

5346 S RIDGEWOOD AVE

5346 S Ridgewood Ave | Port Orange, FL

CONFIDENTIAL PROPERTY EVALUATION

Prepared By:

Oren Stephen

ISL Commercial

Principal

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5346 S Ridgewood Ave

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01 **Company Profile**
Advisor Profile



Oren Stephen
Principal

Agent

Oren Stephen
Principal

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

02 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	5346 S Ridgewood Ave Port Orange FL 32127
COUNTY	Volusia
BUILDING SF	4,591 SF
LAND ACRES	2.07
LAND SF	90,300 SF
YEAR BUILT	1946/1978/1965/1986
APN	631007160080
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,800,000
PRICE PSF	\$392.07

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	5,388	39,166	92,741
2025 Median HH Income	\$39,317	\$61,158	\$60,915
2025 Average HH Income	\$60,636	\$88,803	\$86,788

- Parcel ID:631007160030
Physical Address: no address
Land: 21,000 sf
Building: 1532 sf
FGW-GARAGE WOOD FINISHED: 400 sf (1946)
GHS-GREENHOUSE: 1,132sf (1978)
CAN-CANOPY: 216 sf (1980)

- Parcel ID:631007160050
Physical Address: 5326 RIDGEWOOD AVE, PORT ORANGE 32127
Land: 21,000 sf
Building: 3059 sf
#1 - 1,419 sf (1965)
#2 - 1,640 sf (1986)
Canopy: 2,300 sf
 - Parcel ID: 631007160070
Physical Address: 5336 RIDGEWOOD AVE, PORT ORANGE 32127
Land: 10,500 sf
Building: None
 - Parcel ID:631007160080
Physical Address: 5346 RIDGEWOOD AVE, PORT ORANGE 32127
Land: 37,800 sf
Building: None
 - Discover the potential of this property with city sewer access and a septic system, previously home to a nursery and then a thrift store.
 - Situated just steps away from a Dollar General and a Hotel, this location offers endless possibilities for experienced buyers looking to maximize the use of the land.
- This property is near Seven Seas Marina & Boatyard, Windward at Adventure Yacht Harbor, Daytona Marina & Boat Works, Loggerhead/Inlet Harbor Marina, and Halifax Harbor.
- Residential growth is increasing rapidly, including a new 50-home development on Airport Road, which is only 7.6 miles away.

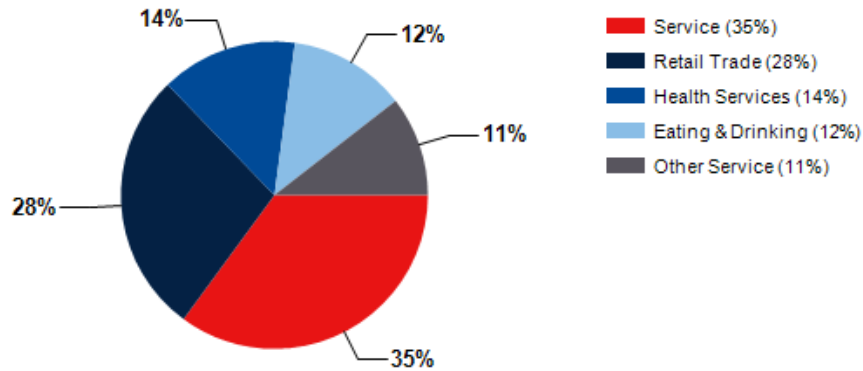
03

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

- 5346 S Ridgewood Ave is located on a prominent stretch of U.S. Highway 1 in Port Orange, Florida—a corridor known for its steady traffic flow and commercial activity. This address sits within a mixed-use area that blends retail, service businesses, and residential neighborhoods, offering strong visibility and accessibility for a variety of commercial uses.
- Its position along South Ridgewood Avenue provides direct connectivity to Daytona Beach to the north and New Smyrna Beach to the south, making it a strategic location for businesses looking to serve both local and regional markets.

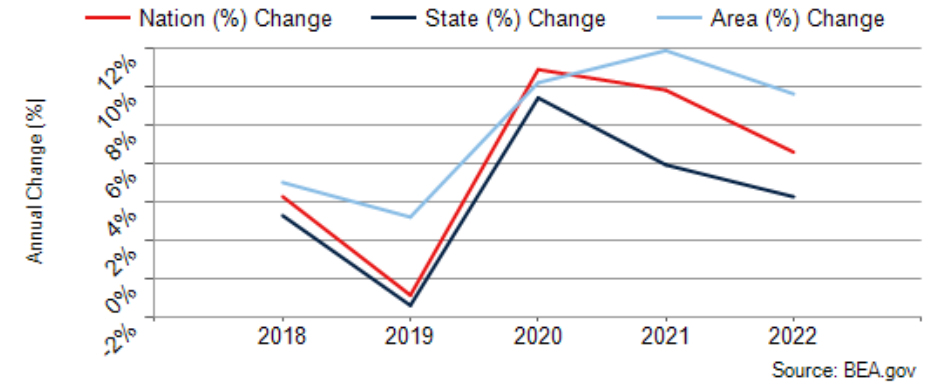
Major Industries by Employee Count

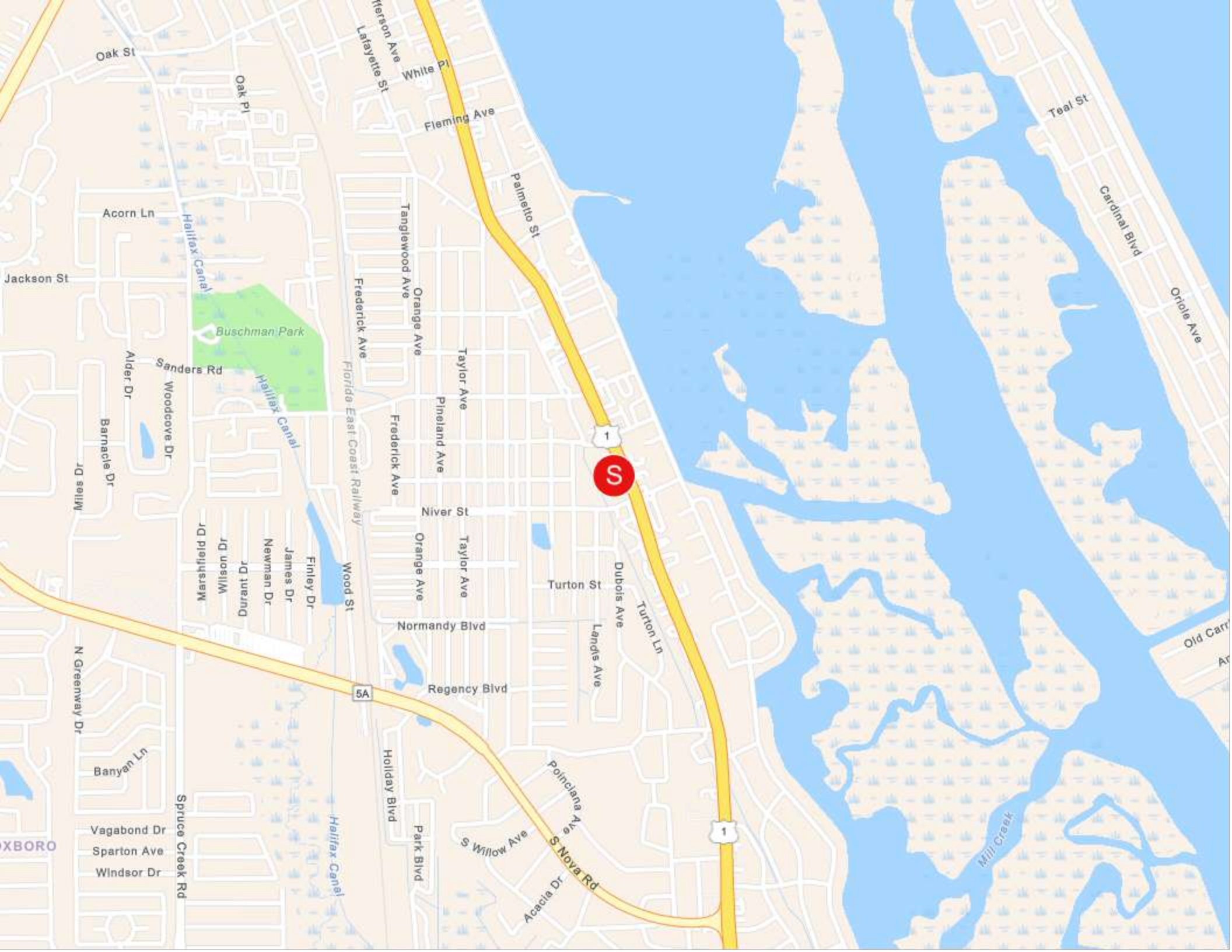


Largest Employers

TopBuild Corp.	10,000
Siemens Energy, Inc.	94,000
Embry-Riddle Aeronautical University	500
W.W. Gay Mechanical Services, Inc.	100
Halifax Family - Center for Family & Sports Medicine	50
Port Orange Fire Station 71	50
Lighthouse Treasures Thrift Store & More	10
Conviva Care Center East Port Orange	10

Volusia County GDP Trend





Oak St

Oak Pl

Heferson Ave
Lafayette St

White Pl

Fleming Ave

Palmetto St

Teal St

Cardinal Blvd

Oriole Ave

Acorn Ln

Halifax Canal

Buschman Park

Jackson St

Sanders Rd

Halifax Canal

Alder Dr

Woodcove Dr

Barnacle Dr

Mills Dr

Frederick Ave

Tanglewood Ave

Orange Ave

Taylor Ave

Pineland Ave

Florida East Coast Railway

Frederick Ave

Niver St

Taylor Ave

Turton St

Dubois Ave

Turton Ln

Marshall Dr

Willow Dr

Durant Dr

Newman Dr

James Dr

Finley Dr

Wood St

Normandy Blvd

Landis Ave

Regency Blvd

5A

N Greenway Dr

Banyan Ln

Spruce Creek Rd

Vagabond Dr
Spartan Ave
Windsor Dr

Holiday Blvd

Park Blvd

S Willow Ave

S Nova Rd

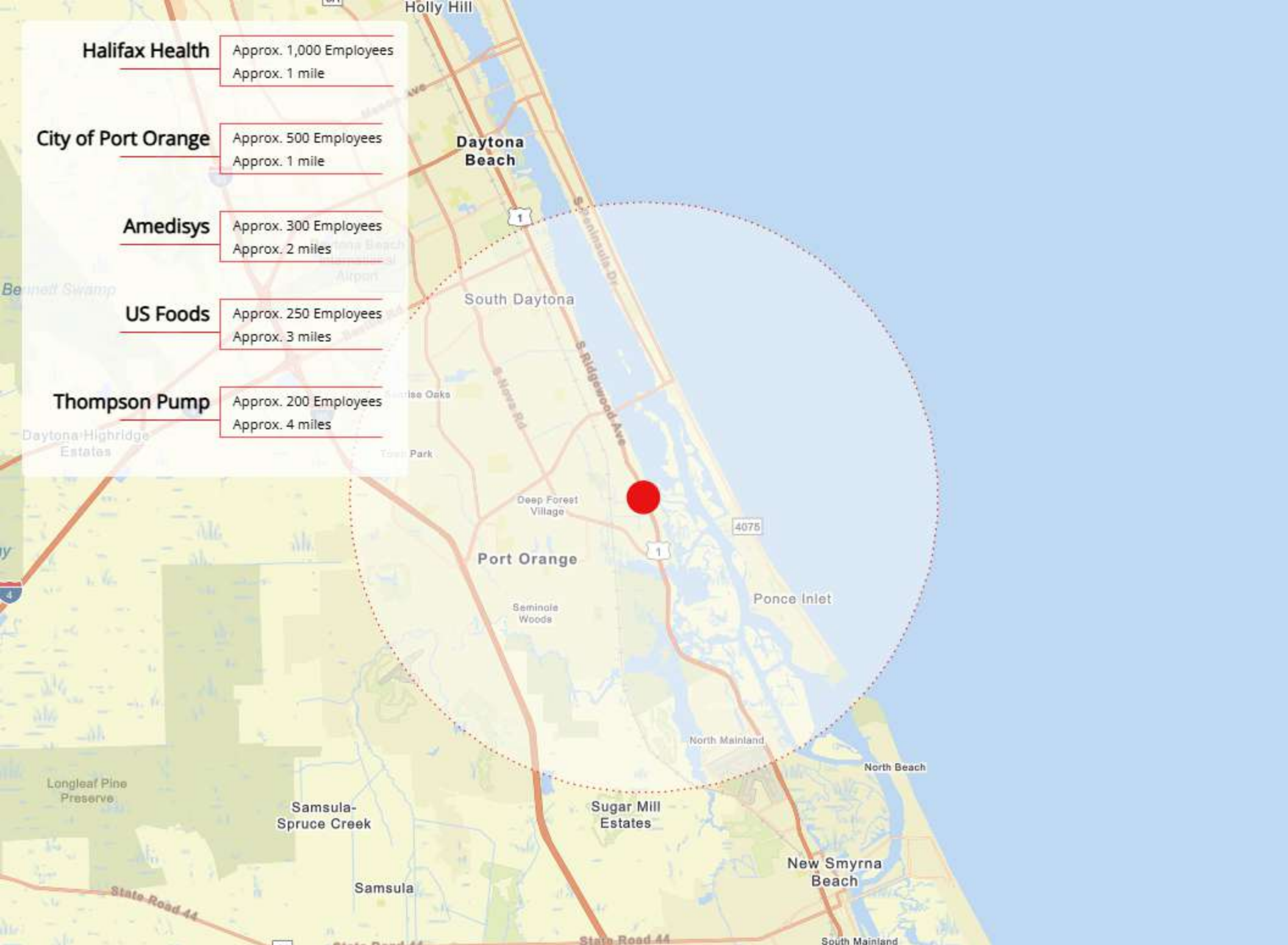
Acacia Dr

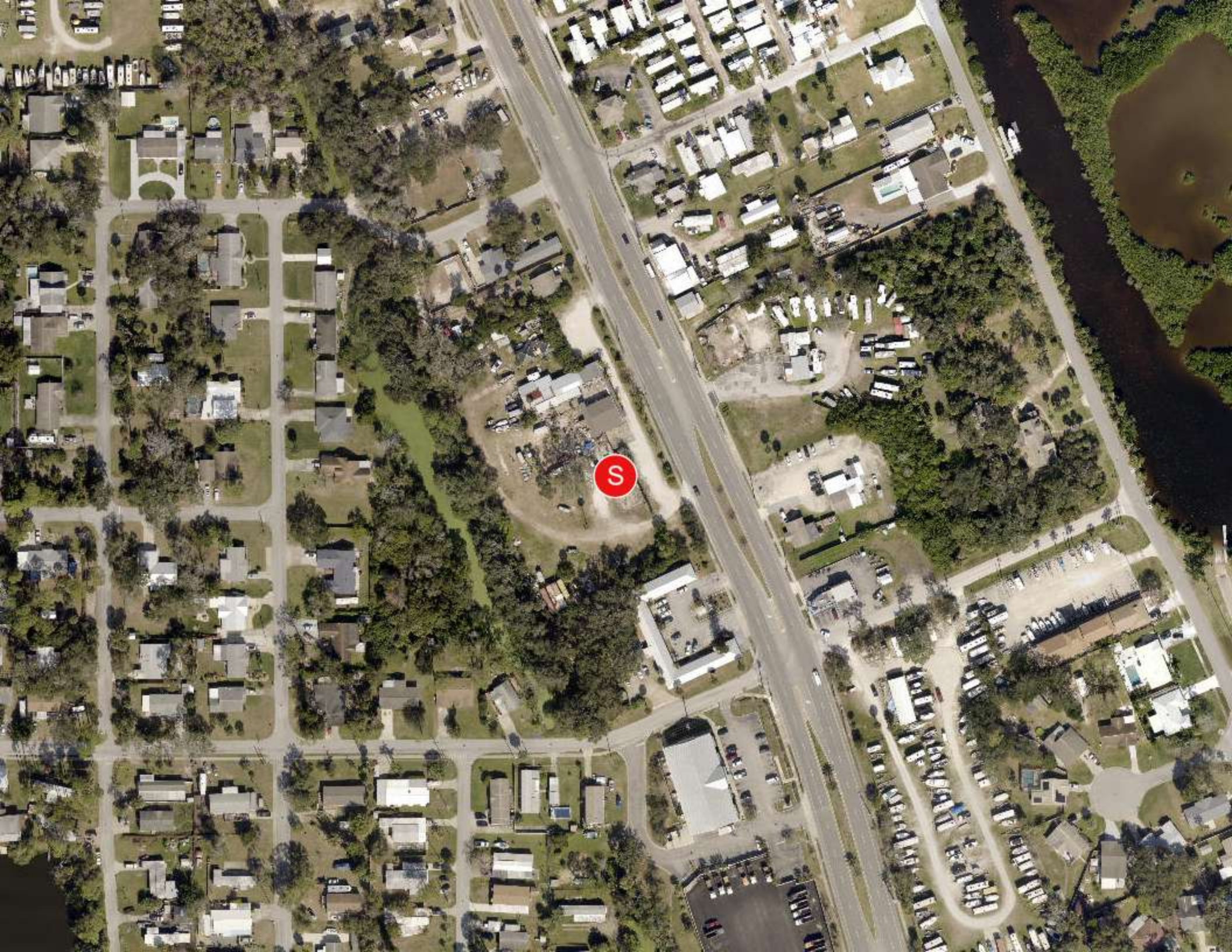
Poinciana Ave

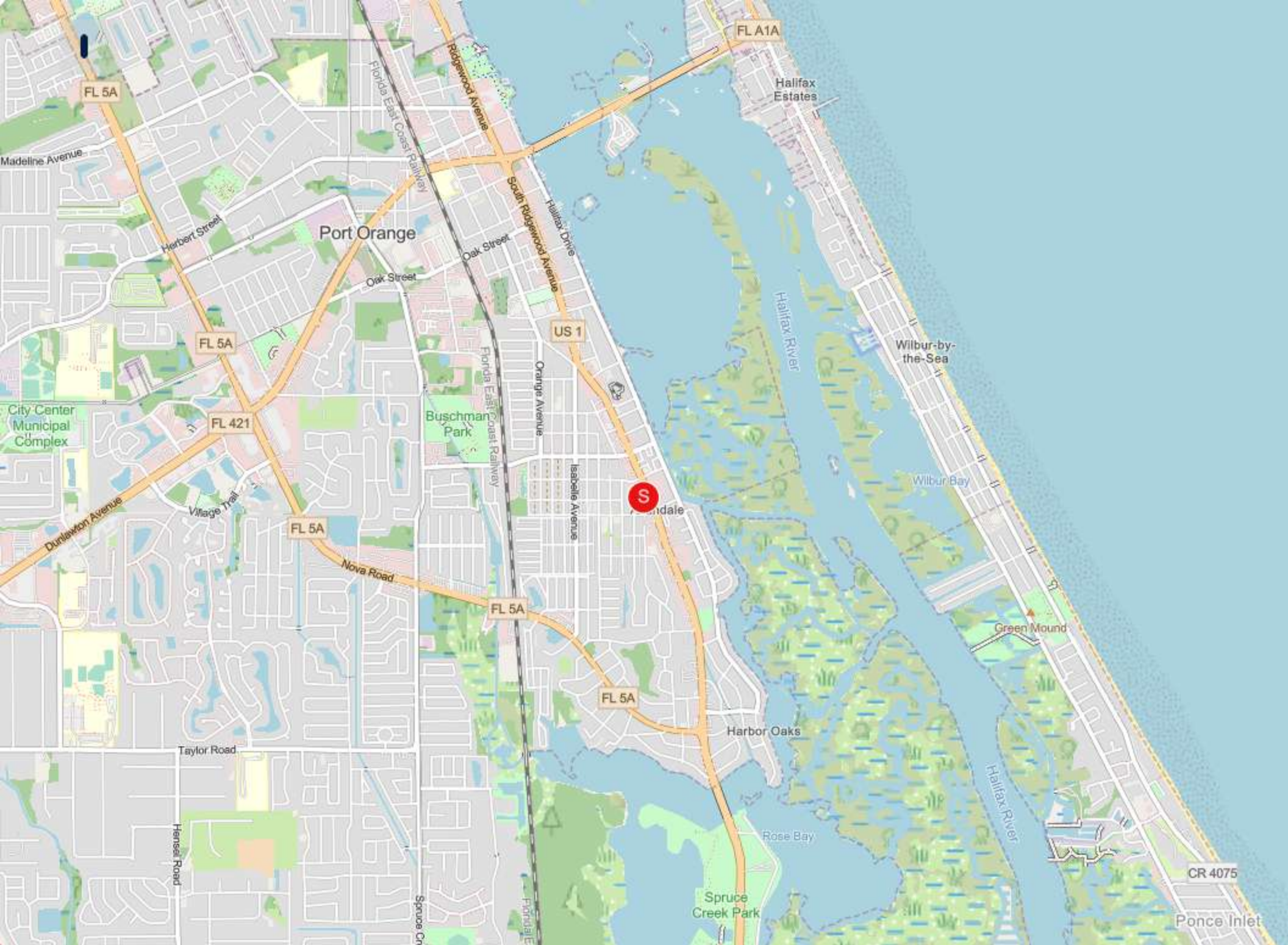
Old Carr
Ar

Mill Creek

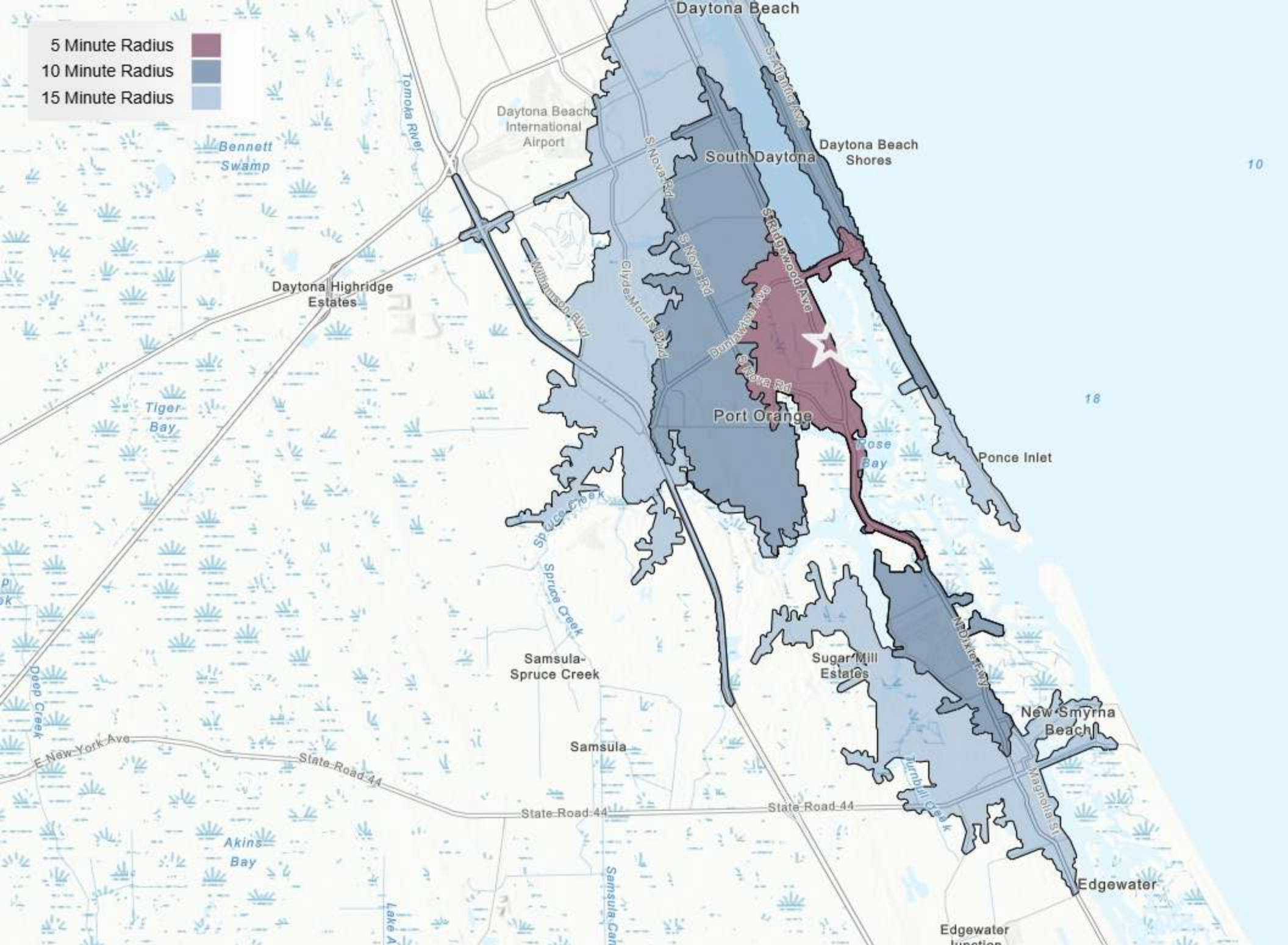
XBORO







- 5 Minute Radius
- 10 Minute Radius
- 15 Minute Radius



5346 S RIDGEWOOD AVE

04 Property Description

- Property Features
- Parcel Map
- Property Images

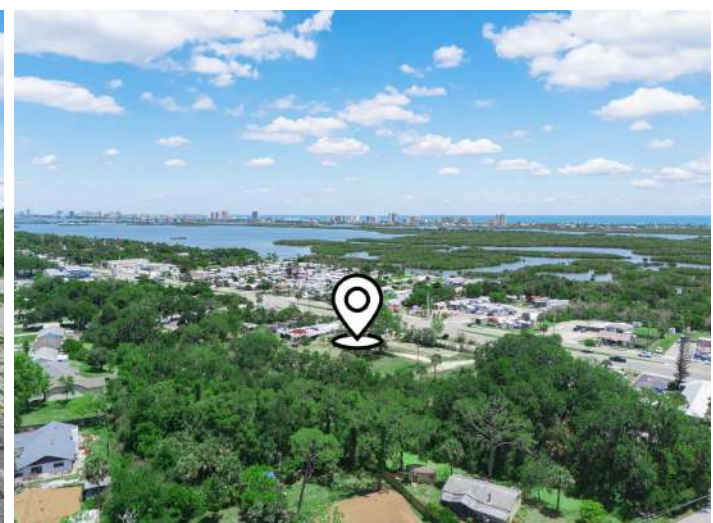
PROPERTY FEATURES

BUILDING SF	4,591
LAND SF	90,300
LAND ACRES	2.07
YEAR BUILT	1946/1978/1965/1986
# OF PARCELS	4
ZONING TYPE	COM (Commercial)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3 + canopies
STREET FRONTAGE	120' on Ridgewood
TRAFFIC COUNTS	15,734 vehicles per day
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Trees Rx
SOUTH	Dollar General
EAST	Dipple's Outdoor Services LLC
WEST	Residential





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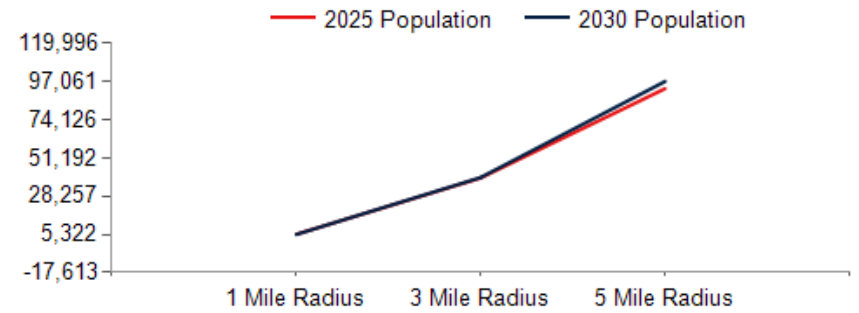
05 Demographics

General Demographics

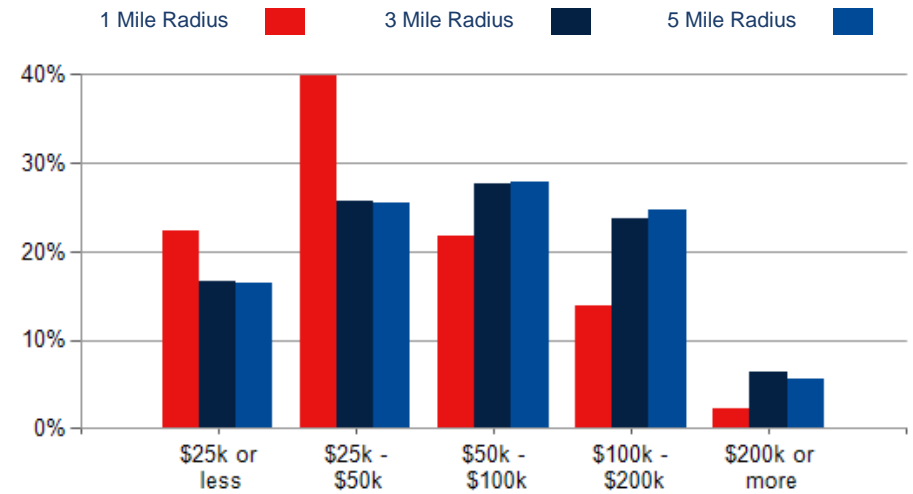
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,271	38,646	79,706
2010 Population	5,293	38,164	83,767
2025 Population	5,388	39,166	92,741
2030 Population	5,322	39,478	97,061
2025 African American	75	1,345	5,734
2025 American Indian	34	123	304
2025 Asian	64	731	2,424
2025 Hispanic	400	3,067	7,416
2025 Other Race	120	824	2,005
2025 White	4,677	33,041	75,040
2025 Multiracial	405	3,061	7,160
2025-2030: Population: Growth Rate	-1.25%	0.80%	4.55%

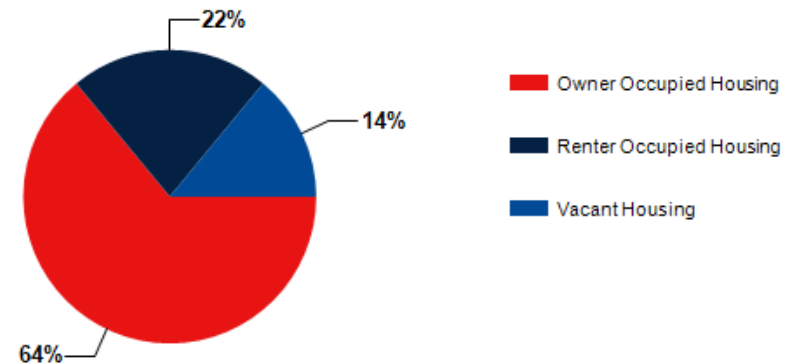
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	322	1,638	3,600
\$15,000-\$24,999	301	1,336	3,568
\$25,000-\$34,999	572	2,352	5,285
\$35,000-\$49,999	541	2,264	5,766
\$50,000-\$74,999	353	2,577	6,663
\$75,000-\$99,999	257	2,366	5,425
\$100,000-\$149,999	279	2,878	7,634
\$150,000-\$199,999	106	1,386	3,059
\$200,000 or greater	62	1,128	2,438
Median HH Income	\$39,317	\$61,158	\$60,915
Average HH Income	\$60,636	\$88,803	\$86,788



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

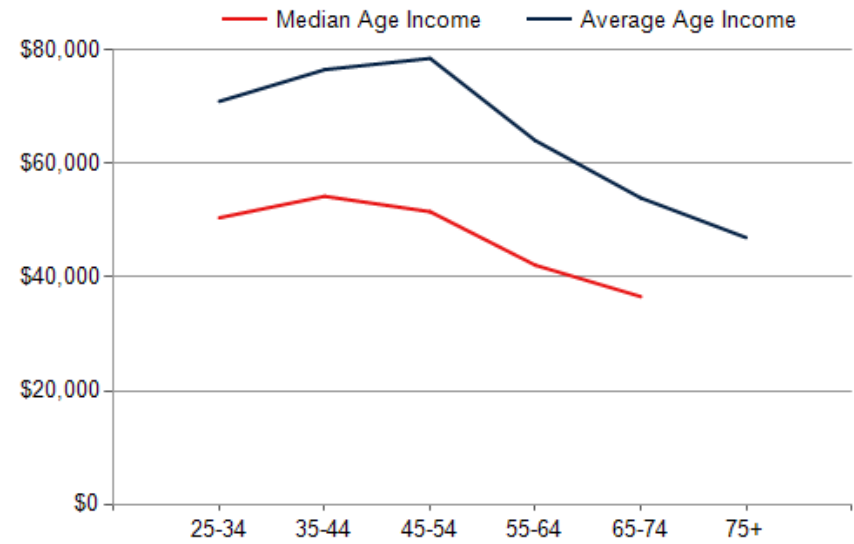
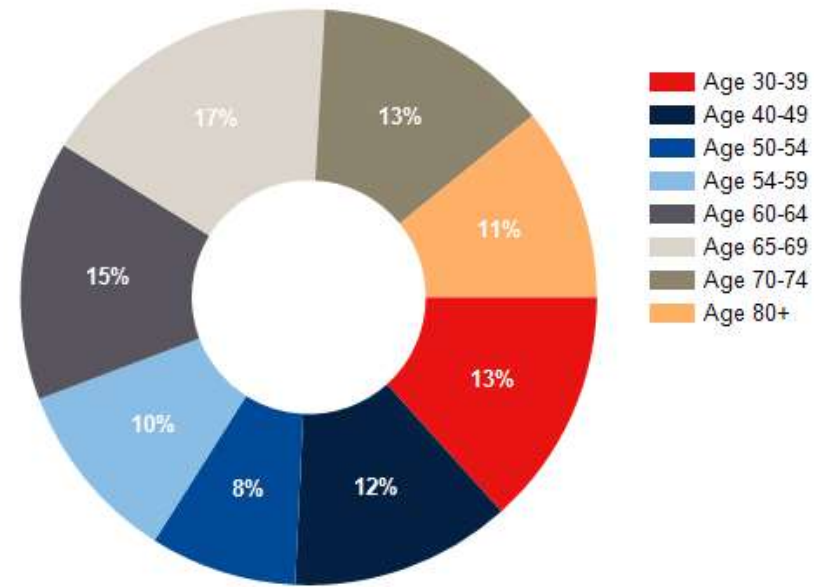


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	251	2,072	5,005
2025 Population Age 35-39	255	1,956	4,623
2025 Population Age 40-44	228	1,925	4,529
2025 Population Age 45-49	242	1,974	4,396
2025 Population Age 50-54	312	2,295	5,195
2025 Population Age 55-59	389	2,728	6,285
2025 Population Age 60-64	553	3,470	8,149
2025 Population Age 65-69	646	3,685	8,636
2025 Population Age 70-74	503	3,272	7,817
2025 Population Age 75-79	411	2,617	6,522
2025 Population Age 80-84	265	1,555	3,947
2025 Population Age 85+	186	1,451	3,393
2025 Population Age 18+	4,752	33,572	79,459
2025 Median Age	58	53	53
2030 Median Age	60	54	54

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,461	\$60,701	\$60,695
Average Household Income 25-34	\$70,969	\$82,592	\$81,544
Median Household Income 35-44	\$54,248	\$82,694	\$85,490
Average Household Income 35-44	\$76,560	\$101,216	\$102,016
Median Household Income 45-54	\$51,541	\$91,333	\$93,322
Average Household Income 45-54	\$78,546	\$112,191	\$111,033
Median Household Income 55-64	\$42,105	\$76,336	\$75,684
Average Household Income 55-64	\$64,056	\$99,079	\$98,107
Median Household Income 65-74	\$36,572	\$56,449	\$56,542
Average Household Income 65-74	\$53,950	\$85,146	\$83,153
Average Household Income 75+	\$46,965	\$67,778	\$64,825

Population By Age



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