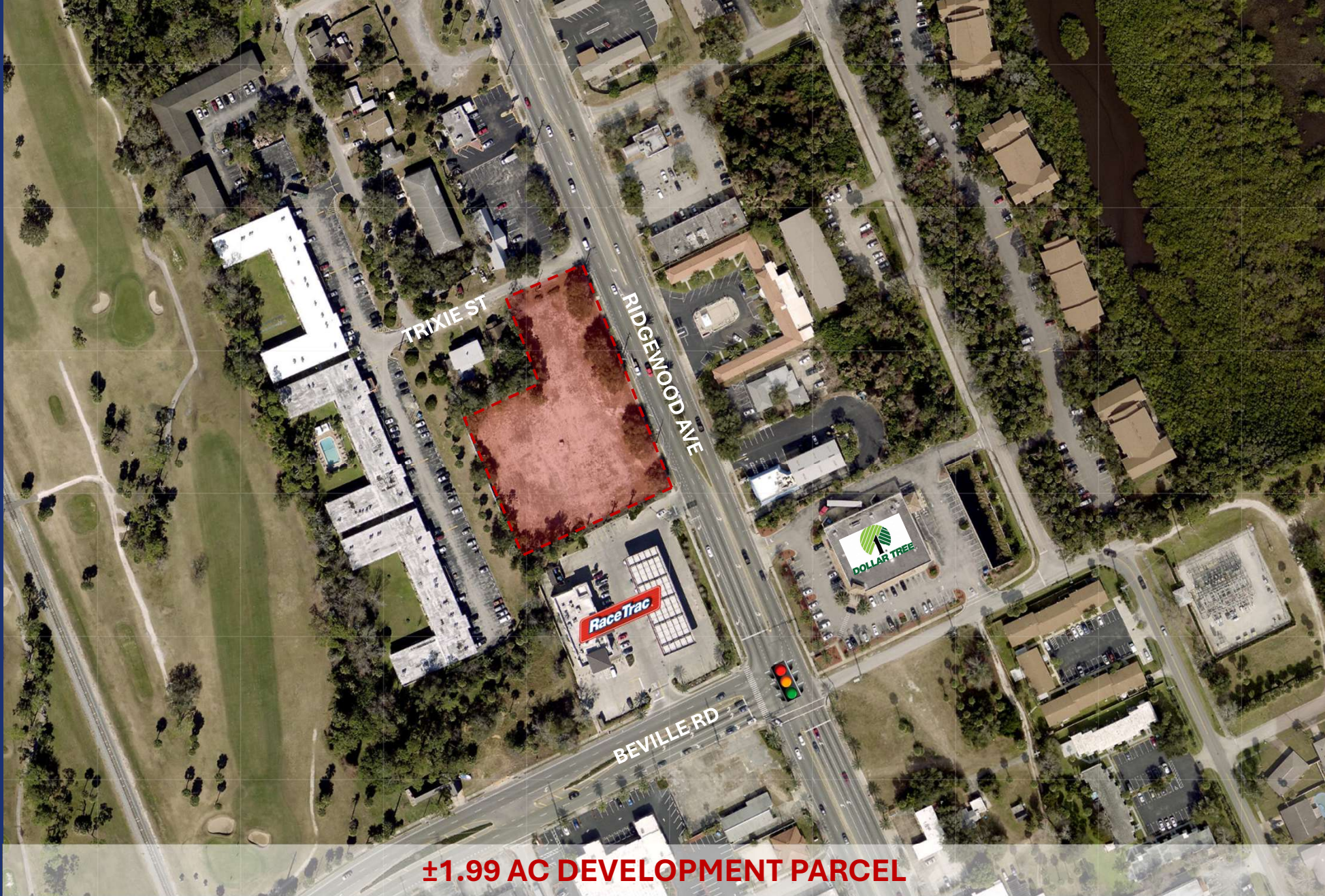


FOR SALE / LEASE



±1.99 AC DEVELOPMENT PARCEL

±1.99 AC DEVELOPMENT PARCEL

1506 S RIDGEWOOD AVE, DAYTONA BEACH, FL 32114 (VOLUSIA COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST
RETAIL ADVISORS**

PROPERTY SUMMARY

AVAILABLE SPACE

OP-1 ±1.99 AC

PRICING

SALE PRICE CONTACT BROKER

LEASE RATE CONTACT BROKER

PROPERTY SPECIFICATIONS

ADDRESS 1506 S RIDGEWOOD AVE
DAYTONA BEACH, FL 32114

ACREAGE ±1.99 AC

PROPERTY TYPE VACANT LAND

PROPERTY USE RETAIL

ZONING T-2 / T-4

CITY DAYTONA BEACH

COUNTY VOLUSIA COUNTY

PARCEL ID 5340-04-06-0030

PROPERTY HIGHLIGHTS

- ±1.99 AC development parcel
- Building has been demolished and property is cleared
- Zoned T-2 / T-4
- 362' frontage on Ridgewood Ave
- Adjacent to RaceTrac gas station on the NWC of Ridgewood Ave & Beville Rd
- Access from Trixie St and Ridgewood Ave
- Property could be divided to suit

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	9,013	66,692	134,806
Households	4,037	29,630	60,862
Avg HH Income	\$55,275	\$55,357	\$57,768

TRAFFIC COUNTS

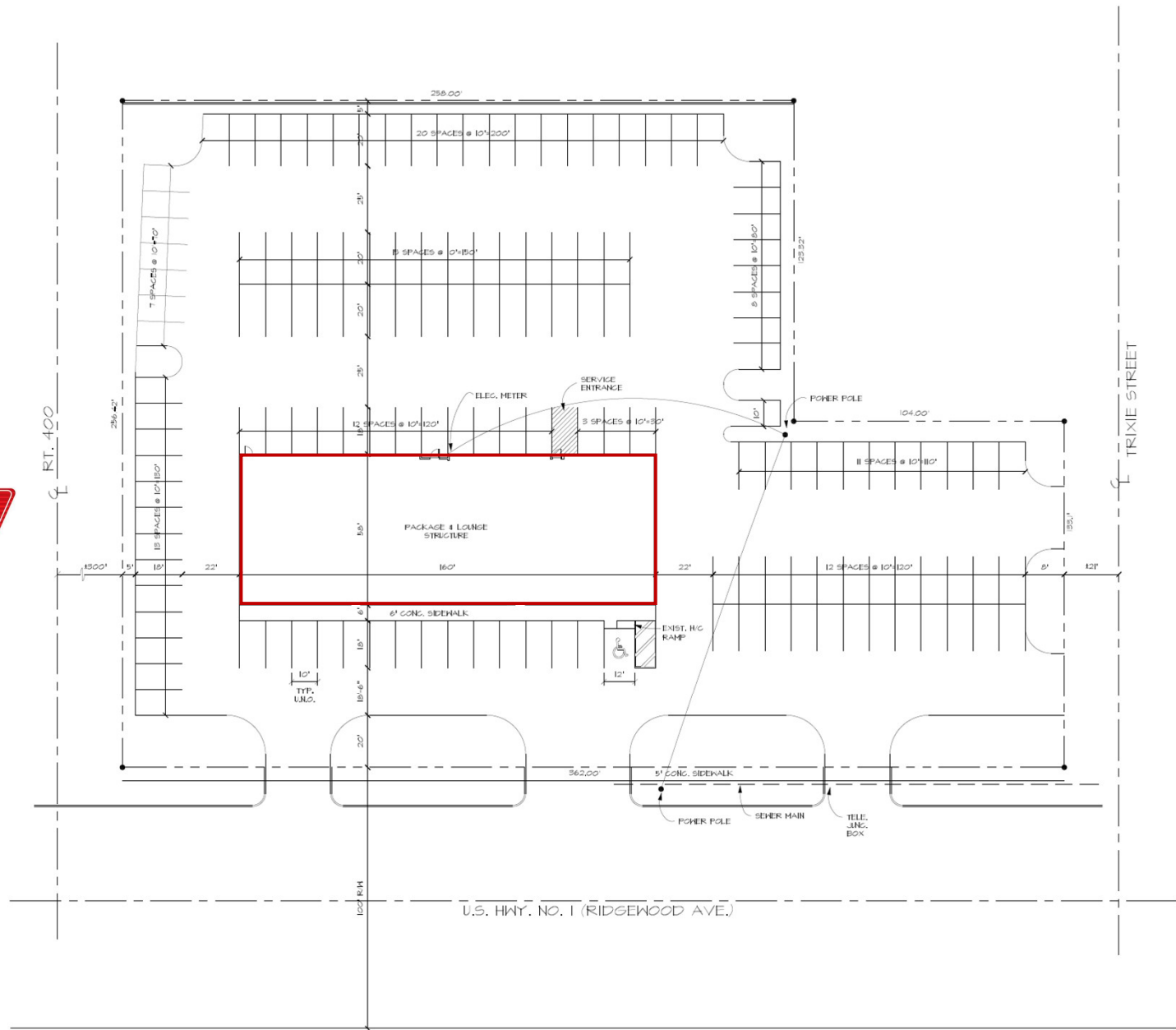
30,000 AADT – RIDGEWOOD AVE

16,000 AADT – BEVILLE RD

TENANTS IN IMMEDIATE AREA

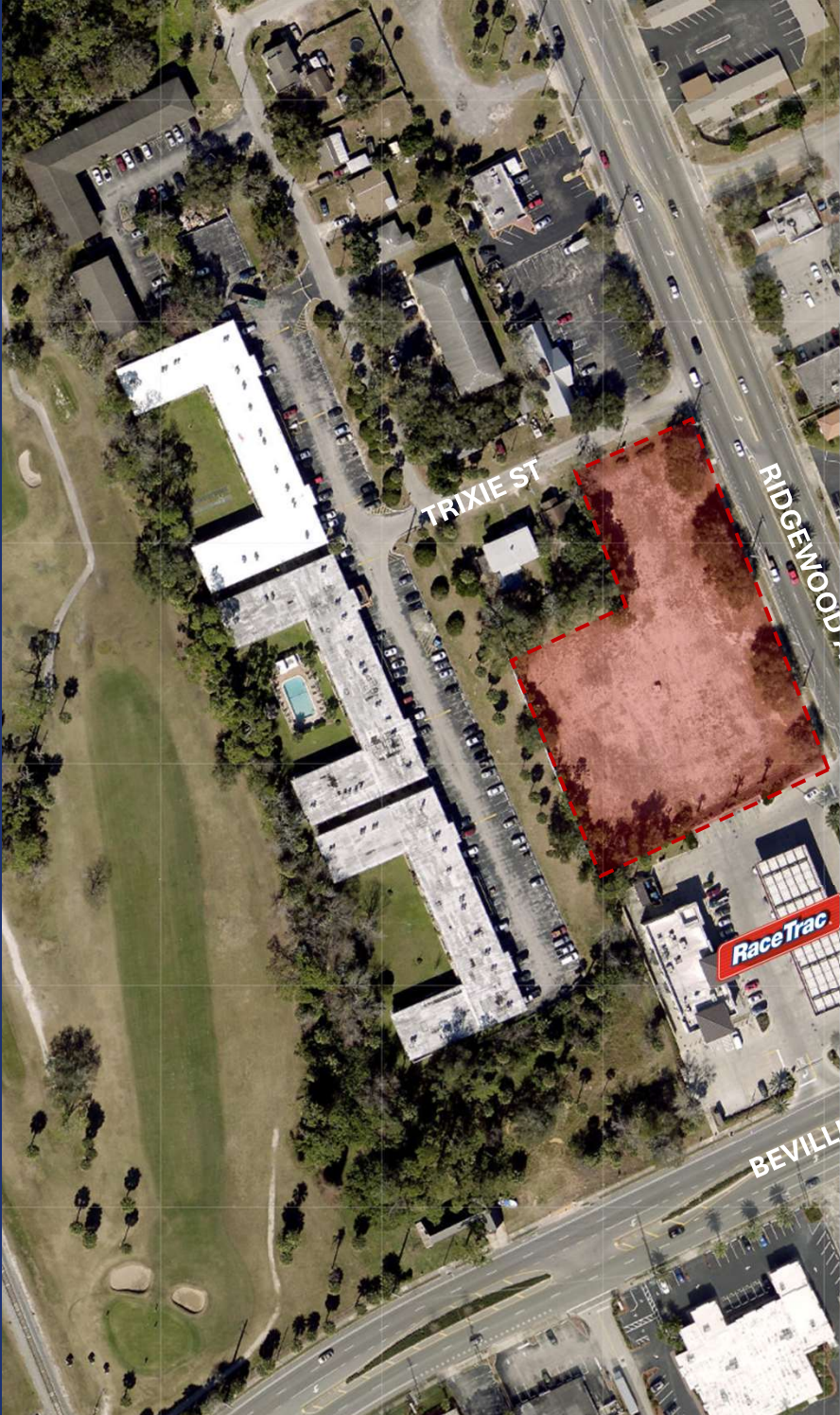


FORMER SITE PLAN



±1.99 AC DEVELOPMENT PARCEL
1506 S RIDGEWOOD AVE, DAYTONA BEACH, FL 32114 (VOLUSIA COUNTY)

CONTACT US



±1.99 AC DEVELOPMENT PARCEL

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(VOLUSIA COUNTY)

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INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.

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RETAIL ADVISORS