

SALE / LEASE

2 Daytona Beach Office Buildings - 1 Parcel

240 NORTH RIDGEWOOD AVENUE

Daytona Beach, FL 32114

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	12,058 SF
LOT SIZE:	0.66 Acres
YEAR BUILT:	1980
ZONING:	RDD3 - City of Daytona Beach
TRAFFIC COUNT:	27,000
APN:	533902530051

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PROPERTY OVERVIEW

2 Office Buildings in Downtown Daytona Beach- 1 Parcel ID
Located Just North of ISB - Across the Street From the Justice Center
Concrete Construction With Secure Parking- 33+ Spaces
240 Ridgewood- 7,466 SF Built in 1956- Currently Vacant For End User
2 Stories With Elevator
New HVAC System and Hurricane Windows
244 Ridgewood- 4,592 SF Built in 1980-2 Small Tenants
RDD3 Zoning in the City of Daytona Beach - Office/Retail/Medical
RE Tax - \$8,617 in 2021 / Insurance +/- \$10,000
Video Tours: <https://youtube.com/shorts/vA01eYSMrv4>
<https://youtube.com/shorts/2JursqjobSo?feature=share>
<https://youtube.com/shorts/-TTuPbVJOho?feature=share>
<https://youtube.com/shorts/QWTvaDJB4qU?feature=share>

2 DAYTONA BEACH OFFICE BUILDINGS-1 PARCEL | 240 North Ridgewood Avenue Daytona Beach, FL 32114

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ADDITIONAL PHOTOS



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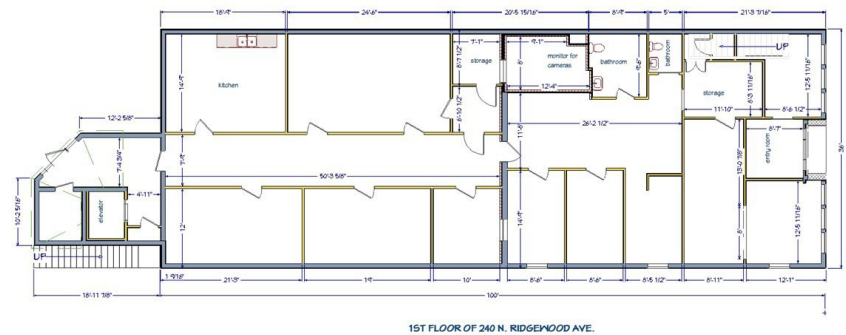
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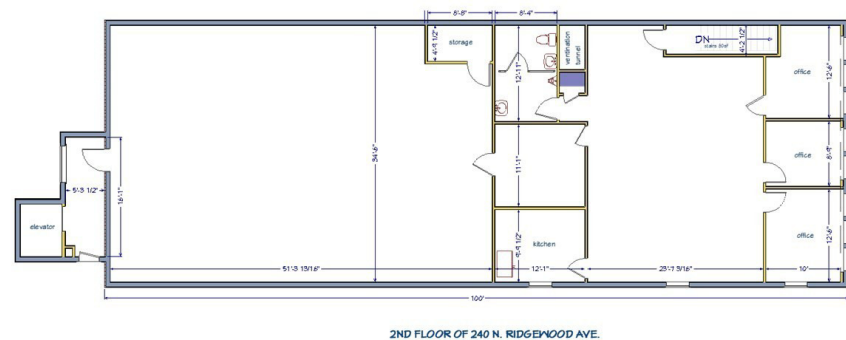


240 RIDGEWOOD FLOOR PLANS

240 N Ridgewood Floor Plan – First Floor



240 N Ridgewood Floor Plan – Second Floor



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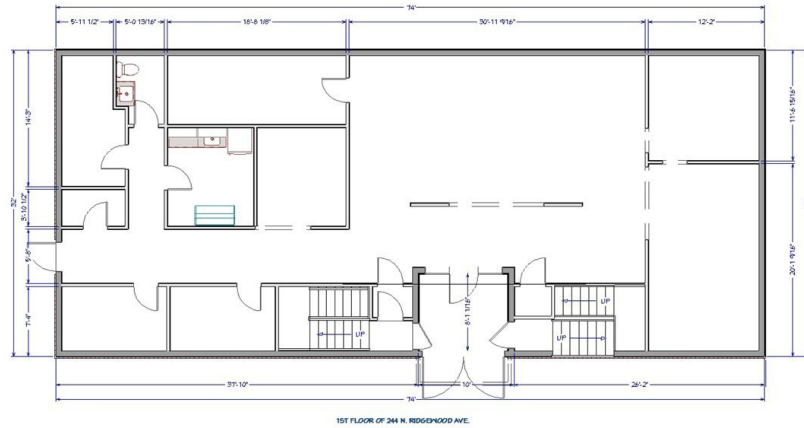
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244 RIDGEWOOD FLOOR PLANS

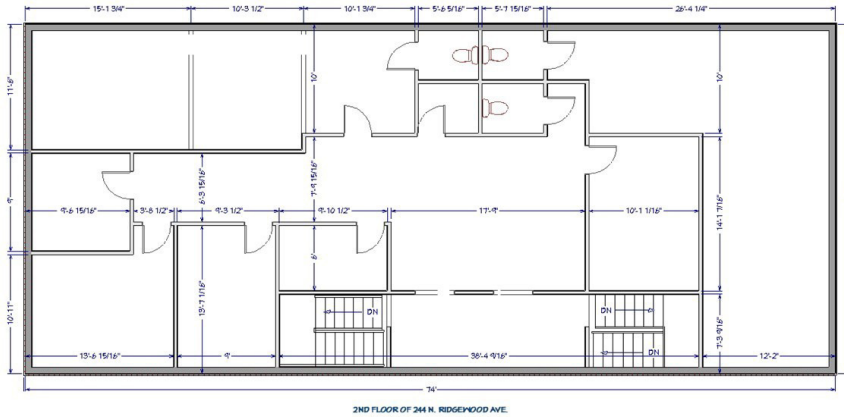
244 N Ridgewood Floor Plan – First Floor



244 N Ridgewood 3D – First Floor



244 N Ridgewood Floor Plan – Second Floor



244 N Ridgewood 3D – Second Floor



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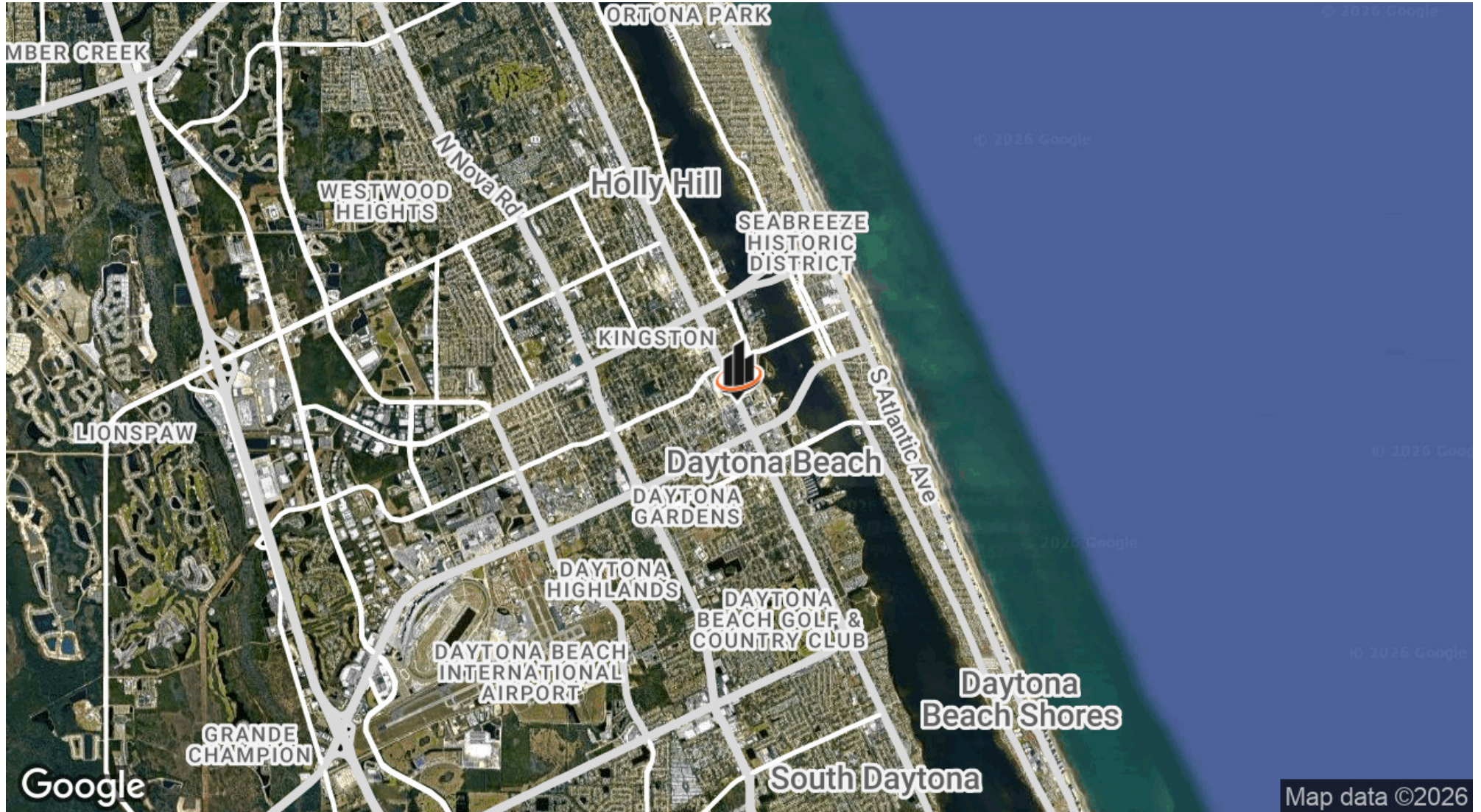
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

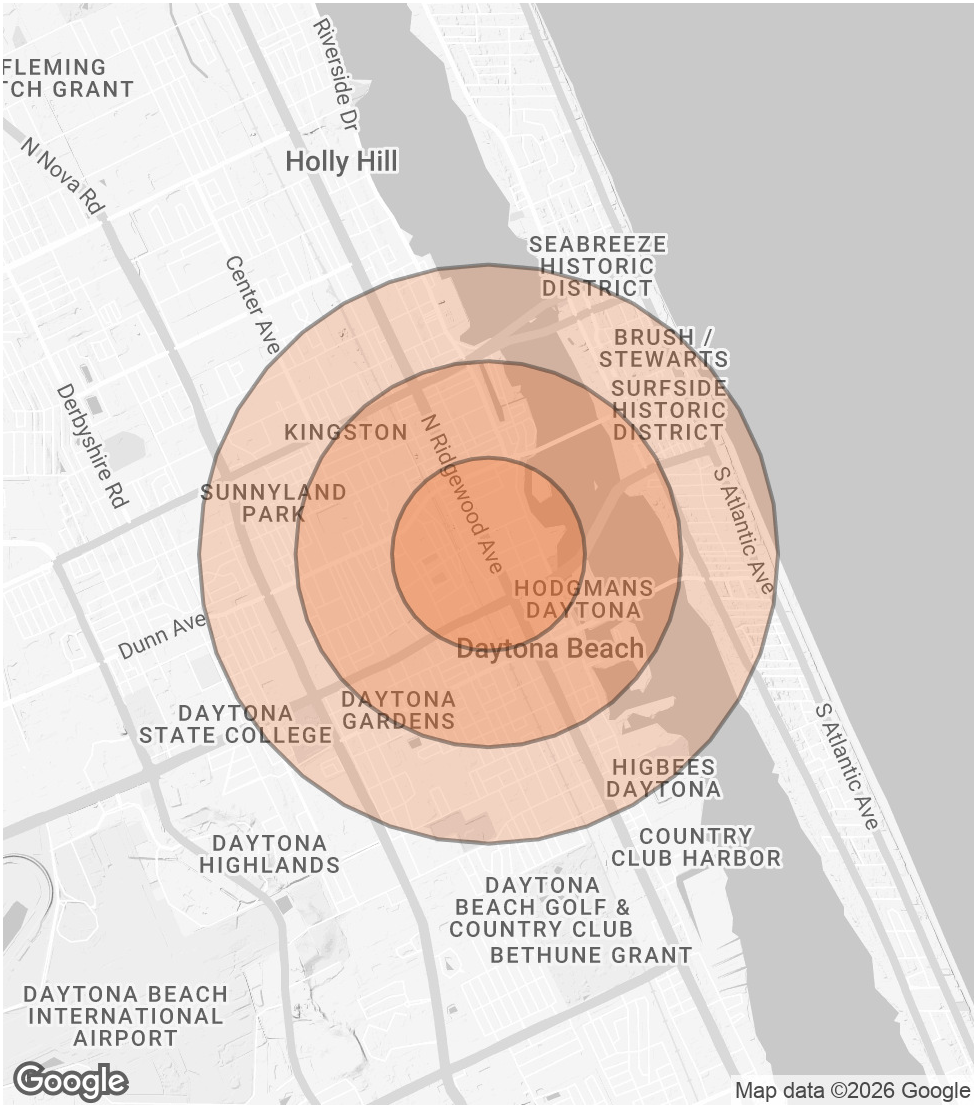
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,377	10,899	23,076
AVERAGE AGE	32.3	32.9	35.8
AVERAGE AGE (MALE)	26.7	30.9	34.9
AVERAGE AGE (FEMALE)	35.6	36.5	38.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	900	5,017	12,114
# OF PERSONS PER HH	2.6	2.2	1.9
AVERAGE HH INCOME	\$29,249	\$29,038	\$30,835
AVERAGE HOUSE VALUE	\$70,534	\$99,513	\$124,495

* Demographic data derived from 2020 ACS - US Census



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