



FLYER

Former Bank Building For Sale

1600 RIDGEWOOD AVENUE

Holly Hill, FL 32117

PRESENTED BY:

JOHN W. TROST, CCIM

Principal | Senior Advisor

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Espanola Avenue

Ridgewood Avenue

Flomich Street

SVN
ALLIANCE
COMMERCIAL REAL ESTATE ADVISORS

FORMER BANK BUILDING FOR SALE



PROPERTY DESCRIPTION

Former Bank Building For Sale.
4,513 SF freestanding building on 1.17+/- Acres.
Located on a signalized corner.
Roof replaced in 2011, Two 4-ton HVAC units replaced in 2020, and flooring replaced in 2023.
Well maintained building ready for occupancy.
Six drive-thru lanes.
27 parking spaces.
Frontage on three streets; Ridgewood Avenue, Flomich Street, and Espanola Avenue.
Restriction against use as a financial institution for 2 years.
Tenant not to be contacted or disturbed.
All communication to be conducted exclusively through the listing broker.

LOCATION DESCRIPTION

Located at the northwest corner of Ridgewood Avenue and Flomich Street.
Approximately 1 mile to LPGA Boulevard and 2.2 miles to Granada Boulevard.

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OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	1.17+/- Acres
BUILDING SIZE:	4,513 SF
PARKING:	27
YEAR BUILT:	1963
PARCEL NO:	4242-20-10-0010
TRAFFIC COUNT:	24,000 AADT
ZONING:	CC-1, Commercial Corridor District

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PROPERTY APPRAISER

Alternate Key: 3183983
Parcel ID: 424220100010
Township-Range-Section: 14 - 32 - 42
Subdivision-Block-Lot: 20 - 10 - 0010
Owner(s): FIRST UNION NATL BANK OF FLA - FS - Fee Simple - 100%
Mailing Address On File: CO: % RYAN LLC
 PO BOX 3609
 CARLSBAD CA 92018
Physical Address: 1600 RIDGEWOOD AVE, HOLLY HILL 32117
Building Count: 1
Neighborhood: 7254 - HOLLY HILL - RIDGEWOOD (HWY 1)
Subdivision Name:
Property Use: 2300 - FINANCIAL
Tax District: 203-HOLLY HILL
2023 Final Millage Rate: 18.223
Homestead Property: No
Agriculture Classification: No
Short Description: 42-14-32 LOTS 1 THRU 3 & LOT 4 EXC N 30 FT & LOTS 41 & 42 & LOT 40 EXC N 30 FT & EXC PART IN RD & LOT 43 EXC ROW PARCEL 106 AS DESC IN OR 7957 PG 4299 BLK 10 RIO VISTA MB 6 PG 150

Property Values

Tax Year:	2024 Working	2023 Final	2022 Final
Valuation Method:	1-Market Oriented	1-Market Oriented	1-Market Oriented
Improvement Value:	Cost	Cost	Cost
Land Value:	\$275,871	\$284,347	\$263,024
Just/Market Value:	\$259,497	\$212,316	\$207,261
	\$535,368	\$496,663	\$470,285

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$212,316	\$284,347	\$496,663	\$496,663	\$0	\$496,663	\$0
2022	\$207,261	\$263,024	\$470,285	\$470,285	\$0	\$470,285	\$0
2021	\$202,206	\$237,878	\$440,084	\$440,084	\$0	\$440,084	\$0
2020	\$202,328	\$244,958	\$447,286	\$447,286	\$0	\$447,286	\$0
2019	\$202,328	\$215,335	\$417,663	\$417,663	\$0	\$417,663	\$0
2018	\$202,328	\$226,952	\$429,280	\$429,280	\$0	\$429,280	\$0
2017	\$202,328	\$199,610	\$401,938	\$397,025	\$0	\$397,025	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	2300-FINANCIAL	N	S-SQUARE FEET			51,062			4.20	\$259,497
Total Land Value:										\$259,497

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PROPERTY APPRAISER

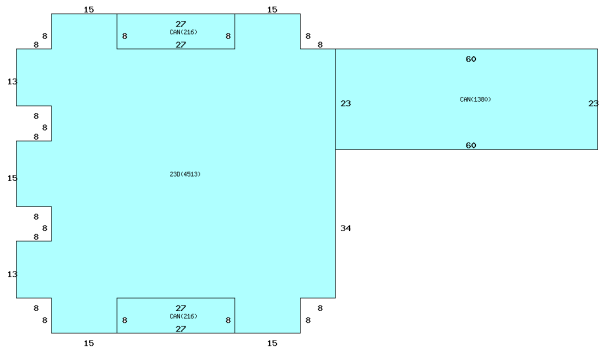
Building(s) - Commercial

Card (Bldg) #1

Structure	C -	Base RCN	\$847,548
Code:	CONCRETE/MASONRY	Percent	30.38 %
Class:	-	Good	
Grade:	300	Total RCNLD	\$257,447
Built / Effective	1963 / 1973	Market (NBHD)	1
Year:		Factor	
Total / Business Area	6325 / 4513	Cost Value	\$257,447

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	23D - BRANCH BANK	1	4,513	4,513	4,513	
2	01 -01	CAN - CANOPY	1	1,380	1,380	N/A	1994
3	01 -01	CAN - CANOPY	1	216	216	N/A	
4	01 -01	CAN - CANOPY	1	216	216	N/A	
					6,325	4,513	



Property Description

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
42-14-32 LOTS 1 THRU 3 & LOT 4 EXC N 30 FT & LOTS 41 & 42 & LOT 40 EXC N 30 FT & EXC PART IN RD & LOT 43 EXC ROW PARCEL 106 AS DESC IN OR 7957 PG 4299 BLK 10 RIO VISTA MB 6 PG 150 PER OR 3750 PG 3254	203	14 - 32 - 42	20 - 10 - 0010	26-DEC-81

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ADDITIONAL PHOTOS



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LOCATION MAPS



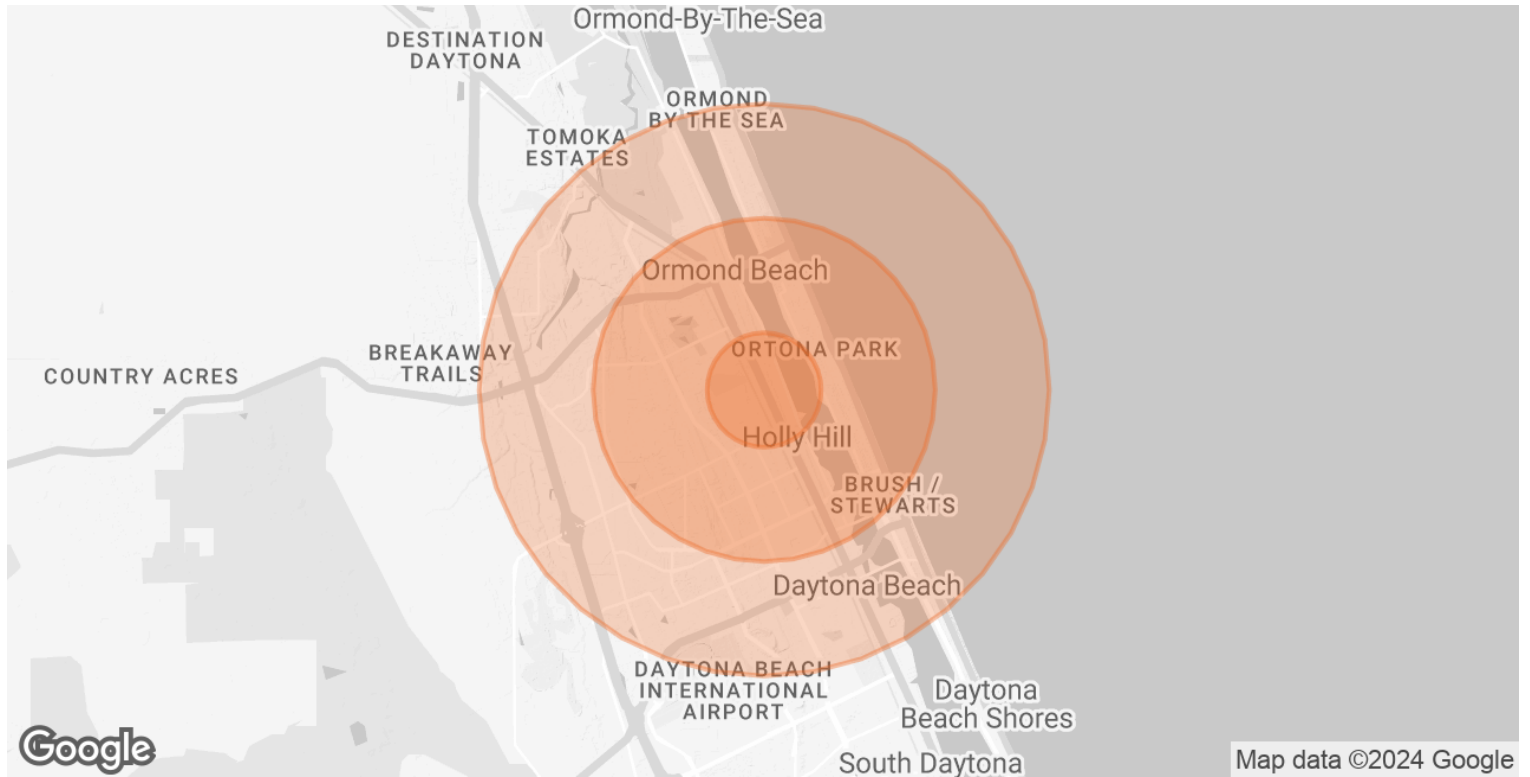
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,760	61,695	108,177
AVERAGE AGE	50.2	45.4	44.5
AVERAGE AGE (MALE)	50.4	44.2	43.7
AVERAGE AGE (FEMALE)	50.5	47.6	46.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,399	32,220	55,856
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$45,104	\$45,439	\$48,356
AVERAGE HOUSE VALUE	\$138,923	\$162,452	\$159,579

** Demographic data derived from 2020 ACS - US Census*

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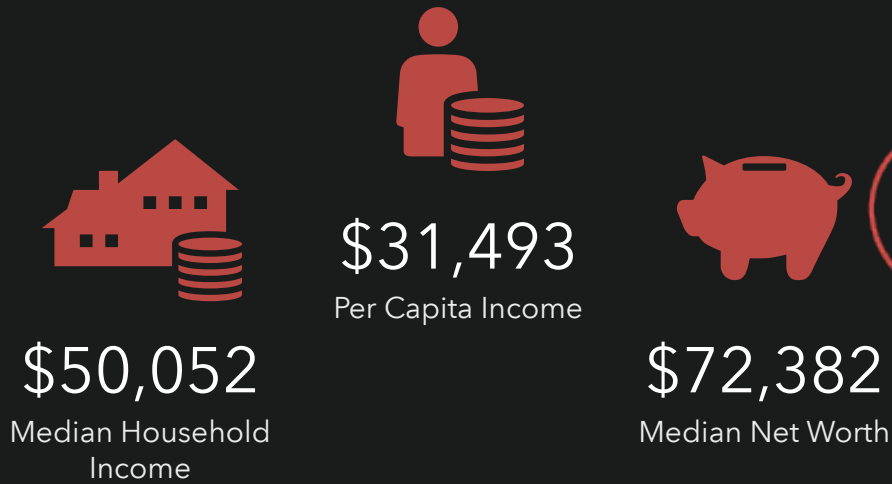


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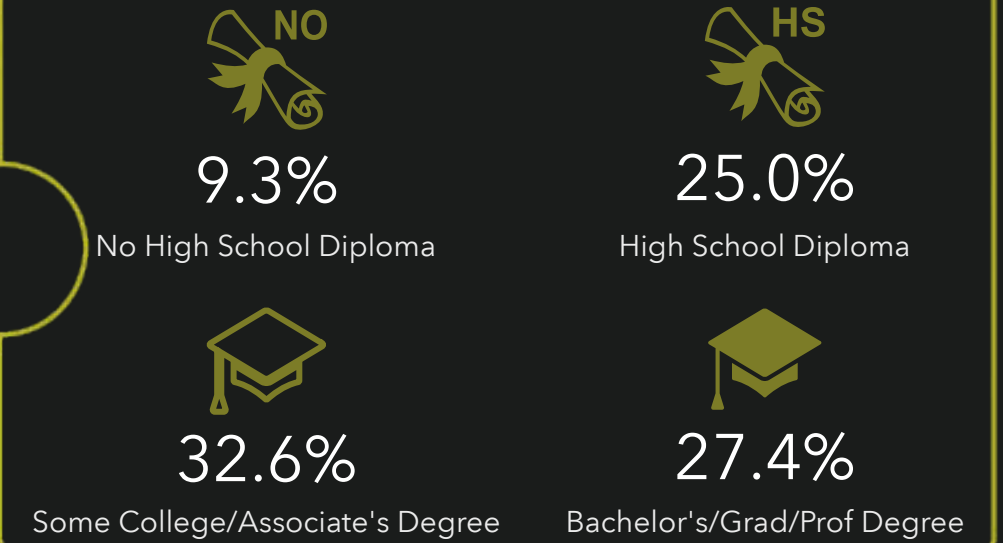
Employment Overview

1600 Ridgewood Ave, Daytona Beach, Florida, 32117
2
Ring of 5 miles

INCOME



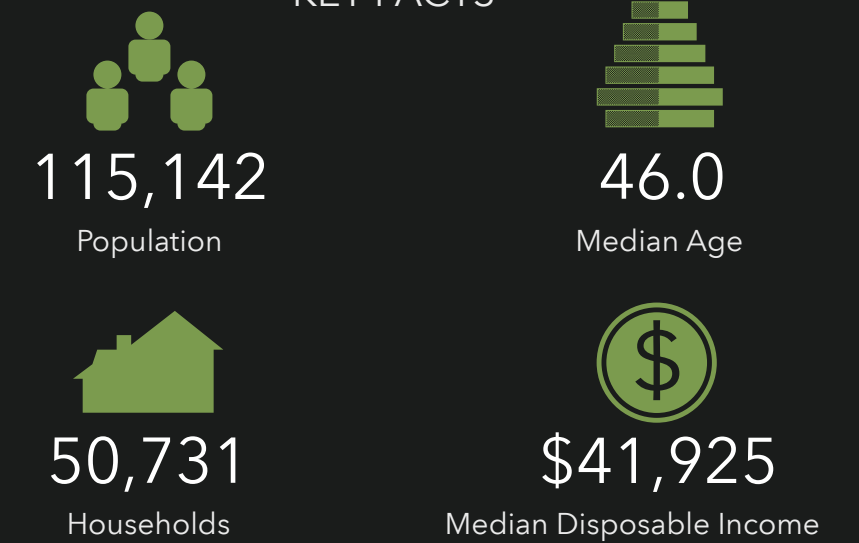
EDUCATION



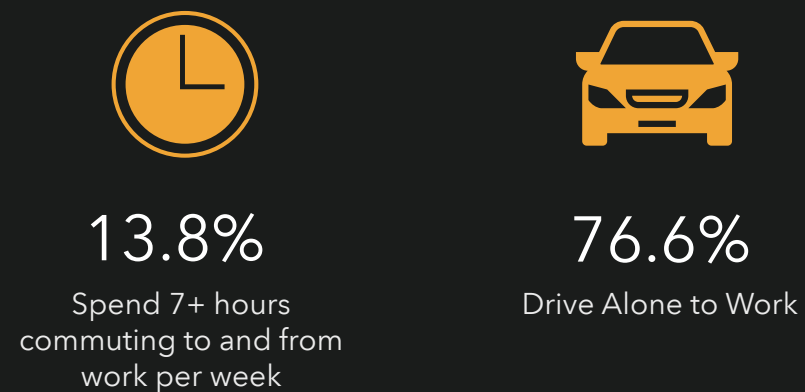
BUSINESS



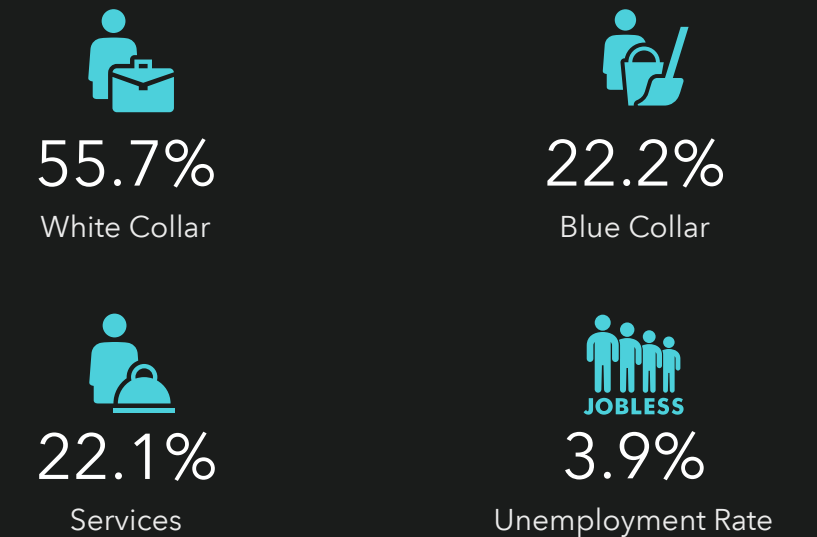
KEY FACTS



COMMUTERS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).