

# ±1.99 AC DEVELOPMENT PARCEL

1506 S RIDGEWOOD AVE, DAYTONA BEACH, FL 32114  
(VOLUSIA COUNTY)

# FOR SALE | LEASE

## AVAILABLE SPACE

±1.99 AC development parcel

## PROPERTY HIGHLIGHTS

- ±1.99 AC development parcel
- Building has been demolished – vacant land
- Zoned Commercial
- Adjacent to RaceTrac gas station on the NWC of Ridgewood Ave & Beville Rd
- Access from Trixie St and Ridgewood Ave
- Property could be divided to suit

## TRAFFIC COUNTS

30,000 AADT on Ridgewood Ave  
16,000 AADT on Beville Rd

## DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	9,013	66,692	134,806
Households	4,037	29,630	60,862
Avg HH Income	\$55,275	\$55,357	\$57,768

## TENANTS IN IMMEDIATE AREA



**SOUTHEAST  
RETAIL ADVISORS**

### CONTACT INFO

LINDSEY MEYERS, Principal | Broker

Lindsey@sracre.com

404.556.4960

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487 | [www.sracre.com](http://www.sracre.com)

\*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.

# SITE PLAN – FORMER LAYOUT BEFORE DEMOLITION

