

FORMER BANK BUILDING FOR SALE OR LEASE



PROPERTY DESCRIPTION

Former Bank Building For Sale or Lease.
12,610 SF freestanding two-story building on 2.2+/- Acres.
First Floor - Elevator and stairs are in the vestibule, vault and teller booth are in place, along with 2 restrooms. Proposed conversion of open area into 5 offices.
Second Floor - 11 offices, large conference room, 2 restrooms, and a breakroom.
Plenty of parking.
Extra land could be used for another building.
Frontage on Ridgewood Avenue and McDonald Street.
Just minutes to Beville Road and Dunlawton Avenue.
Estimated CAM, Real Estate Taxes, and Insurance \$5.50 per SF.

LOCATION DESCRIPTION

Located on the southeast corner of Ridgewood Avenue and McDonald Street just south of Big Tree Road.
Approximately 1 mile south of Beville Road and 2.3 miles north of Dunlawton Avenue.

JOHN W. TROST, CCIM

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OFFERING SUMMARY

SALE PRICE:	\$2,900,000
LEASE RATE:	\$14.00 - \$17.00 NNN
BUILDING SIZE:	12,610 SF
LOT SIZE:	2.2+/- Acres
YEAR BUILT:	1978
PARCEL NO:	5344-16-00-0242 5344-16-00-0240
TRAFFIC COUNT:	23,000 AADT
ZONING:	BGC

LOCATION ADDRESS

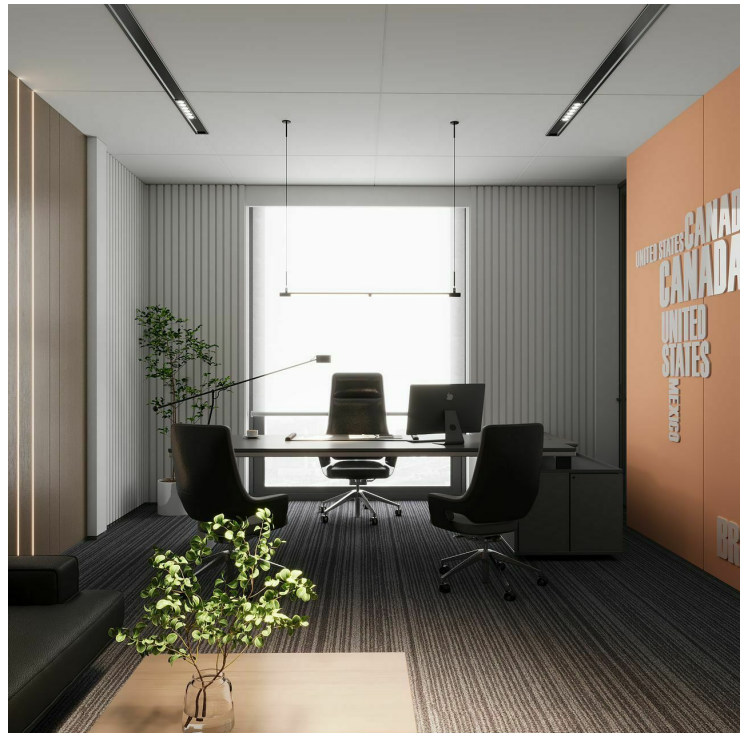
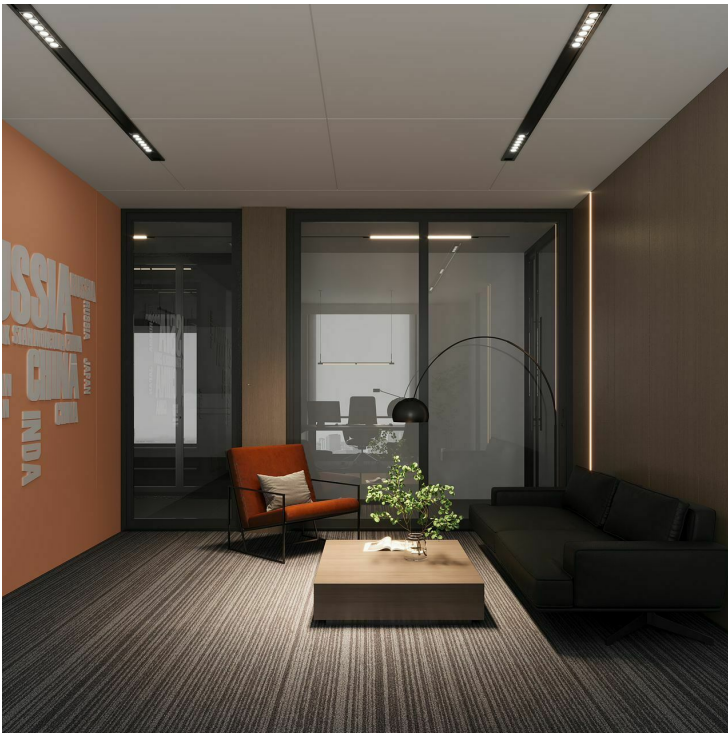
2111 & 2119 S. Ridgewood Avenue
South Daytona, FL 32119

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PROPOSED INTERIOR



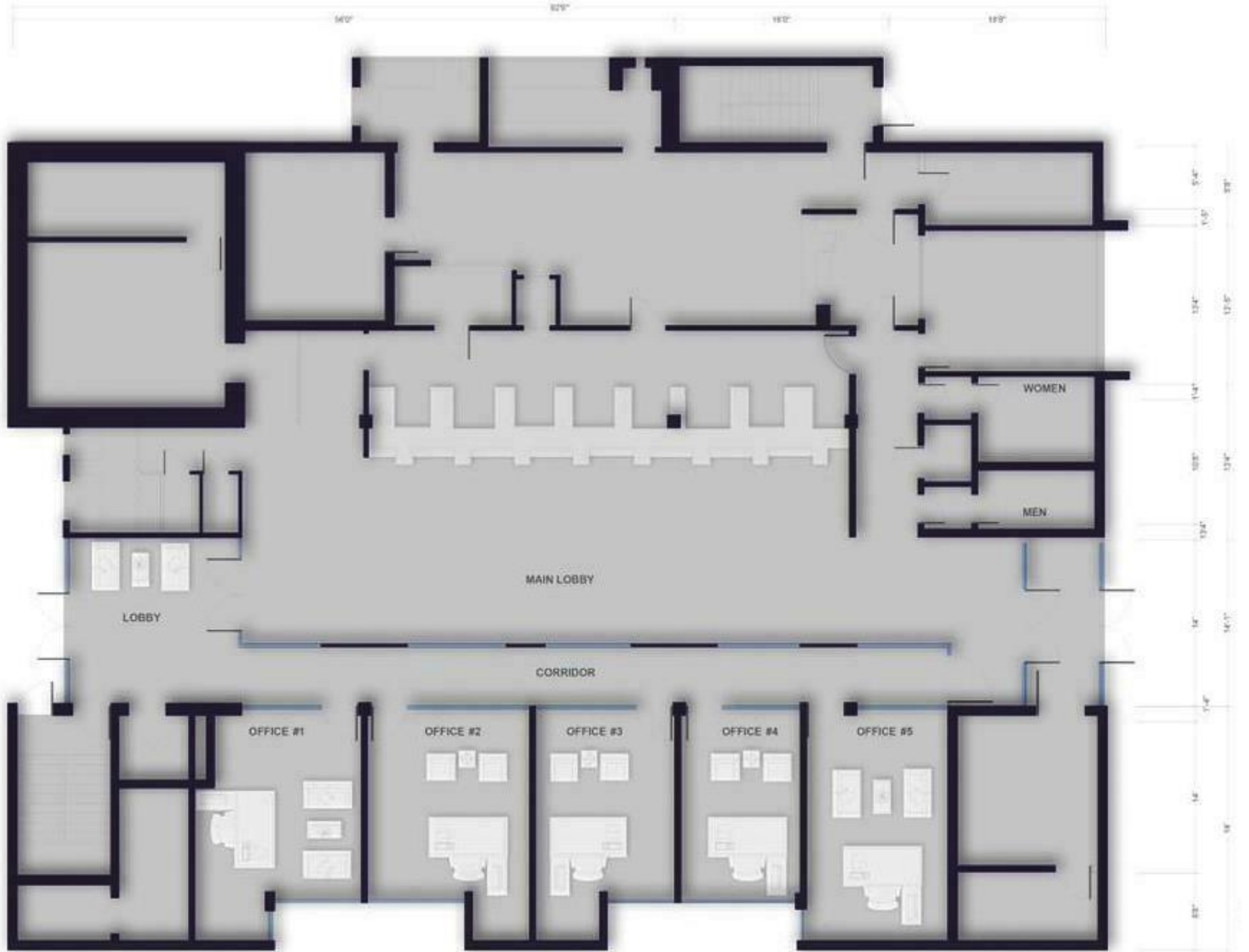
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PROPOSED FIRST FLOOR PLAN



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PROPOSED SECOND FLOOR PLAN



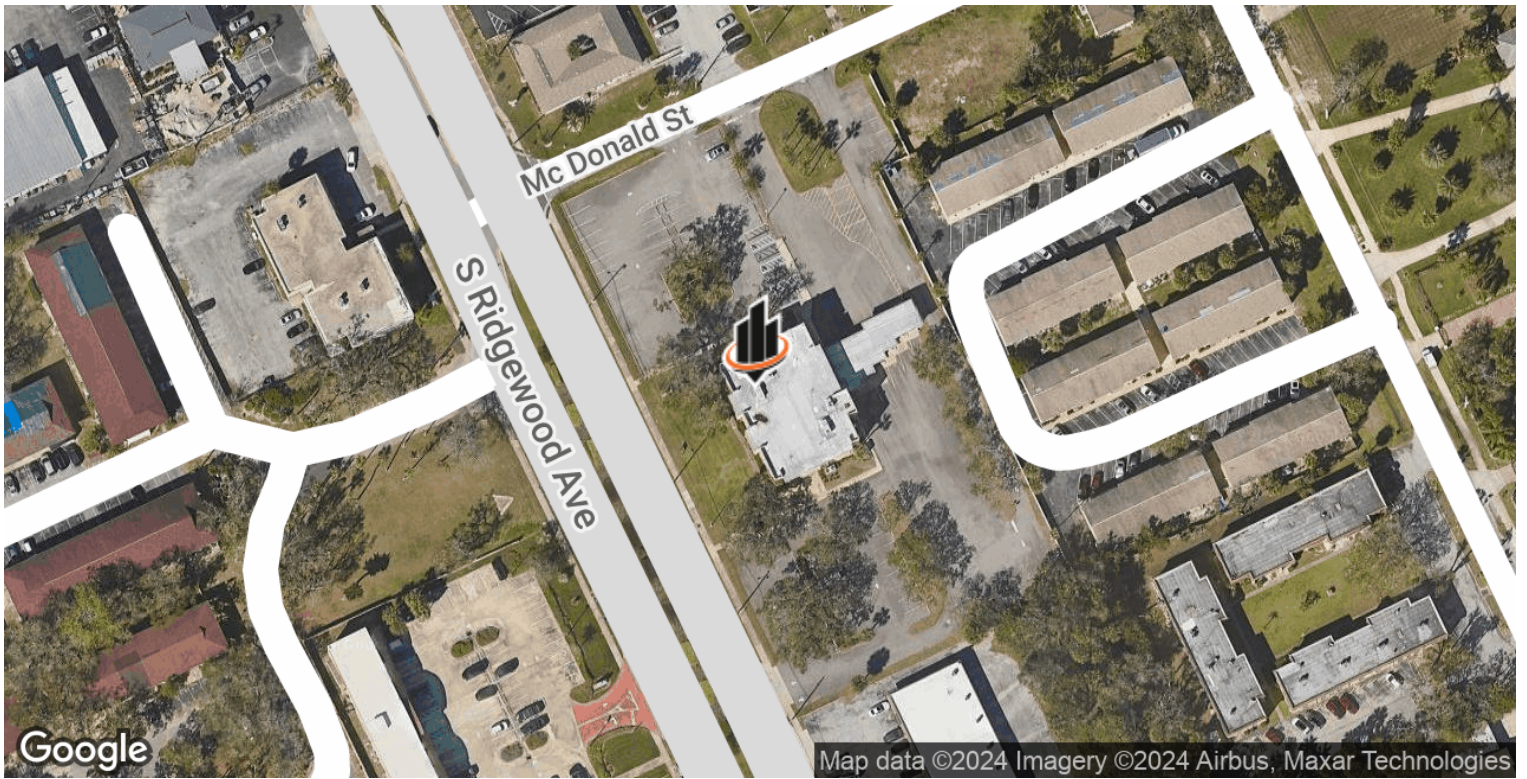
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LOCATION MAPS



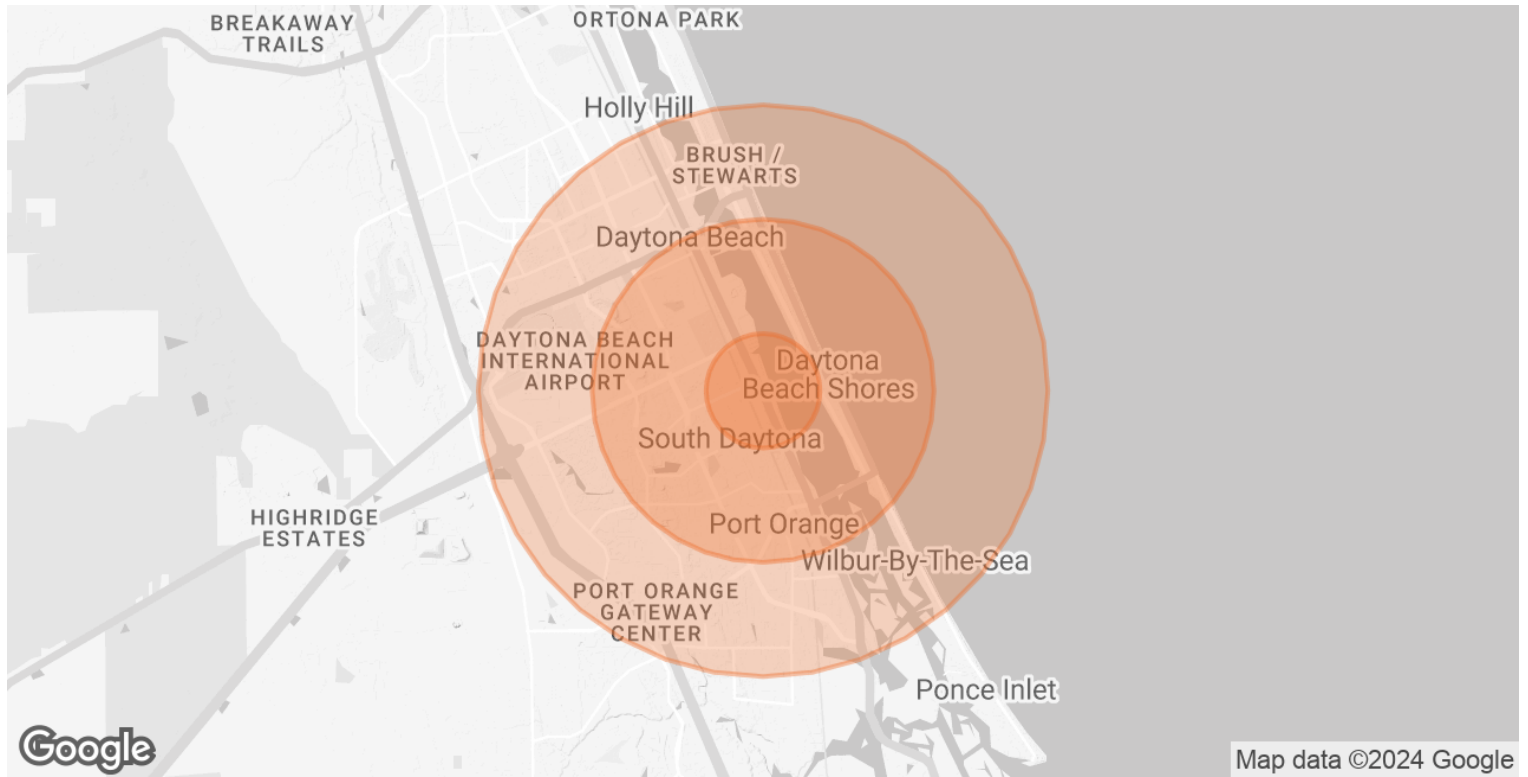
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,542	55,731	118,701
AVERAGE AGE	45.2	46.6	43.8
AVERAGE AGE (MALE)	47.0	45.3	42.5
AVERAGE AGE (FEMALE)	45.2	47.9	45.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,684	32,976	64,767
# OF PERSONS PER HH	1.8	1.7	1.8
AVERAGE HH INCOME	\$47,720	\$42,457	\$44,316
AVERAGE HOUSE VALUE	\$155,324	\$151,056	\$157,849

2020 American Community Survey (ACS)

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