

SALE

Downtown Daytona Beach - 27,000 SF on 3 Acres

130 N. RIDGEWOOD AVENUE

Daytona Beach, FL 32114

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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carl.lentz@svn.com

FL #BK3068067

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Downtown Daytona Beach - 27,000 SF on 3 Acres
ASKING PRICE	\$2,850,000
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	533901210030
BUILDING SIZE	26,808 SF
LOT SIZE	2.773 Acres
BUILDING CLASS	B
YEAR BUILT	1964
YEAR LAST RENOVATED	2014
NUMBER OF FLOORS	2
PARKING SPACES	152
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	2



- Former Wells Fargo Bank Branch With Drive Through
- Property For Sale or Lease-Investment or End User
- Primary Building - 25,368 SF - Main Floor 16,622 SF
- Downstairs - 8,746 SF Maintenance Building - 1,440 SF
- Clean, High Ceiling Space
- Active Drive Throughs Available - Vaults in Place
- Ample Parking With Covered Parking Areas-152 Spaces
- Located Downtown With Easy Interstate Access
- RDD-3 & M-1 City of Daytona Beach
- Easily Split Into Multi-Tenant Space

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ADDITIONAL PHOTOS



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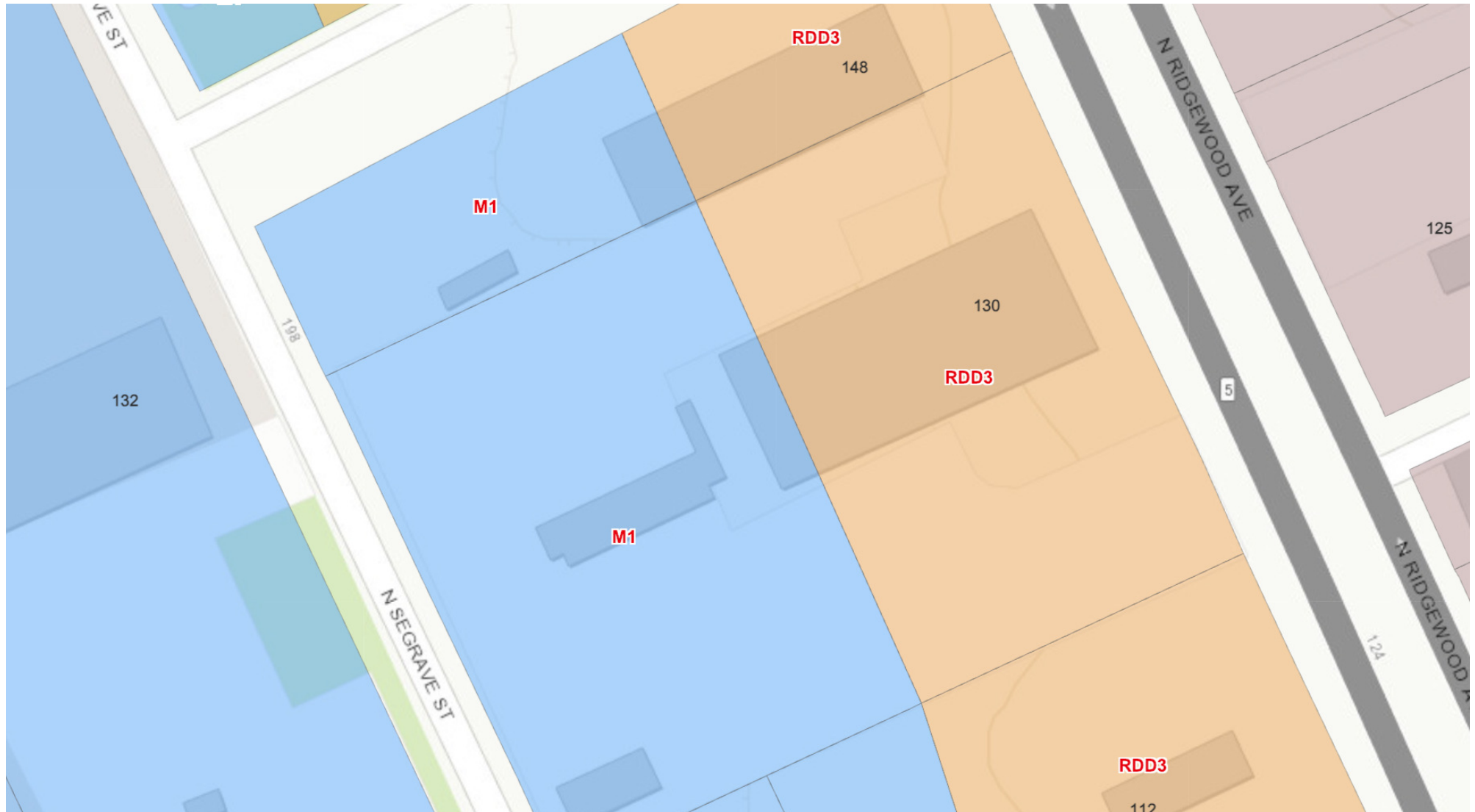
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ZONING MAP



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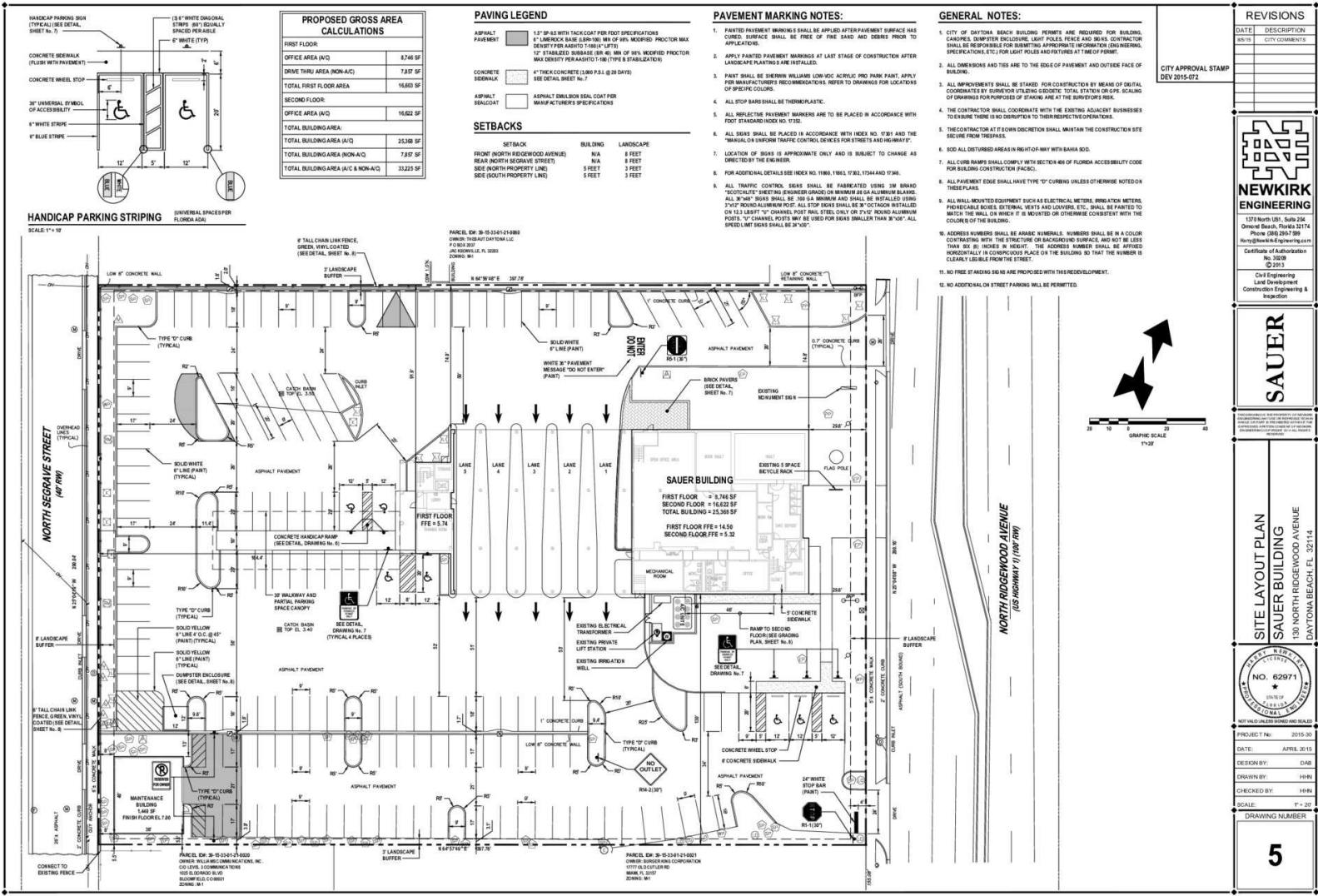
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SITE PLAN



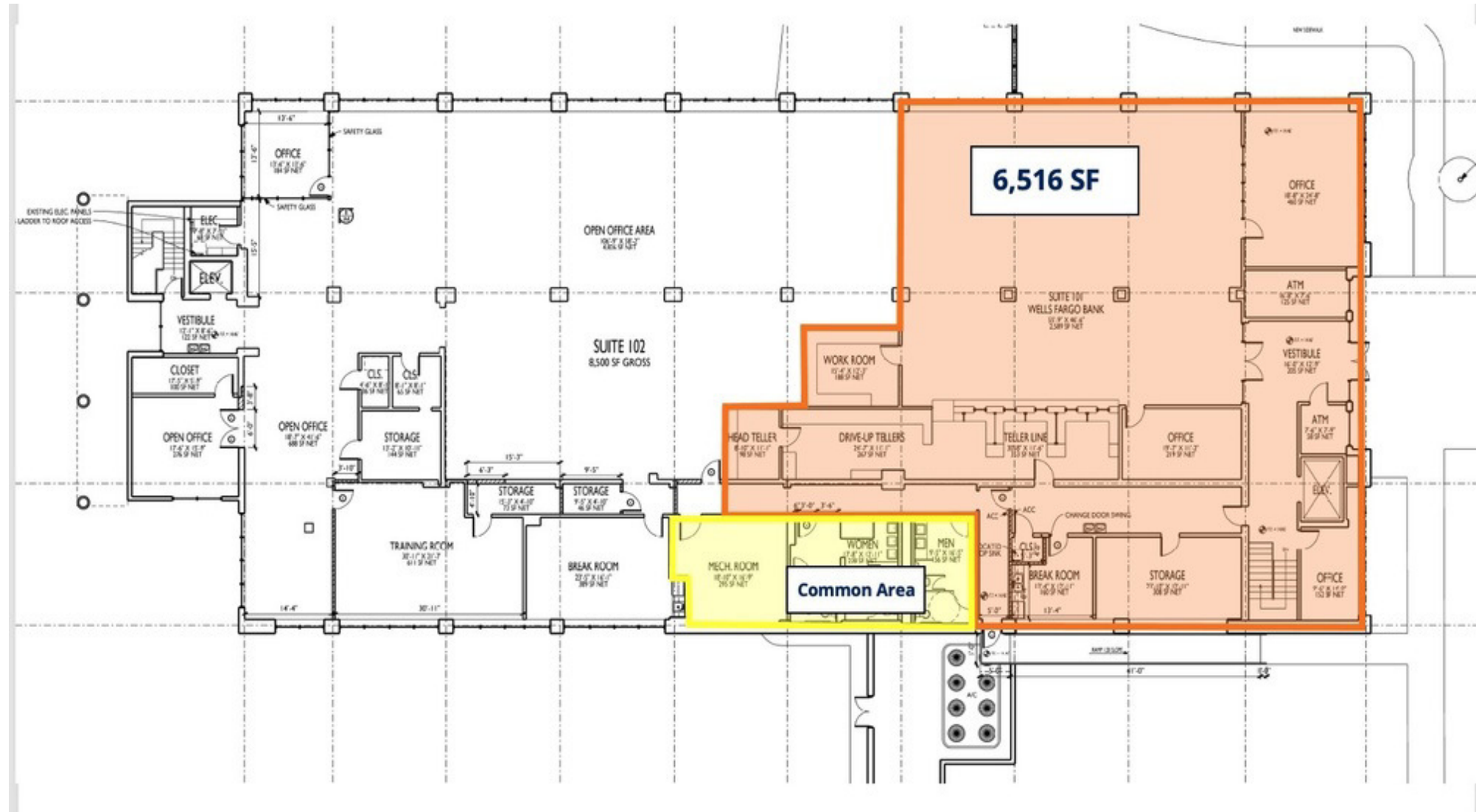
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TOP FLOOR



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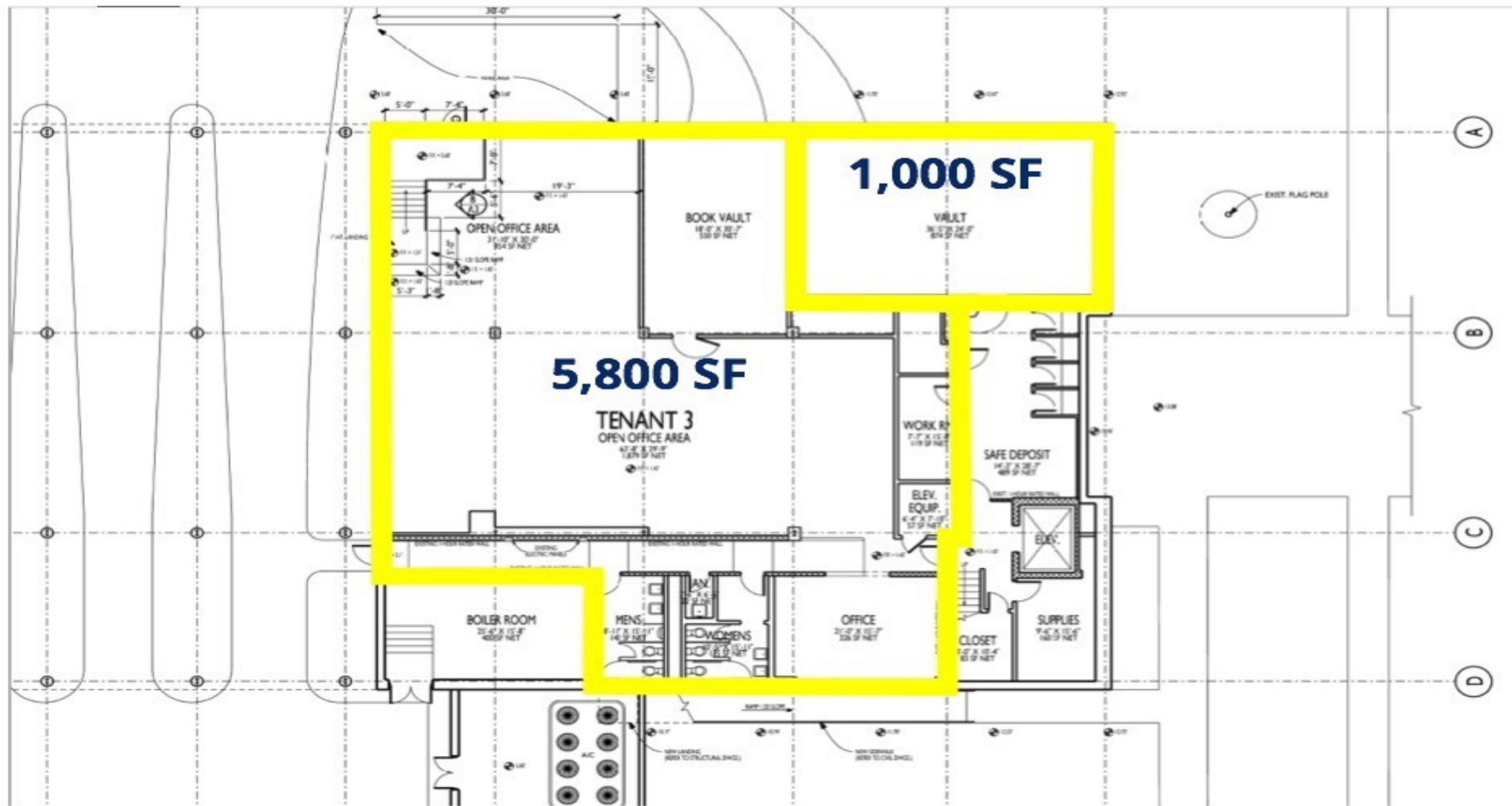
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BOTTOM FLOOR



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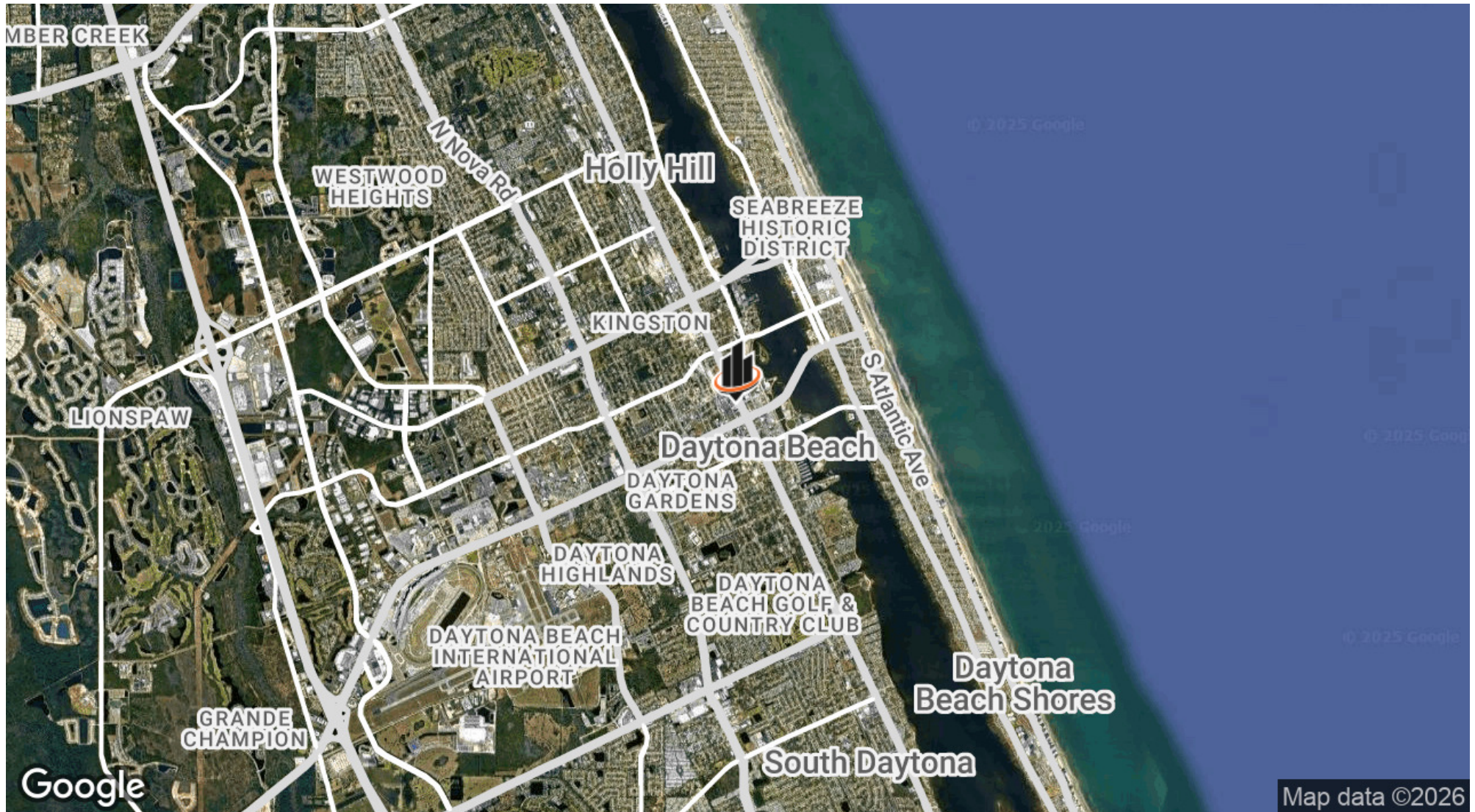
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LOCATION MAP



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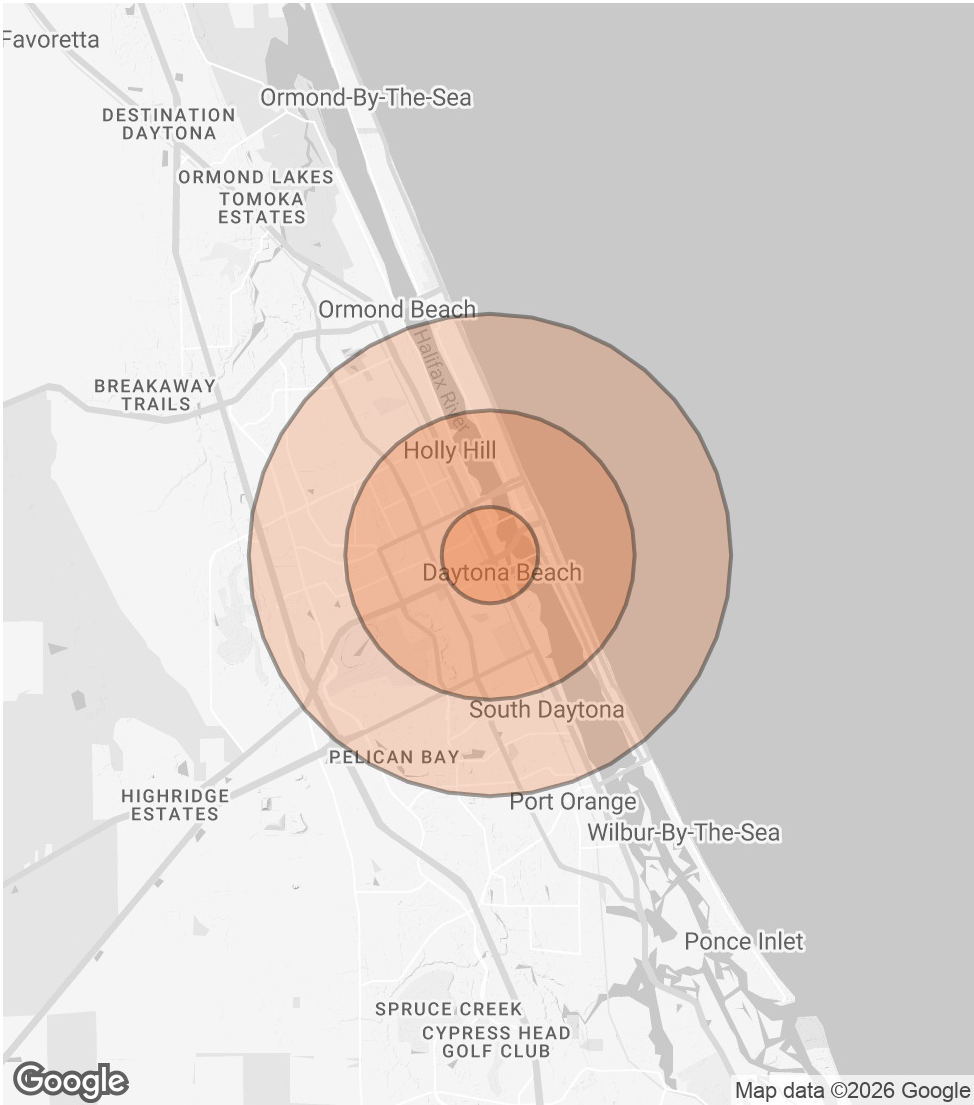


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,870	57,732	120,850
AVERAGE AGE	30.1	37.5	40.5
AVERAGE AGE (MALE)	29.1	36.4	38.8
AVERAGE AGE (FEMALE)	30.7	39.1	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,242	23,158	50,385
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$28,882	\$40,017	\$43,368
AVERAGE HOUSE VALUE	\$204,801	\$171,837	\$190,143

* Demographic data derived from 2020 ACS - US Census



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