



**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**

O: 386.566.3726

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FL #BK3068067

# PROPERTY SUMMARY



## OFFERING SUMMARY

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

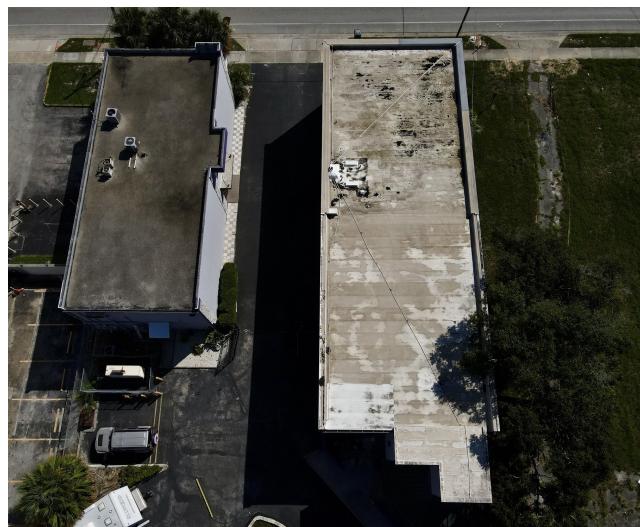
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## 2 DAYTONA BEACH OFFICE BUILDINGS-1 PARCEL | 240 North Ridgewood Avenue Daytona Beach, FL 32114

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## ADDITIONAL PHOTOS



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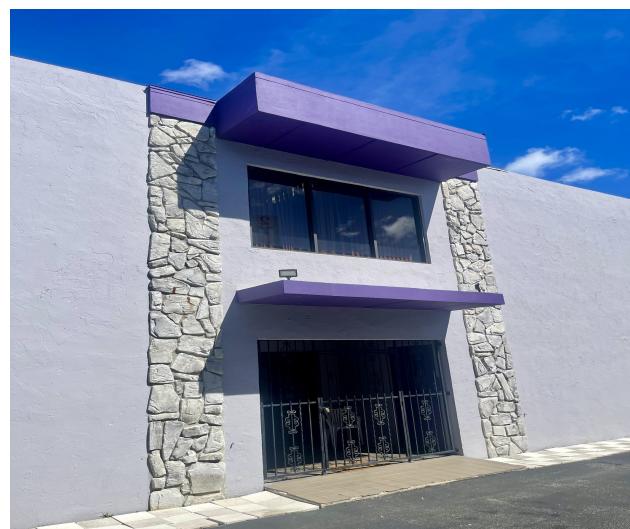
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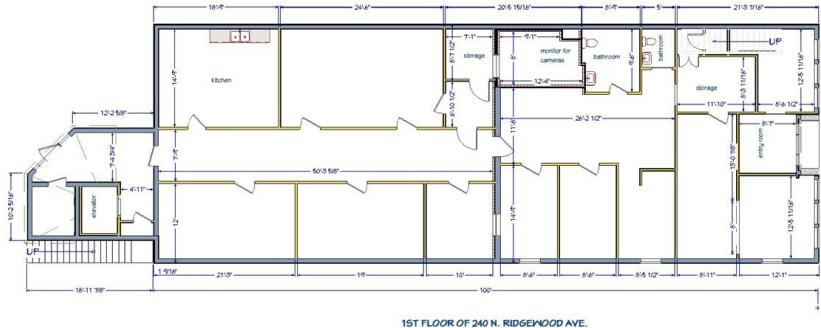
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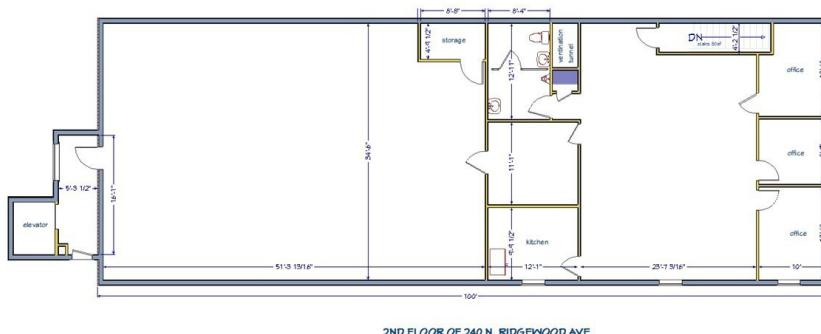
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# 240 RIDGEWOOD FLOOR PLANS

## 240 N Ridgewood Floor Plan – First Floor



## 240 N Ridgewood Floor Plan – Second Floor



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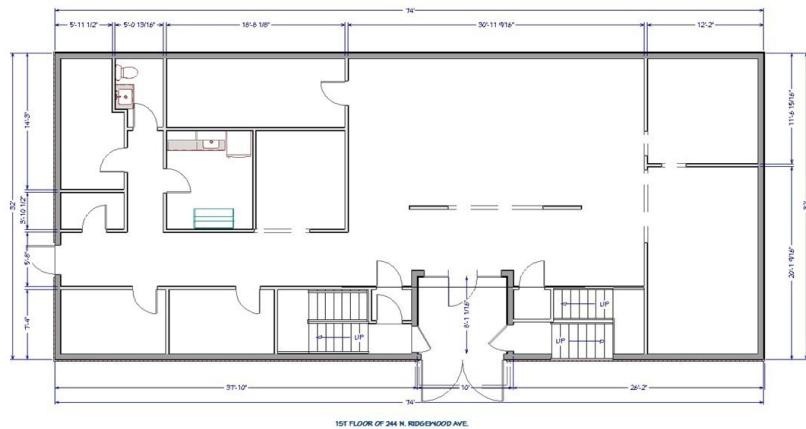
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# 244 RIDGEWOOD FLOOR PLANS

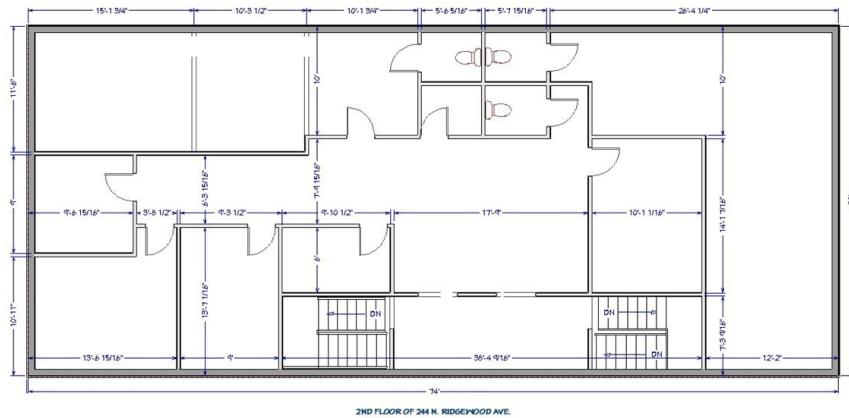
## 244 N Ridgewood Floor Plan – First Floor



## 244 N Ridgewood 3D – First Floor



## 244 N Ridgewood Floor Plan – Second Floor



## 244 N Ridgewood 3D – Second Floor



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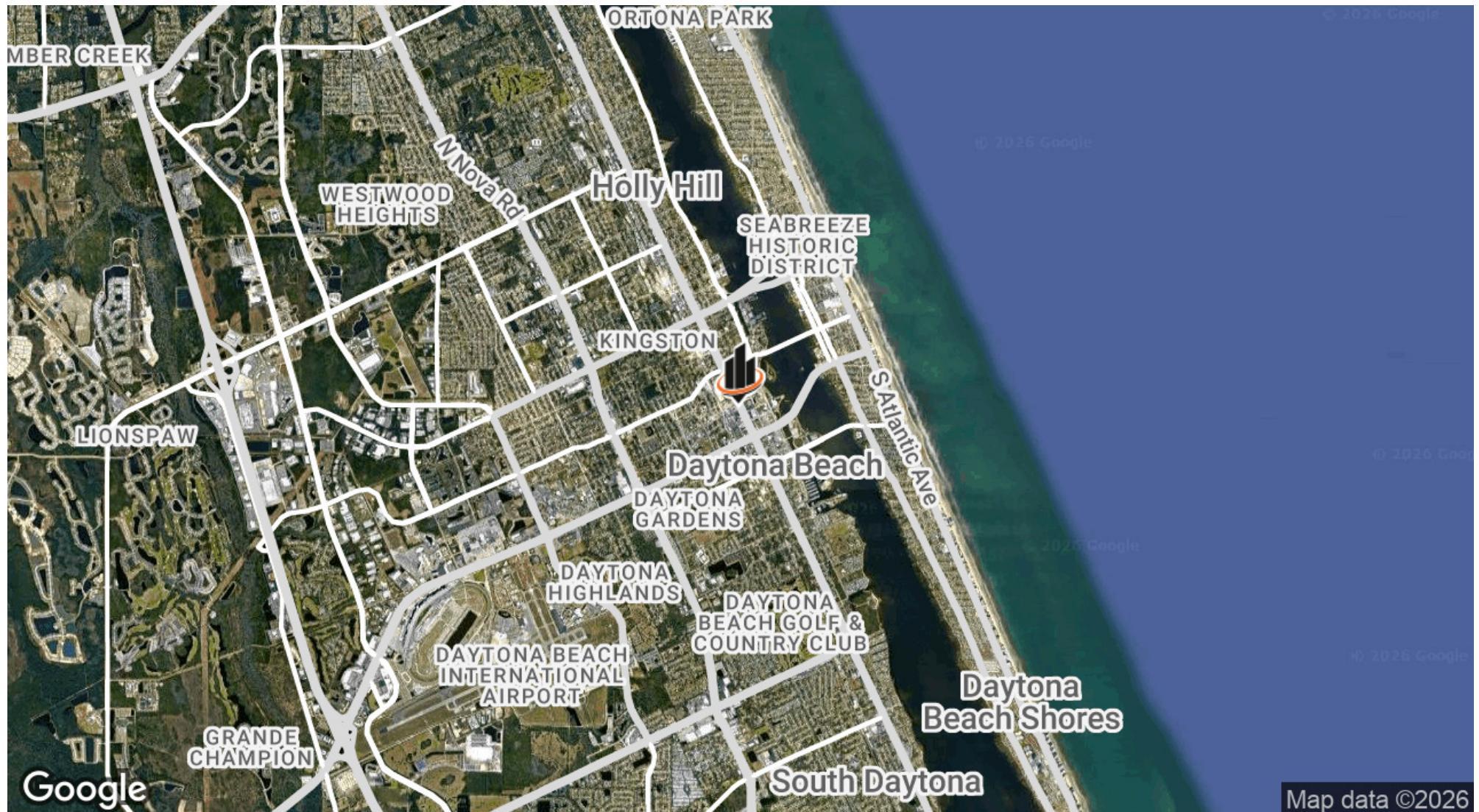
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## LOCATION MAP



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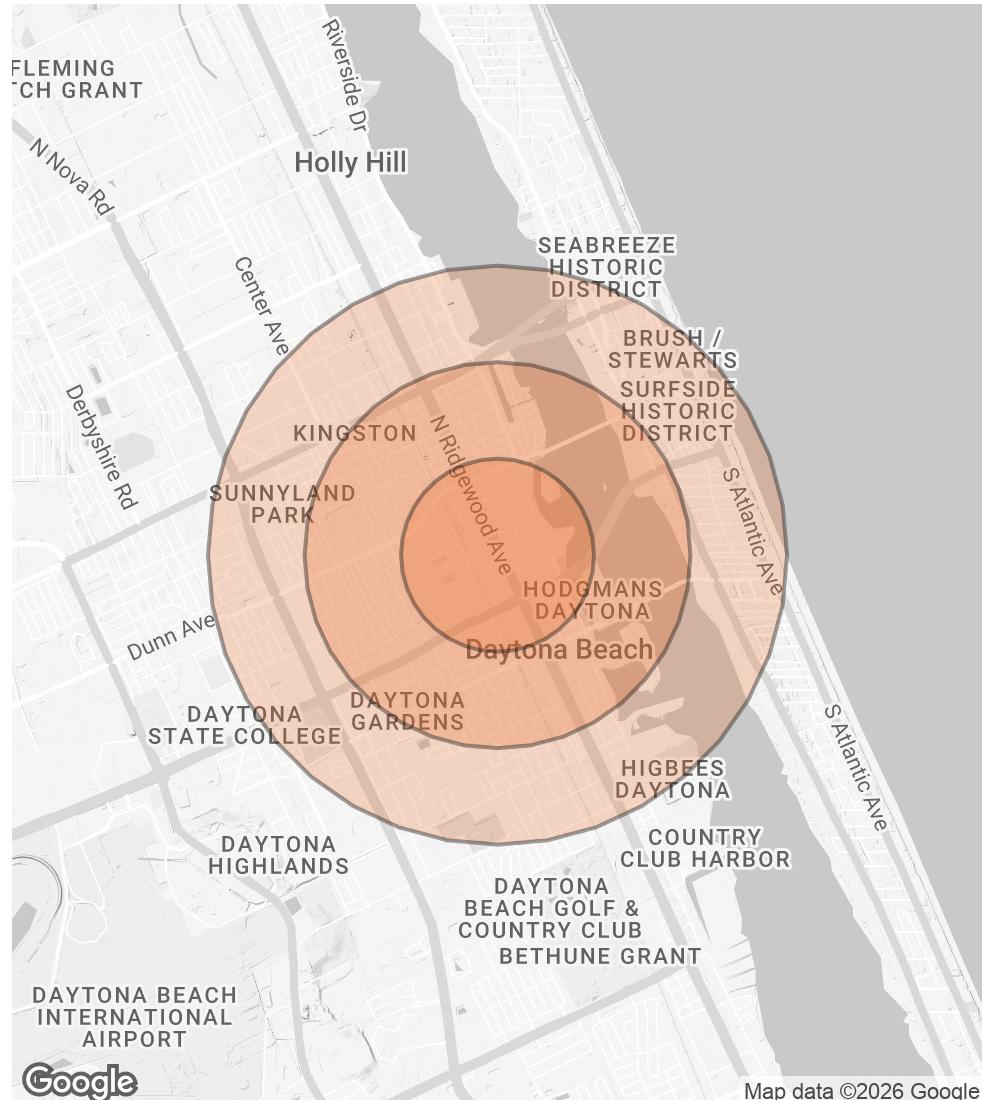
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	2,377	10,899	23,076
<b>AVERAGE AGE</b>	32.3	32.9	35.8
<b>AVERAGE AGE (MALE)</b>	26.7	30.9	34.9
<b>AVERAGE AGE (FEMALE)</b>	35.6	36.5	38.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	900	5,017	12,114
<b># OF PERSONS PER HH</b>	2.6	2.2	1.9
<b>AVERAGE HH INCOME</b>	\$29,249	\$29,038	\$30,835
<b>AVERAGE HOUSE VALUE</b>	\$70,534	\$99,513	\$124,495

\* Demographic data derived from 2020 ACS - US Census



Map data ©2026 Google

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