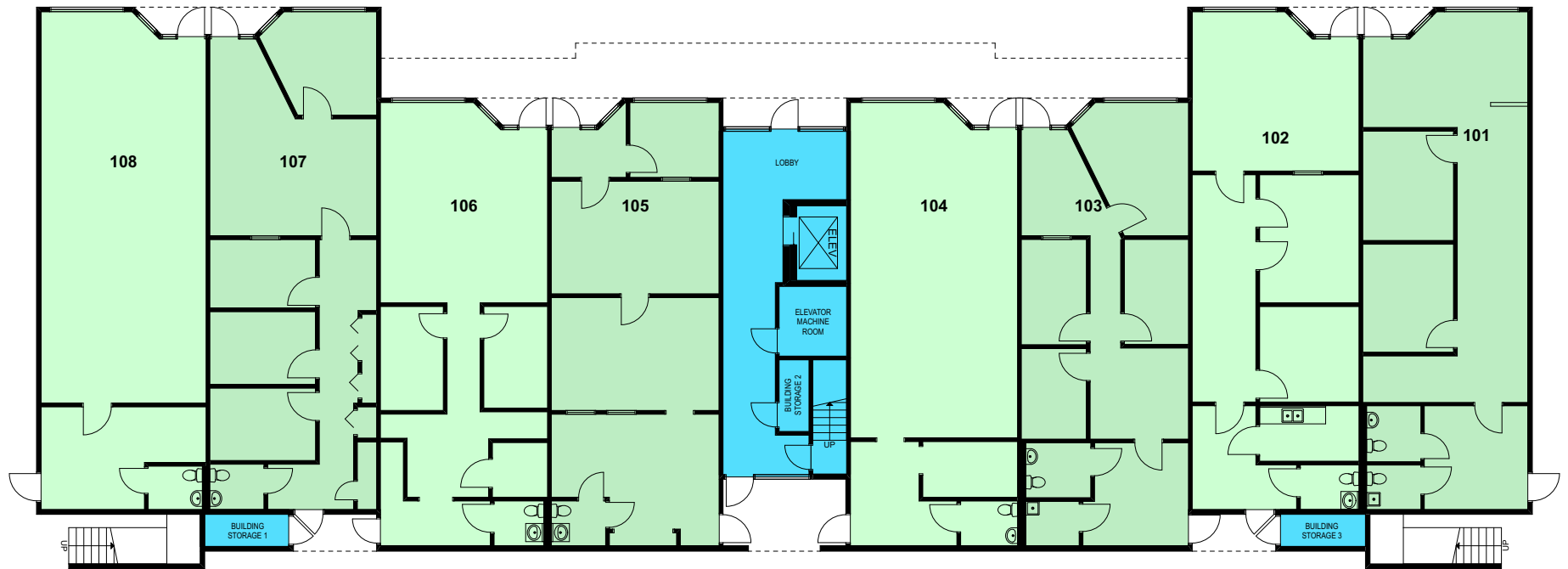
- Multiple second floor small office suites also available.
- Unit 219 and Unit 218 (both 115 square feet). \$350/month including all utilities, CAM and sales tax.

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



FORMER SALON (SUITE 104)

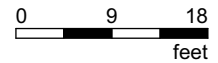


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BOMA 2017 OFFICE BUILDINGS: STANDARD METHODS OF MEASUREMENT, METHOD B (ANSI/BOMA Z65.1-2017)

- | | | |
|--|---|---|
|  Rentable Exclusions |  Service & Amenity Area |  Tenant Area & Tenant Ancillary Area |
|  Base Building Circulation |  Inter-Building Amenity Area |  Inter-Building Service Area |



"Client"

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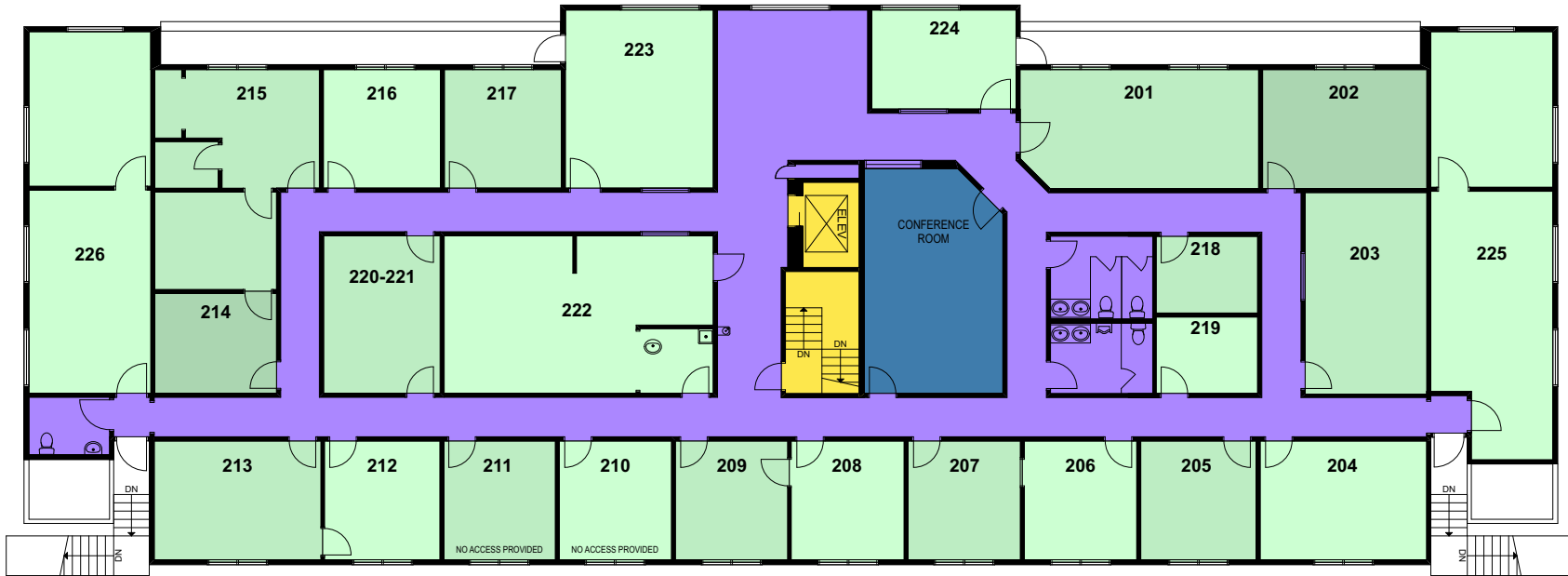
Floor 1

Plan Version: 1A
 Measured: 2/7/25
 Prepared: 2/19/25







phone: (305) 702-0590
www.floridameasures.com

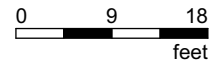


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Floor 2

Plan Version: 1A
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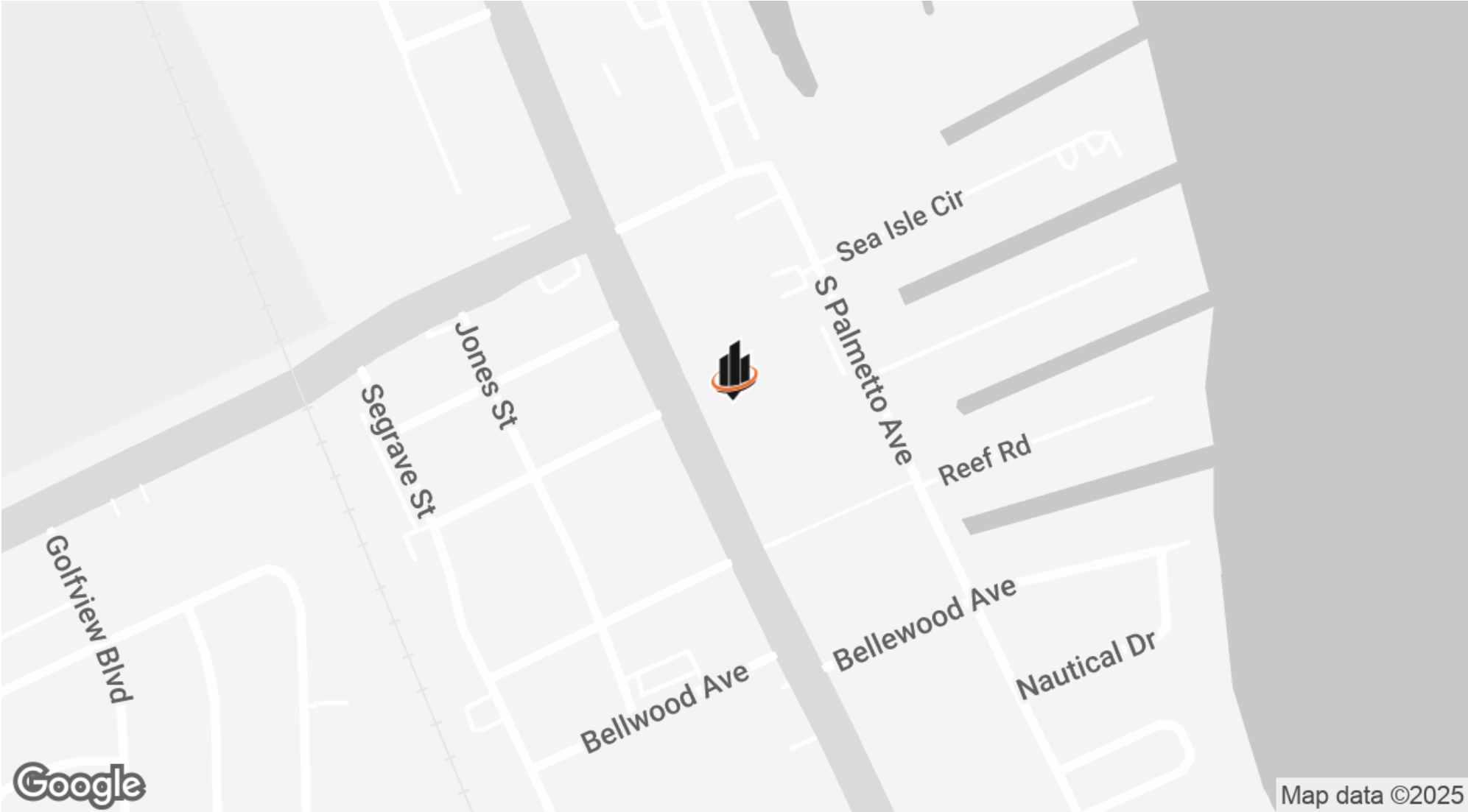
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SECOND FLOOR OFFICE SUITES



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LOCATION MAP



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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com

Direct: **386.999.1762** | Cell: **386.999.1762**

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. 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)

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