



Investment Opportunity | Offering Memorandum | Daytona Beach, FL

RETAIL/WAREHOUSE | \$950,000.00





Investment Summary

Offering Memorandum
Retail/Warehouse Building



Investment Summary

Don't miss this opportunity to own a prime location with 6,300 sqft of retail showroom, warehouse and storage yard. This property is ideal for any business that needs a spacious and modern showroom, a secure and convenient warehouse, and a large and fenced lot for parking or storage. The property has been recently upgraded with new impact doors and windows, lap siding, roof coating and a fully renovated showroom that includes private offices and a conference room. The warehouse has high ceilings, two roll-up doors, and an employee bathroom. The property is situated on a high traffic street with incredible visibility and exposure in an area of significant growth. This is a rare chance to acquire a versatile and valuable property that can suit your business needs.

Investment Highlights

Turn-Key Asset

High Visibility

Fenced Lot

New Impact Windows

New Impact Doors

Remodeled Showroom

High Ceilings

Two Roll-Up Doors

Location Highlights

Daytona Beach, FL

High Traffic w/28,000 AADT

57 Miles to Orlando

87 Miles to Jacksonville

Proximity to Downtown
Daytona Beach, Colleges, Shopping,
Restaurants, Ect...

High Growth Area

BR1- Zoning (Business Retail)

Uses

Retail Sales

Boat or Marine Parts Sales

Micro-Brewery

Business Services Offices

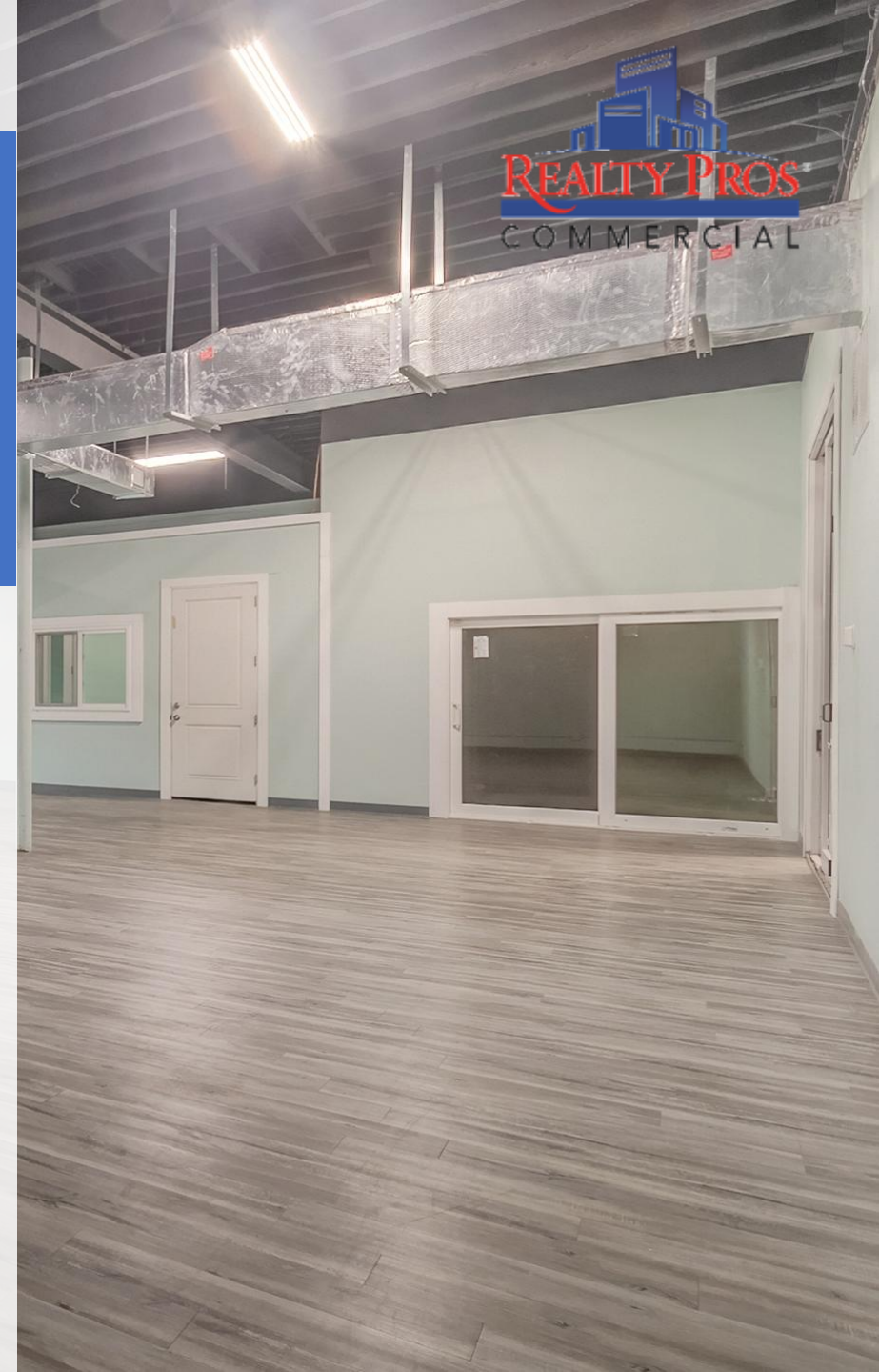
Retail Sales and Services

Medical or Dental Clinic

Animal Grooming

Professional Services Office

More...



Property Information

Property:

Street: 719 N Ridgewood Ave
City State Zip: Daytona Beach, FL
Parcel ID: 5338-01-08-0101
Units: 1
Buildings: 1
Year Built: 1948
Lot Size: .56 Acres
Lot SF: 24,541 SF
Building Size: 6,300 SF
Showroom: 2,134 SF
Warehouse: 4,166
Landscaping: Mature
Topography: Flat
Price: \$950,000.00
RE Taxes: \$4,872.00
Financing: Traditional CRE



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Daytona Beach Market Overview



Daytona Beach offers 23 miles of expansive, 500-foot wide white-sand beaches, green spaces and so much more. Visit the exciting “World Center of Racing” at Daytona International Speedway. Venture off the beaten path or stroll through history. Get hooked on a new adventure or kick back and savor the local flavors. Experience an eclectic collection of arts and culture festivals. Enjoy your favorite sports or outdoor adventures - hiking, biking, golf, fishing, boating and scuba diving. Daytona Beach offers value-packed Florida vacation options that include spectacular accommodations for the whole family.

Demographics

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719 N Ridgewood Ave, Daytona Beach, FL 32114-2015, Volusia County
APN: 5338-01-08-0101 CLIP: 5398473280

POPULATION

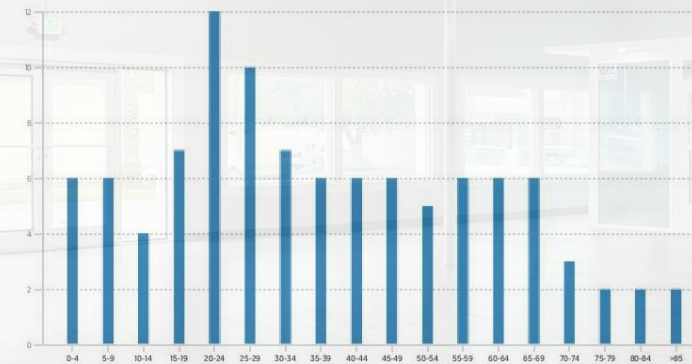
SUMMARY

Estimated Population	34,560
Population Growth (since 2010)	4.4%
Population Density (ppl / mile)	2,055
Median Age	34.6

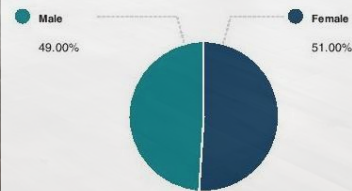
HOUSEHOLD

Number of Households	14,270
Household Size (ppl)	2
Households w/ Children	5,830

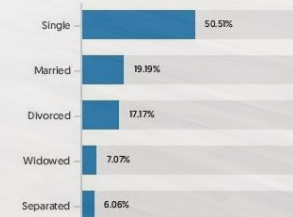
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

Median Home Sale Price	\$136,500
Median Year Built	1977

STABILITY

Annual Residential Turnover	23.92%
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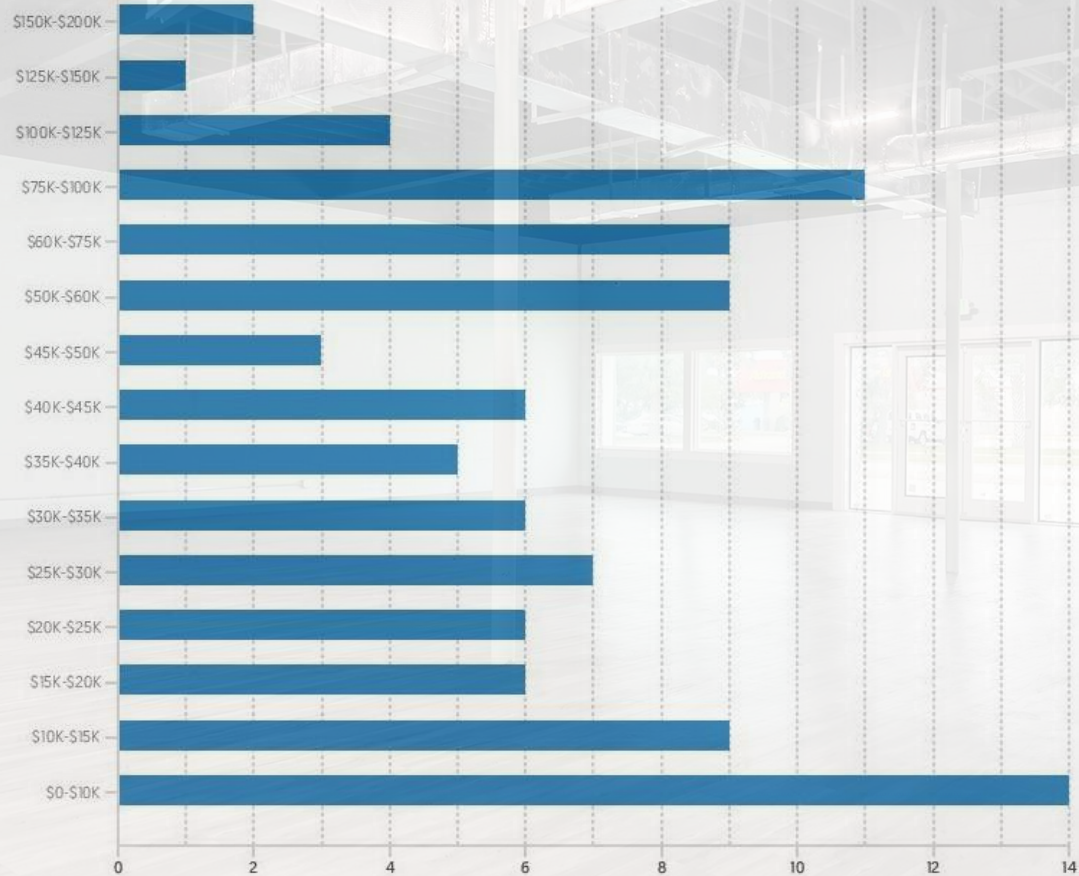


Demographics

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HOUSEHOLD INCOME



Average Household Income **\$36,034**

Average Per Capita Income **\$20,082**

Neighborhood Profile | Courtesy of Beau Warren, DAYTONA BEACH AREA ASSOC OF REALTORS INC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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Page 2/4

Demographics

Investment Opportunity | Offering Memorandum | Daytona Beach, FL

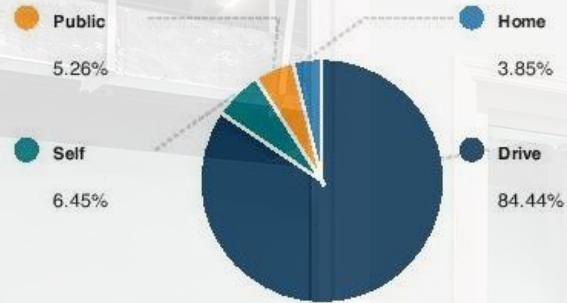


Demographics

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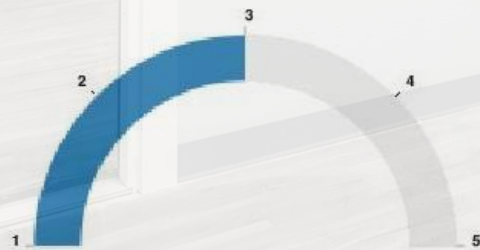
COMMUTE METHOD



Median Travel Time **20 min**

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



WEATHER

January High Temp (avg °F)	68
January Low Temp (avg °F)	45.6
July High Temp (avg °F)	90.4
July Low Temp (avg °F)	73.2
Annual Precipitation (inches)	51.8

HIGHEST LEVEL ATTAINED

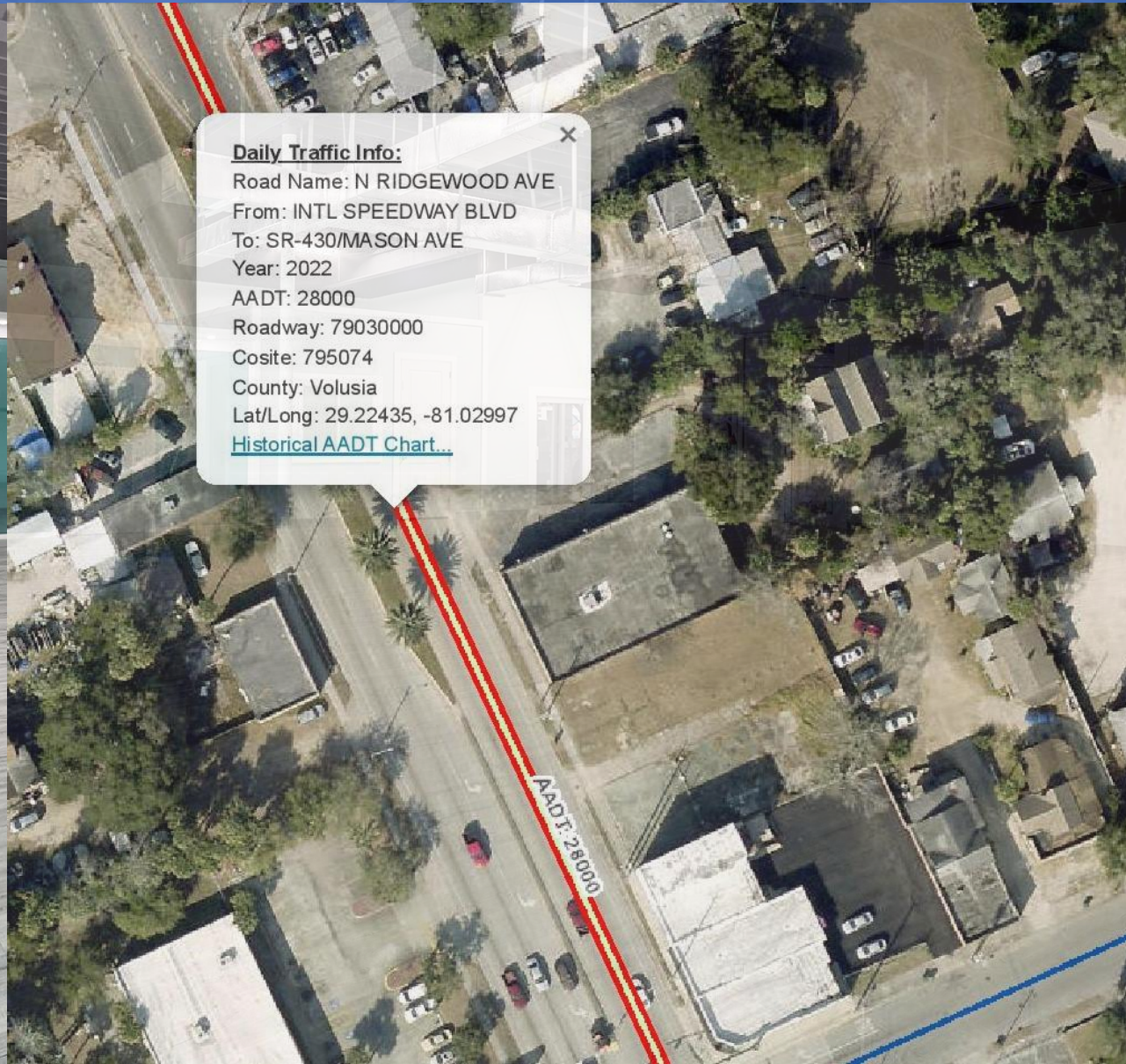
Less than 9th grade	480
Some High School	3,210
High School Graduate	7,466
Some College	5,054
Associate Degree	2,545
Bachelor's Degree	5,671
Graduate Degree	1,424

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.

(2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

Traffic Count

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Contact Information

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Confidentiality Statement

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.