

LEASE

3350 S Ridgewood Ave

3350 S RIDGEWOOD AVE

Port Orange, FL 32129

PRESENTED BY:

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FL #SL3555494

11,225sf
Available



PROPERTY SUMMARY

PROPERTY DESCRIPTION

-11,225sf warehouse space available immediately
-Ridgewood Development District Zoning(RD)
-81 +/- common parking spaces
-20' ceiling height
-2 grade level bay doors: 14x15 and 10x10
-3-phase 208v/120v power service
-Fire Sprinklers throughout
-NNN Expenses Anticipated @ \$4.25

OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	11,225 SF



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ADDITIONAL PHOTOS



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RD ZONING- PERMITTED USES

Section 25: - Ridgewood development (RD) district.

(a) **Purpose and intent.** The Ridgewood Development District is designed to encourage the development and redevelopment, modernization, and beautification of the Ridgewood Avenue corridor, while maintaining its traffic capacity, and protecting the integrity of adjoining residential areas. It is intended to accommodate a mixture of office, commercial, warehouse/storage, and limited industrial uses based on a strategy for the corridor.

(b) **Permitted uses.**

- (1) Adult/vocational education.
- (2) Appliance/electronic repair shops.
- (3) Athletic/sports facilities.
- (4) Auction houses.
- (5) Banks.
- (6) Boat sales.
- (7) Business services.
- (8) Clubs, lodges, and fraternal organizations.
- (9) Commercial/industrial equipment and supplies.
- (10) Convenience stores with or without fuel operations.
- (11) Equipment rental.
- (12) Financial services.
- (13) Fleet-based services.
- (14) Fortunetellers, astrologers, and palm readers.
- (15) Funeral homes.
- (16) Furniture and appliance stores.
- (17) Greenhouses and nurseries (wholesale and retail).
- (18) Health/exercise club.
- (19) Hotels.
- (20) Houses of worship.
- (21) Laboratory, research and development.
- (22) Maintenance contractors.
- (23) Manufacturing: craftsman shops.
- (24) Manufacturing, limited.
- (25) Medical offices/clinics.
- (26) Mobile home sales.
- (27) Motor vehicle sales.
- (28) Motor vehicle service centers.
- (29) Motor vehicle service stations.
- (30) Offices.
- (31) Pawn shops.
- (32) Personal services.
- (33) Restaurants.
- (34) Retail home building materials.
- (35) Retail sales and services.
- (36) Tattoo establishment.
- (37) Taxidermy.
- (38) Theaters.
- (39) Veterinary clinics.

(40) Wholesalers and distributors.

(41) Xerographic and offset printing.

(b) **Permitted uses with special development requirements (chapter 18, [section 4](#)).**

- (1) Assisted living facilities (subsection 1).
- (2) Brewery (subsection 3.7).
- (3) Child care centers (subsection 4).
- (4) Community gardens (subsection 5.1).
- (5) Construction and home improvement contractor (subsection 5.12).
- (6) Craft food and beverage producer (subsection 5.15).
- (7) Microbrewery (subsection 9.57).
- (8) Nursing homes (subsection 10).

(c) **Special exception uses (chapter 18, [section 3](#)).**

- (1) Bars, lounges and night clubs (subsection 3).
- (2) Boat repair, engine (chapter 18, paragraph 3(b)(3.5)).
- (3) Farmers/lea markets (subsection 5.5).
- (4) Game/recreation facilities (subsection 7).
- (5) Manufacturing: fabrication.
- (6) Marina, recreational (subsection 9.6).
- (7) Mini-warehouses (subsection 10).
- (8) Motor vehicle repair facilities (subsection 13).
- (9) Multifamily dwellings (16 units per gross acre maximum allowable density) (subsection 14).

(d) **Reserved.**

(e) **Special landscape provisions.**

- (1) Special landscape provisions for development within this district are described in [chapter 13](#), specifically subsection 3(c), subsection 3(d)(3), subsection 3(e), subsection 4(b) and subsection 5(d).

(f) **Special signage provisions.** Special signage provisions for development within this district are described in [chapter 15](#), specifically subsection 6(b) and subsection 7(c)(1)(b).

(g) **Special vehicular use provisions.** The use of alternative surfaces for parking and other vehicular use areas shall be permitted as provided in subsection 6(f)(3) of [chapter 12](#) of this Code.

(h) **Special owner-occupancy provisions.** The residential occupancy by a business owner and the owner's family of a structure being used for a permitted use or permitted use with special development requirements shall be permitted as provided in subsection 2(d) of [chapter 20](#) of this Code.

(Ord. No. 1991-20, 8-27-91; Ord. No. 1992-29, 11-3-92; Ord. No. 1993-58, 1-18-94; Ord. No. 1995-45, § 47-51, 12-19-95; Ord. No. 1996-33, § 10, 11-19-96; Ord. No. 1997-23, § 32, 33, 4-29-97; Ord. No. 1998-69, § 38, 39, 10-20-98; Ord. No. 2000-53, § 7, 2-20-01; Ord. No. 2010-8, § 6, 5-4-10; Ord. No. 2010-17, § 3, 7-20-10; Ord. No. 2013-5, § 3, 5-21-13; Ord. No. 2015-45, § 1, 1-5-16; Ord. No. 2016-19, § 7, 10-4-16; Ord. No. 2017-16, § 6, 5-16-17; Ord. No. 2019-5, § 26, 2-5-19; Ord. No. 2019-28, § 4, 9-5-19)

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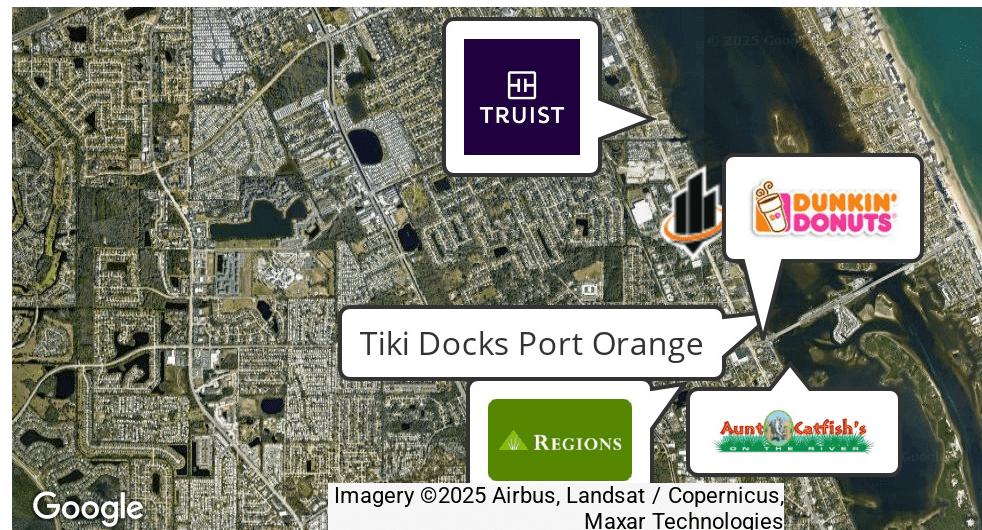
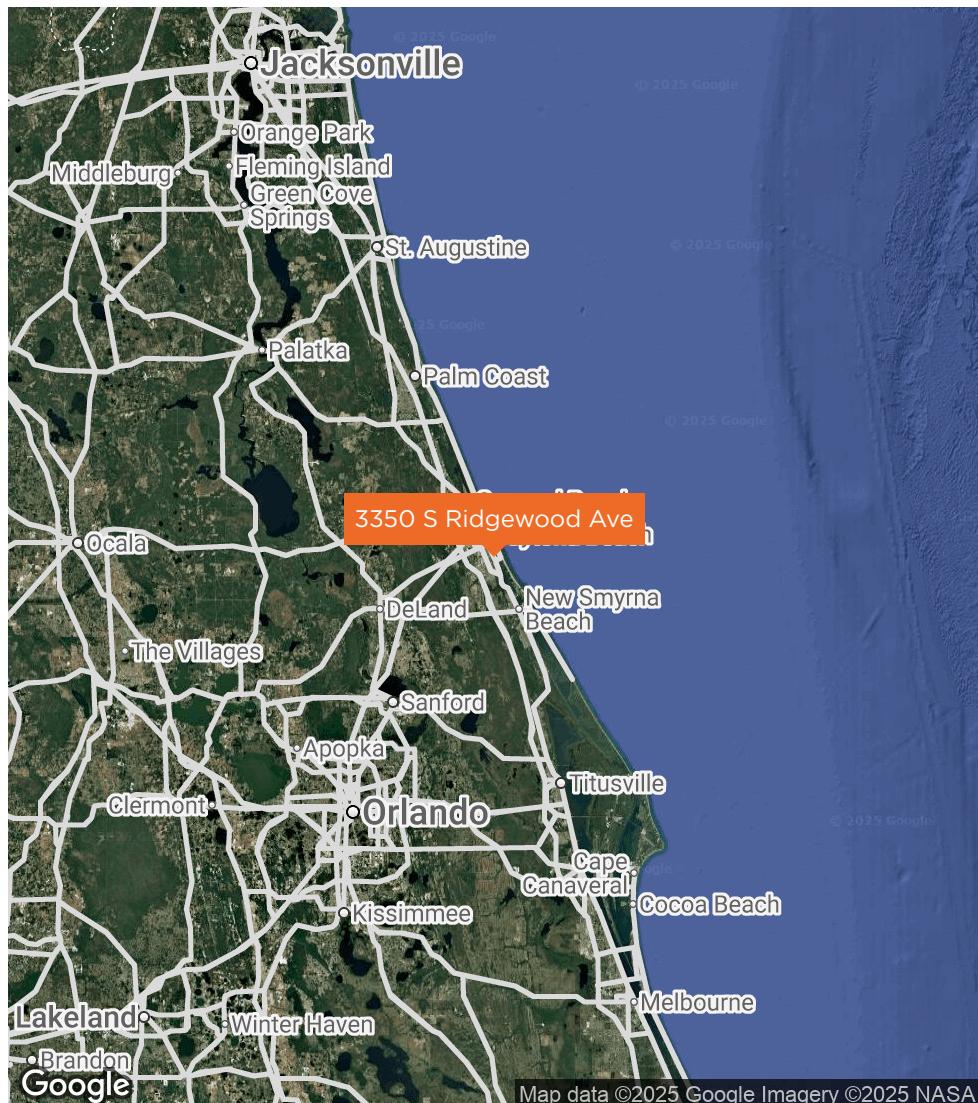
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LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,589	56,864	110,418
MEDIAN AGE	46	50	47
MEDIAN AGE (MALE)	45	49	46
MEDIAN AGE (FEMALE)	47	51	48
TOTAL HOUSEHOLDS	2,544	27,540	50,154
TOTAL PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$61,229	\$67,399	\$70,534
AVERAGE HOUSE VALUE	\$227,342	\$261,372	\$282,874

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MEET THE TEAM



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