

# 0.32+/- ACRE COMMERCIAL SITE FOR SALE OR GROUND LEASE



## PROPERTY DESCRIPTION

Prime 0.32+/- acre commercial site available For Sale or Ground Lease.

Located on busy Ridgewood Avenue (US Highway 1) just south of Beville Road.

With excellent visibility and accessibility, it is ideal for various small retail/QSR redevelopment projects.

Two conceptual site plans are available, demonstrating flexibility in design.

This site currently has a 2,366 SF freestanding building equipped with a sales area, one restroom, three bays with overhead doors, and a freestanding sign.

Approximately 4.3 miles to Interstate 95 and Interstate 4, just minutes to downtown Daytona Beach, making it convenient for both locals and visitors.

Contact us today for more details.

## LOCATION DESCRIPTION

Located just south of Beville Road on the east side of Ridgewood Avenue.

## LOCATION ADDRESS

1615 S. Ridgewood Avenue, South Daytona, FL 32119

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

**SALE PRICE:** \$500,000

**GROUND LEASE:** \$50,000 Annually

**AVAILABLE SF:** 0.32+/- Acres

**BUILDING SIZE:** 2,366 SF

**YEAR BUILT:** 1955

**PARCEL NO:** 5344-16-00-0620

**TRAFFIC COUNT:** 30,000 AADT

**ZONING:** BGC

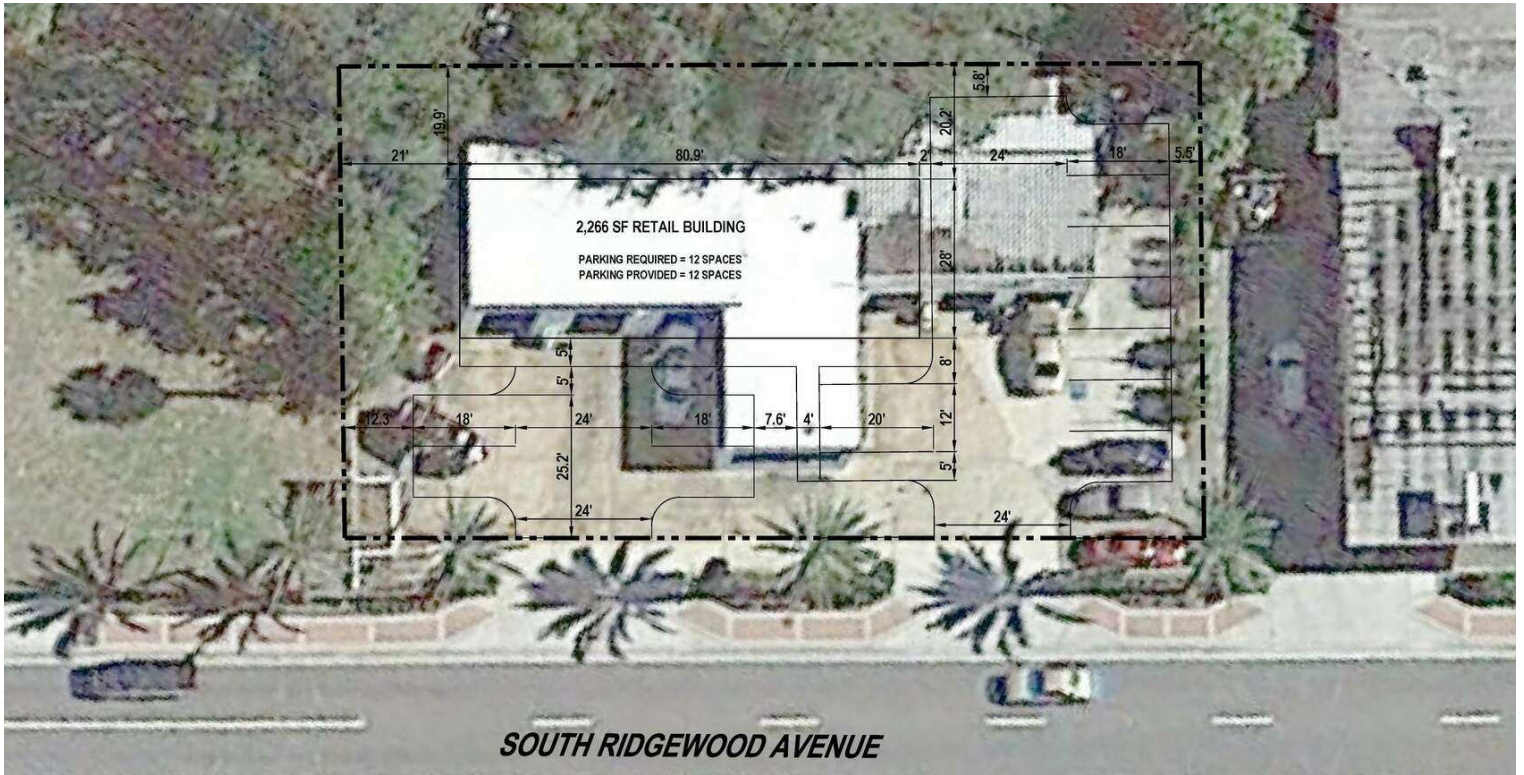
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,625	23,572	50,889
<b>TOTAL POPULATION</b>	7,677	54,594	121,272
<b>AVERAGE HH INCOME</b>	\$43,499	\$43,776	\$45,167

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# CONCEPTUAL SITE PLANS



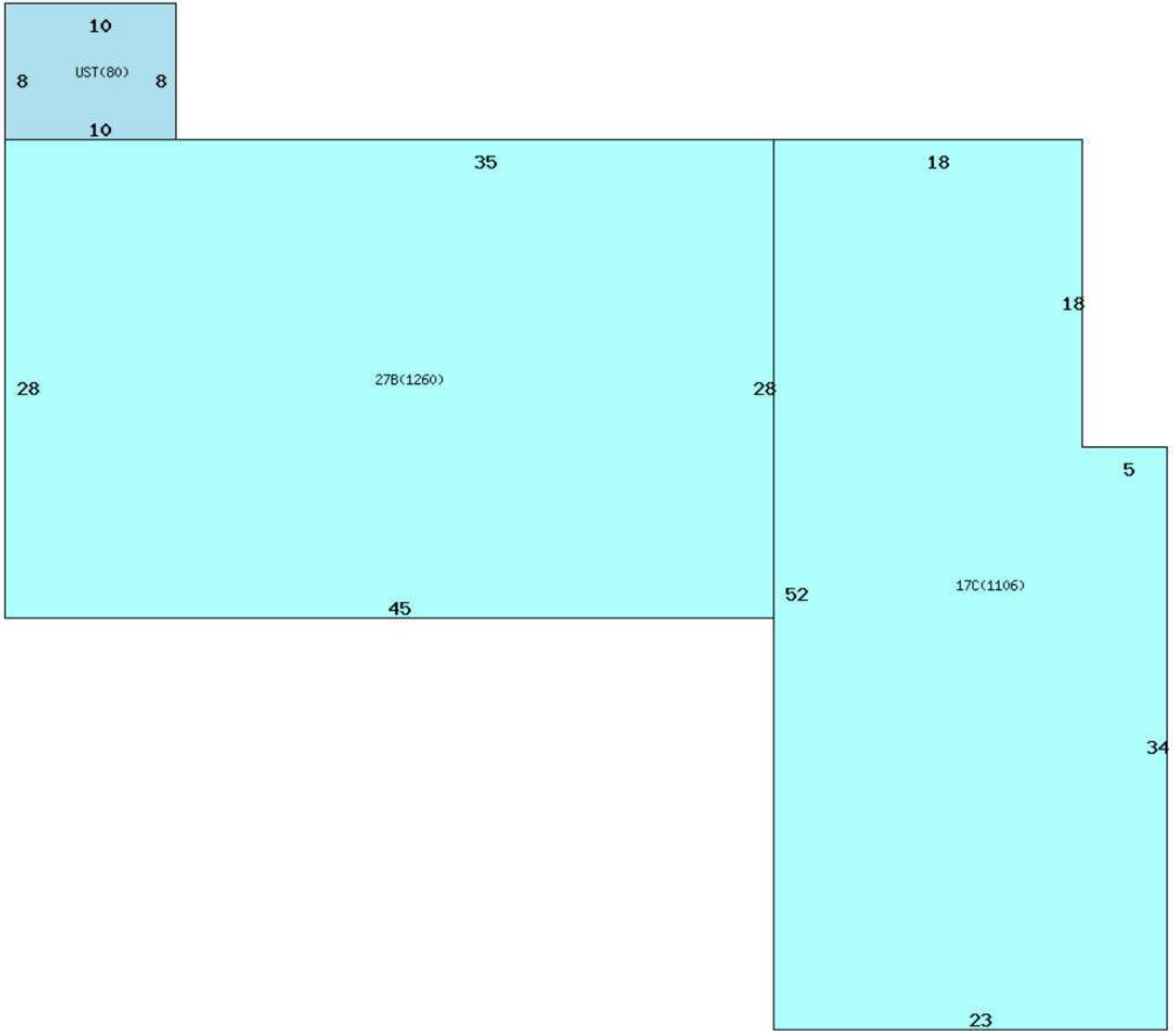
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# BUILDING SKETCH



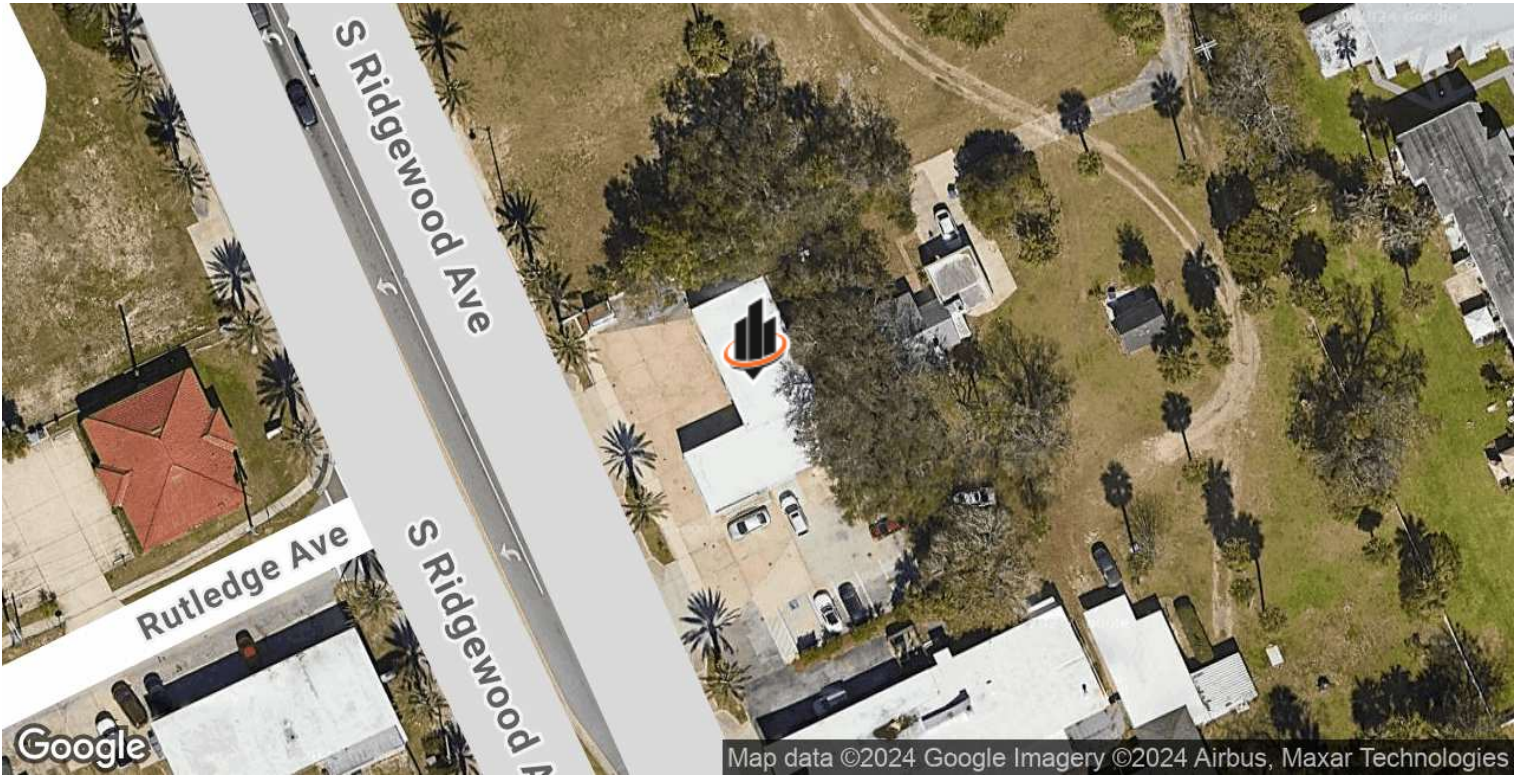
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# LOCATION MAP



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