

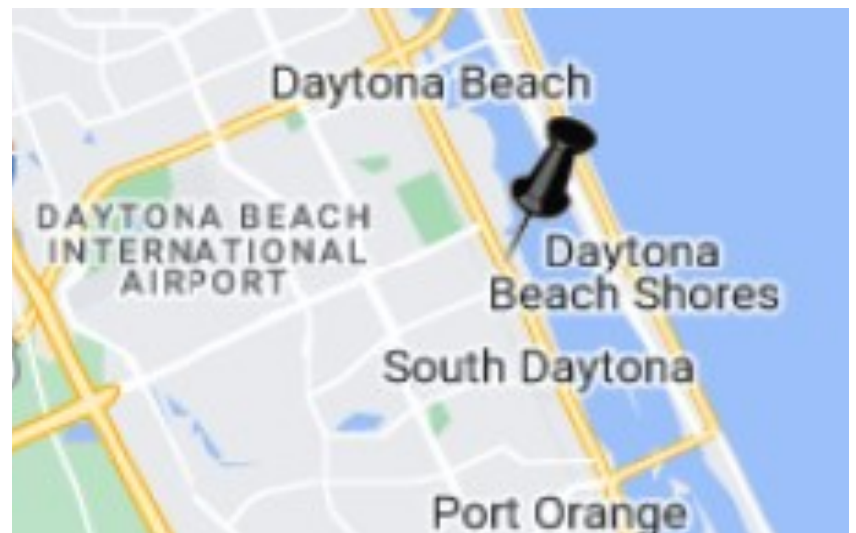
FREESTANDING COMMERCIAL SPACE FOR SALE

1871 S Ridgewood Ave South Daytona FL 32119



PROPERTY SPECIFICATIONS

Sale/Lease Price:	\$435,000
Parcel ID:	5344-16-00-0421
Property Taxes:	\$3,738
Building Size:	3,594+/-
Year Built:	1952
Zoning:	BGC



REMARKS

Opportunities like this are rare gems, waiting for someone with vision and drive to unlock their true potential. Don't miss your chance to secure this highly sought-after location, where your business can thrive amidst a sea of possibilities. Unleash your creativity, set your dreams in motion, and prepare for a future where success and visibility go hand in hand. Opportunities like this are rare gems, waiting for someone with vision and drive to unlock their true potential. Don't miss your chance to secure this highly sought-after location, where your business can thrive amidst a sea of possibilities. Unleash your creativity, set your dreams in motion, and prepare for a future where success and visibility go hand in hand.



140 S Atlantic Ave Suite 202
Ormond Beach, FL 32176

www.buddyandron.com

Buddy Budiansky, CCIM
Vice President Commercial Services
buddyb@ccim.net 386.334.2865



Ron Frederick
Broker/Associate
ron920@gmail.com
386.334.8997

Kayla Williams
Sales Associate
kayla@realtyprosassured.com
386.338.1330

PHOTOS



Realty Pros Commercial
140 S Atlantic Ave Suite 102
Ormond Beach, FL 32176

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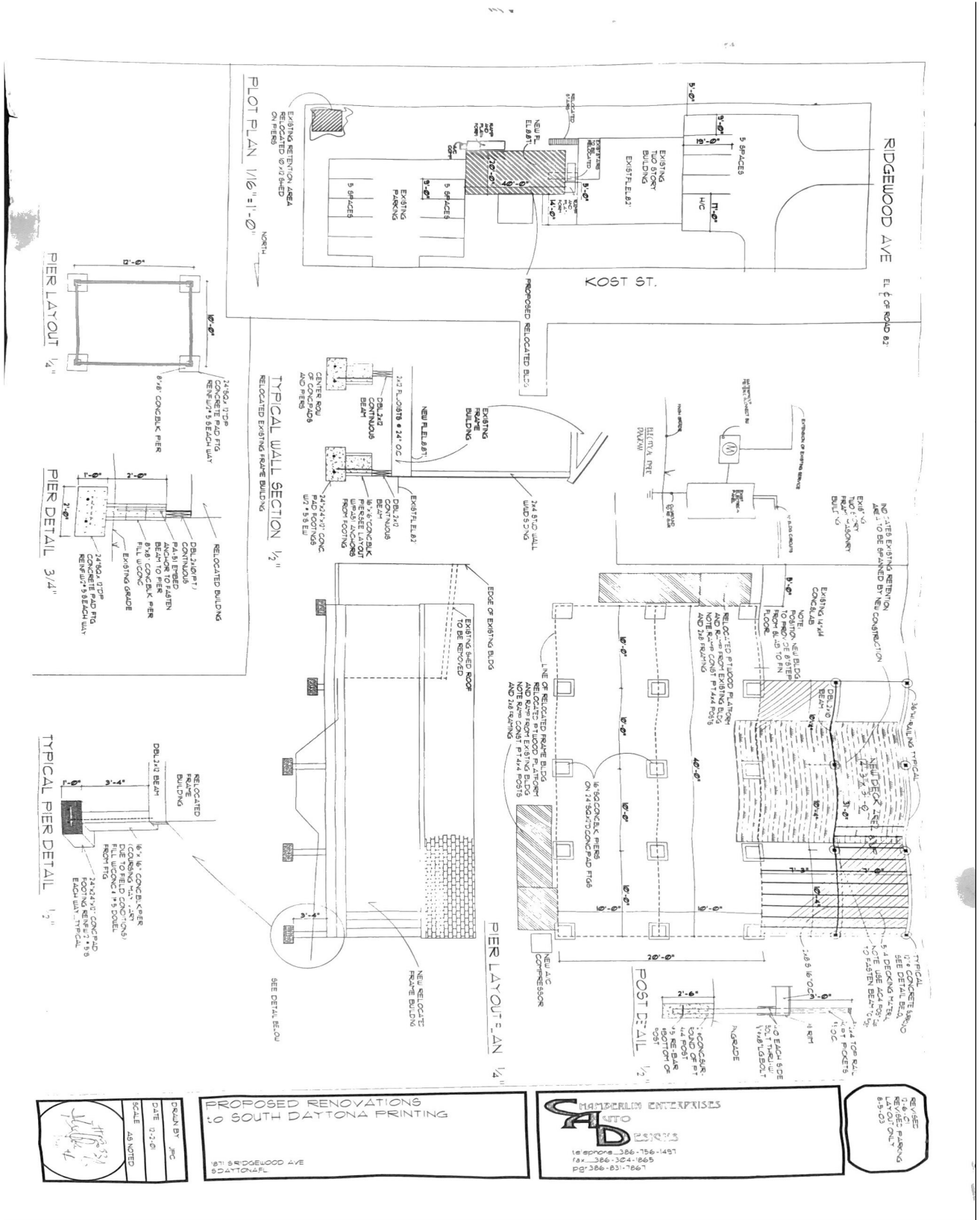


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Survey:



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BGC ZONING: (Always Verify Zoning With the City)

1. Purpose and intent: This district is intended to provide for retail, service and professional business located along arterial roads. Automotive related uses and certain other types of businesses are permitted as special exceptions. It is intended that automotive uses be located on arterial roads in clusters at intersections with these arterial roads.

2. Permitted Uses:

Permitted Uses	SDOL Code
Advertising and promotions	0101—0105, 0107—0109
Antique dealer (except within the CRA—Community Redevelopment Area Overlay District)	1301—1304
Business agencies	0201—0209, 0211—0226 specifically excluding Code #0210 (dating/escort service)
Schools, studio, instruction i.e. martial arts, dance, gymnastics (non-educational)	0308
Amusement centers	0401, 0403, 0413
Gun shops	0501
Auction sales	0601
Contracting services (office only)	0801—0830
Financial agencies	1001—1007
Merchants wholesale and retail	1301—1304
Restaurants	1401—1403, 1405
Business services	1500—1510, 1512—1515, 1517, 1518 1520—1523
Professional offices	1601—1606/1608—1616
Massage therapist establishments	no code



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3. Special Exceptions:

Special Exception	SDOL Code
Antique dealer (within the CRA—Community Redevelopment Area Overlay District)	1301— 1304
Automotive leasing	0701
Automotive sales, service, or repair	0703, 0706
Taxicabs	0708
Bar	0417
Night club	0409
Automobile service station	0707
Automotive parts sales and service	0710
Hotels and motels	1102
Shopping centers	no code
Boat sales with outdoor storage	1301— 1304
Mobile home sales	0705
Laboratories-scientific and industrial	0303
" U-Haul" type trailer rental agency	0709
<u>Amusement centers</u>	<u>0401,</u> <u>0403, 0413</u>



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AERIAL PHOTO



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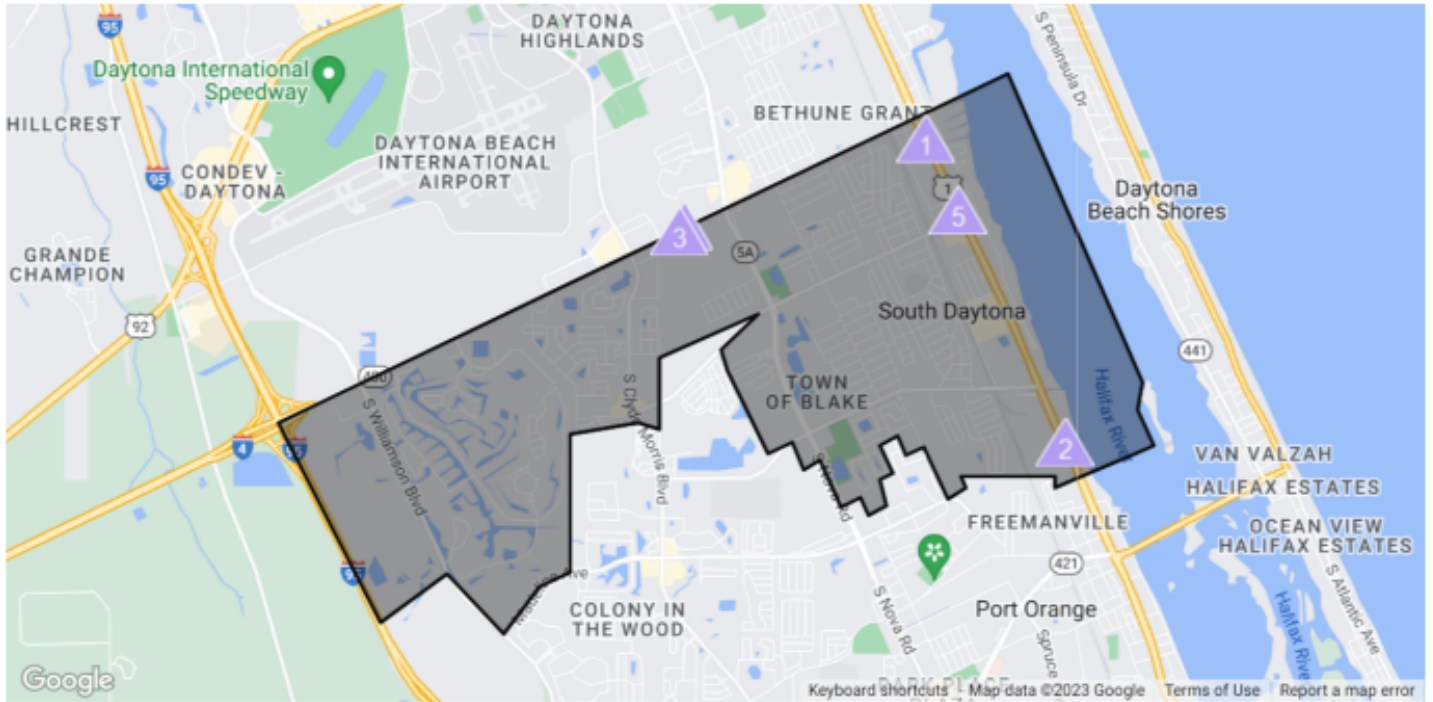


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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

Location	2022 Est. daily traffic counts	Street	Cross	Cross Dir	Dist	Historical counts																		
1	39,962	S Ridgewood Ave	Ferndale Ave	SE	0.04 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2003</td><td>▲ 39,500</td><td>AADT</td></tr> <tr><td>2002</td><td>▲ 38,000</td><td>AADT</td></tr> <tr><td>1998</td><td>▲ 42,500</td><td>AADT</td></tr> <tr><td>1997</td><td>▲ 43,000</td><td>AADT</td></tr> <tr><td>1996</td><td>▲ 41,500</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2003	▲ 39,500	AADT	2002	▲ 38,000	AADT	1998	▲ 42,500	AADT	1997	▲ 43,000	AADT	1996	▲ 41,500	AADT
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1996	▲ 41,500	AADT																						
2	34,828	S Ridgewood Ave	Venture Dr	NW	0.01 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2005</td><td>▲ 33,500</td><td>AADT</td></tr> <tr><td>2003</td><td>▲ 35,500</td><td>AADT</td></tr> <tr><td>2002</td><td>▲ 35,500</td><td>AADT</td></tr> <tr><td>2000</td><td>▲ 36,500</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2005	▲ 33,500	AADT	2003	▲ 35,500	AADT	2002	▲ 35,500	AADT	2000	▲ 36,500	AADT			
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3	34,529	Beville Road	-	-	-	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2021</td><td>▲ 34,500</td><td>AADT</td></tr> <tr><td>2020</td><td>▲ 34,500</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2021	▲ 34,500	AADT	2020	▲ 34,500	AADT									
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4	33,697	Beville Rd	Colonial Dr	SW	0.14 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2009</td><td>▲ 32,323</td><td>AADT</td></tr> <tr><td>2008</td><td>▲ 32,500</td><td>AADT</td></tr> <tr><td>2007</td><td>▲ 34,000</td><td>AADT</td></tr> <tr><td>2005</td><td>▲ 35,000</td><td>AADT</td></tr> <tr><td>2003</td><td>▲ 33,500</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2009	▲ 32,323	AADT	2008	▲ 32,500	AADT	2007	▲ 34,000	AADT	2005	▲ 35,000	AADT	2003	▲ 33,500	AADT
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5	33,222	S Ridgewood Ave	O'Brien Way	SE	0.02 miles	<table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2008</td><td>▲ 30,000</td><td>AADT</td></tr> <tr><td>2005</td><td>▲ 34,000</td><td>AADT</td></tr> <tr><td>2003</td><td>▲ 35,500</td><td>AADT</td></tr> <tr><td>2002</td><td>▲ 35,000</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2008	▲ 30,000	AADT	2005	▲ 34,000	AADT	2003	▲ 35,500	AADT	2002	▲ 35,000	AADT			
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