

VALUE-ADD FREESTANDING 2-STORY OFFICE BUILDING



PROPERTY DESCRIPTION

Value-Add, solid two-story 14,348 SF office building, situated on 0.71+/- acres of land.

The building can be subdivided into smaller suites or utilized by an owner/user.

The first-floor tenant is currently on a month-to-month lease.

There are approximately 43 parking spaces available.

A new roof is scheduled to be installed in November 2023.

The building is conveniently located approximately 2.2 miles north of Dunlawton Avenue and 1 mile south of Beville Road

LOCATION DESCRIPTION

Located on the west side of Ridgewood Avenue just south of Big Tree Road.

LOCATION ADDRESS

2040 S. Ridgewood Avenue
South Daytona, FL 32119

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

SALE PRICE:	\$890,000
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BUILDING SIZE:	14,348 SF
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LOT SIZE:	0.71+/- Acres
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YEAR BUILT:	1974
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PARCEL NO:	5344-16-00-0522
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TRAFFIC COUNT:	23,000 AADT
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ZONING:	BGC
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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TOTAL HOUSEHOLDS	3,272	24,460	50,148
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TOTAL POPULATION	7,298	54,613	118,150
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AVERAGE HH INCOME	\$47,291	\$45,661	\$46,431
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ADDITIONAL PHOTOS

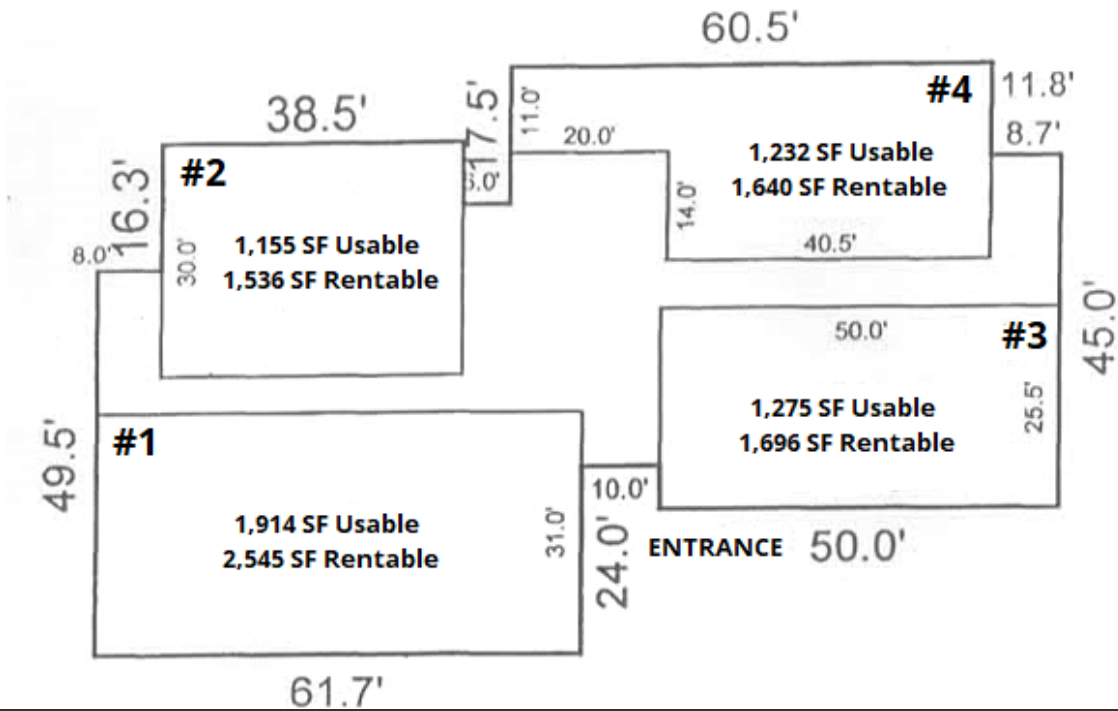


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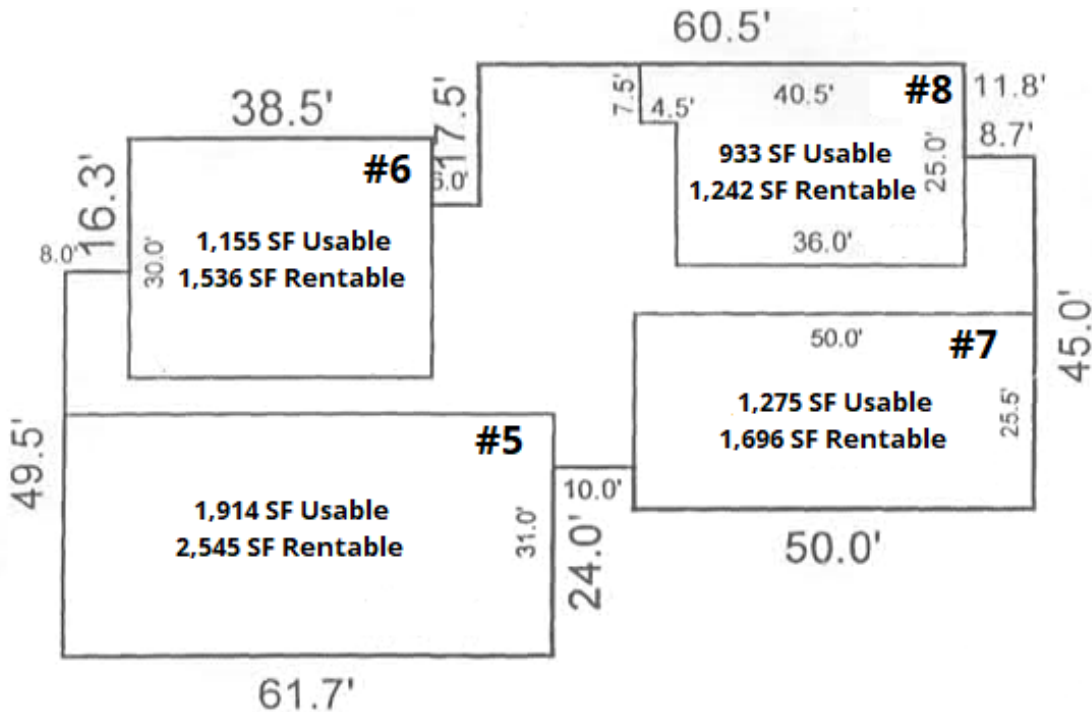
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FLOOR PLANS



First Floor Plan



Second Floor Plan

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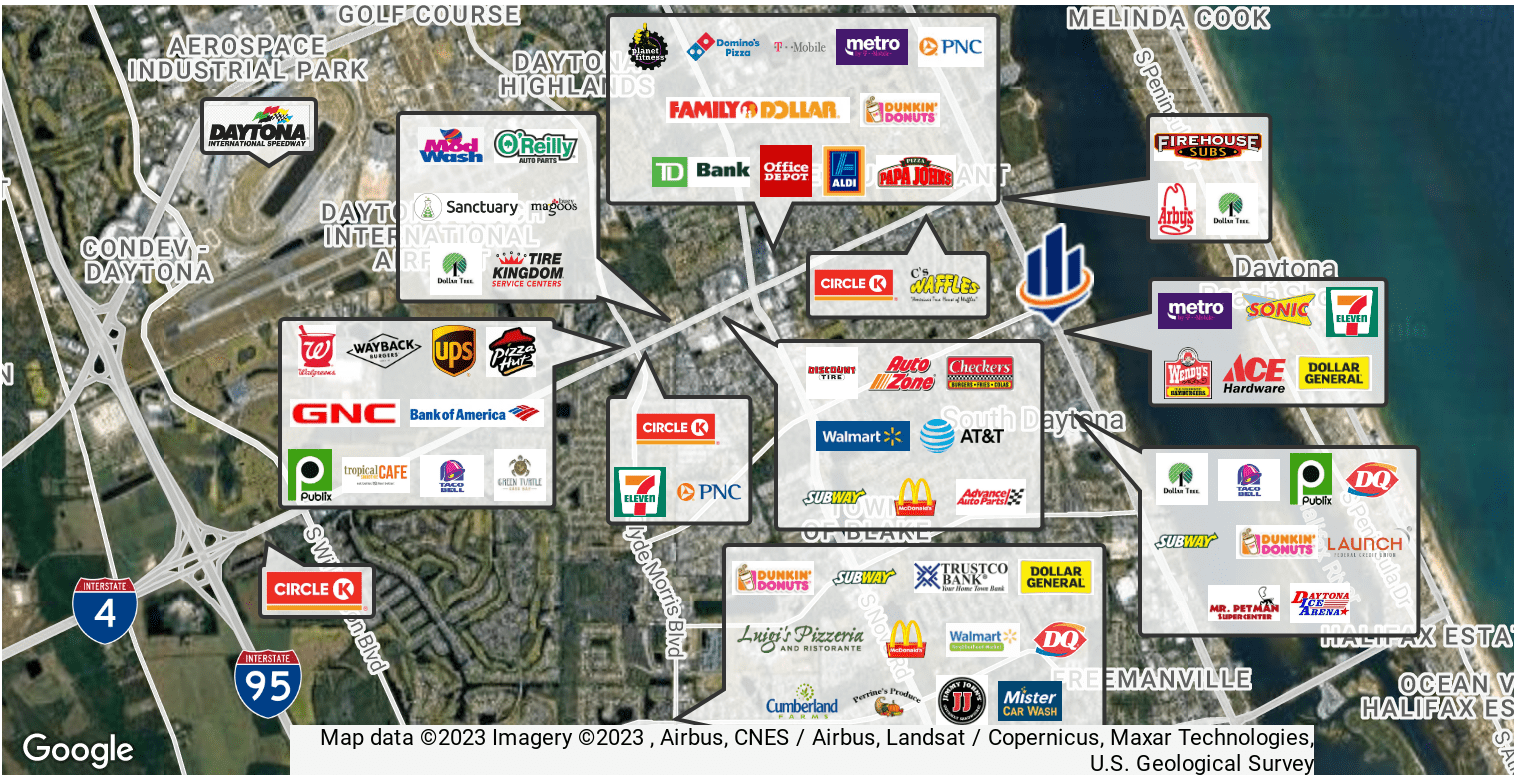
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LOCATION MAPS



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