

DOWNTOWN OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Office Space For Lease in Downtown Daytona Beach.
Suite 114: 943 SF first floor office space.
Suite 205: 962.5 SF second floor office space.
Additional smaller office suites available.
This clean and well-maintained building features key card entry for after-hours access and plenty of parking.
Just a short walk to Beach Street, downtown shops, and restaurants.
Located close to the Volusia County Courthouse Annex and Daytona Beach City Hall.
Situated north of International Speedway Boulevard and only two blocks from the Riverfront.
Ready for immediate occupancy.

LOCATION DESCRIPTION

Located on the east side of Ridgewood Avenue just north of International Speedway Boulevard.

LOCATION ADDRESS

211 N. Ridgewood Avenue
Daytona Beach, FL 32114

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE: \$14.00 Modified Gross

AVAILABLE SF: Suite 114: 943 SF
Suite 205: 962.5 SF

YEAR BUILT: 1961

TRAFFIC COUNT: 29,000 AADT

ZONING: RDD-3

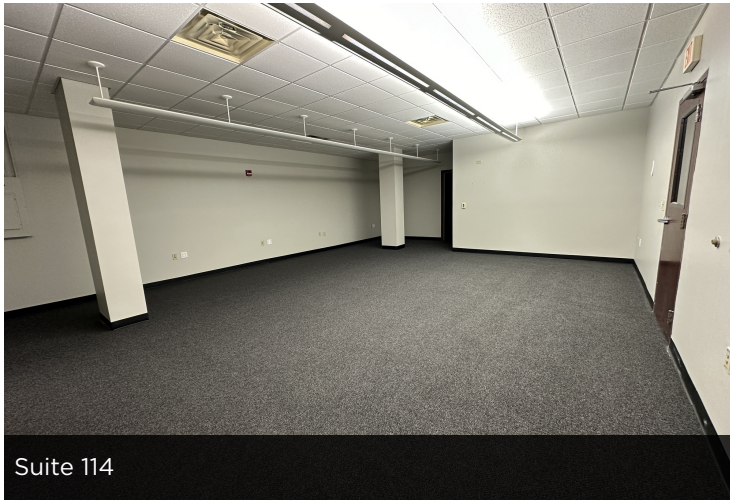
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,882	28,305	57,966
TOTAL POPULATION	10,270	65,991	128,595
AVERAGE HH INCOME	\$43,266	\$57,066	\$62,594

DOWNTOWN OFFICE SPACE FOR LEASE | 211 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



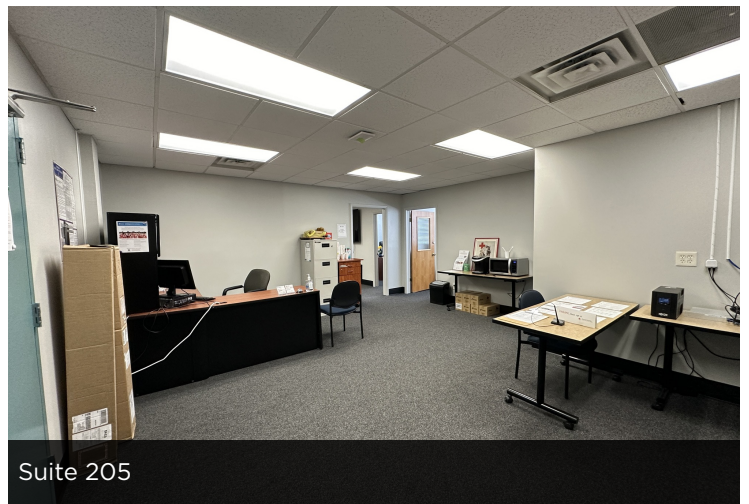
Suite 114



Suite 114



Suite 114



Suite 205



Suite 205



Suite 205

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

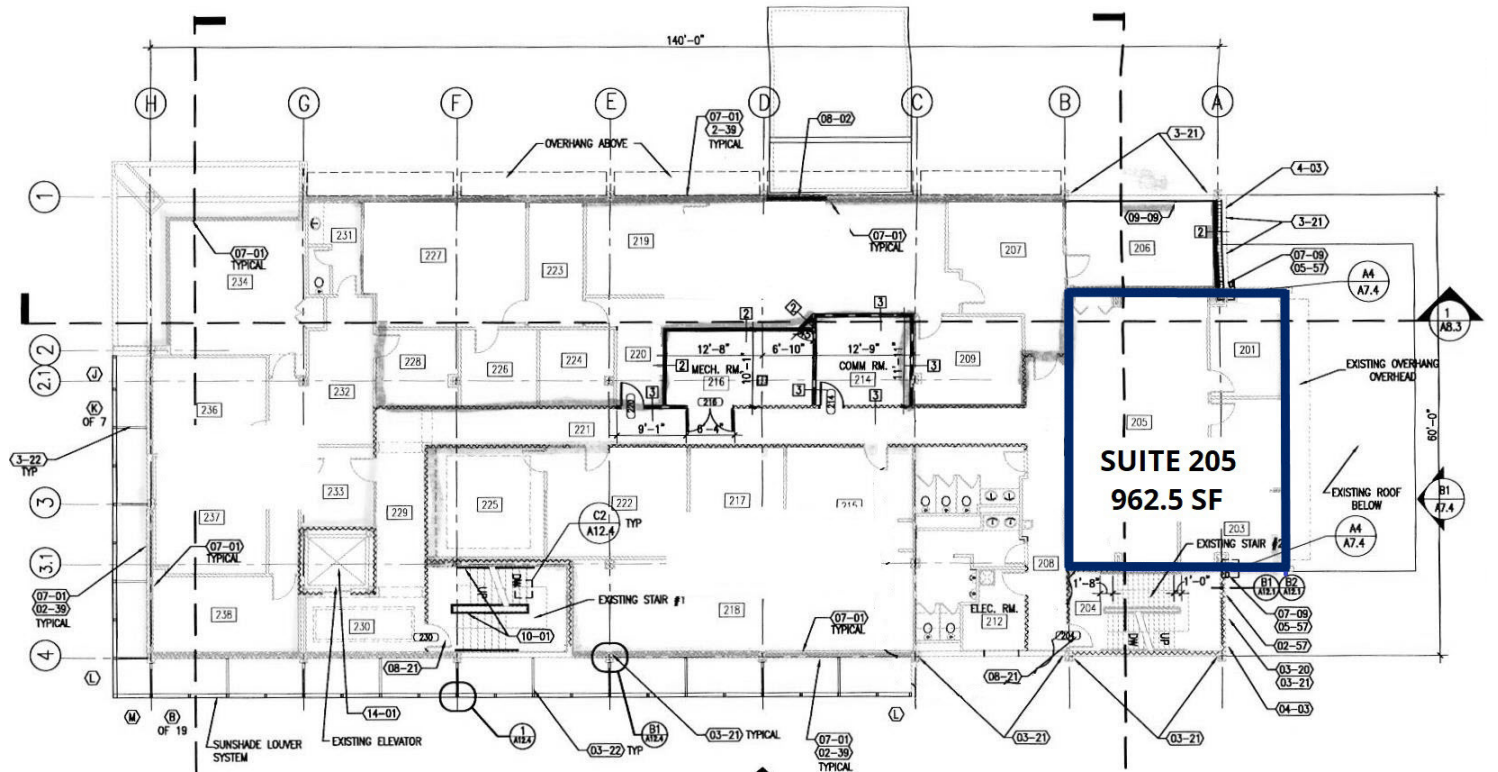
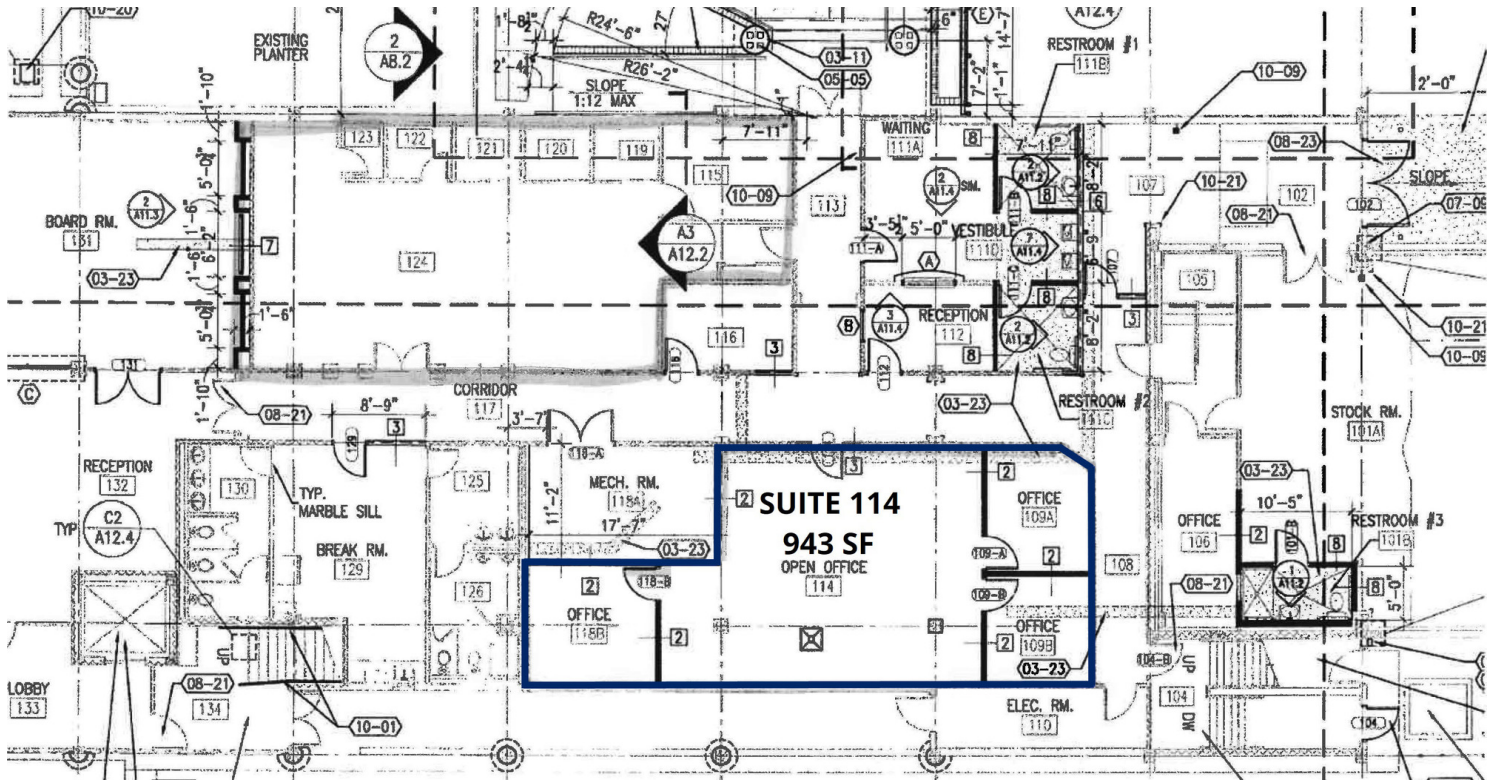
john.trost@svn.com

DOWNTOWN OFFICE SPACE FOR LEASE | 211 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



FLOOR PLANS



JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

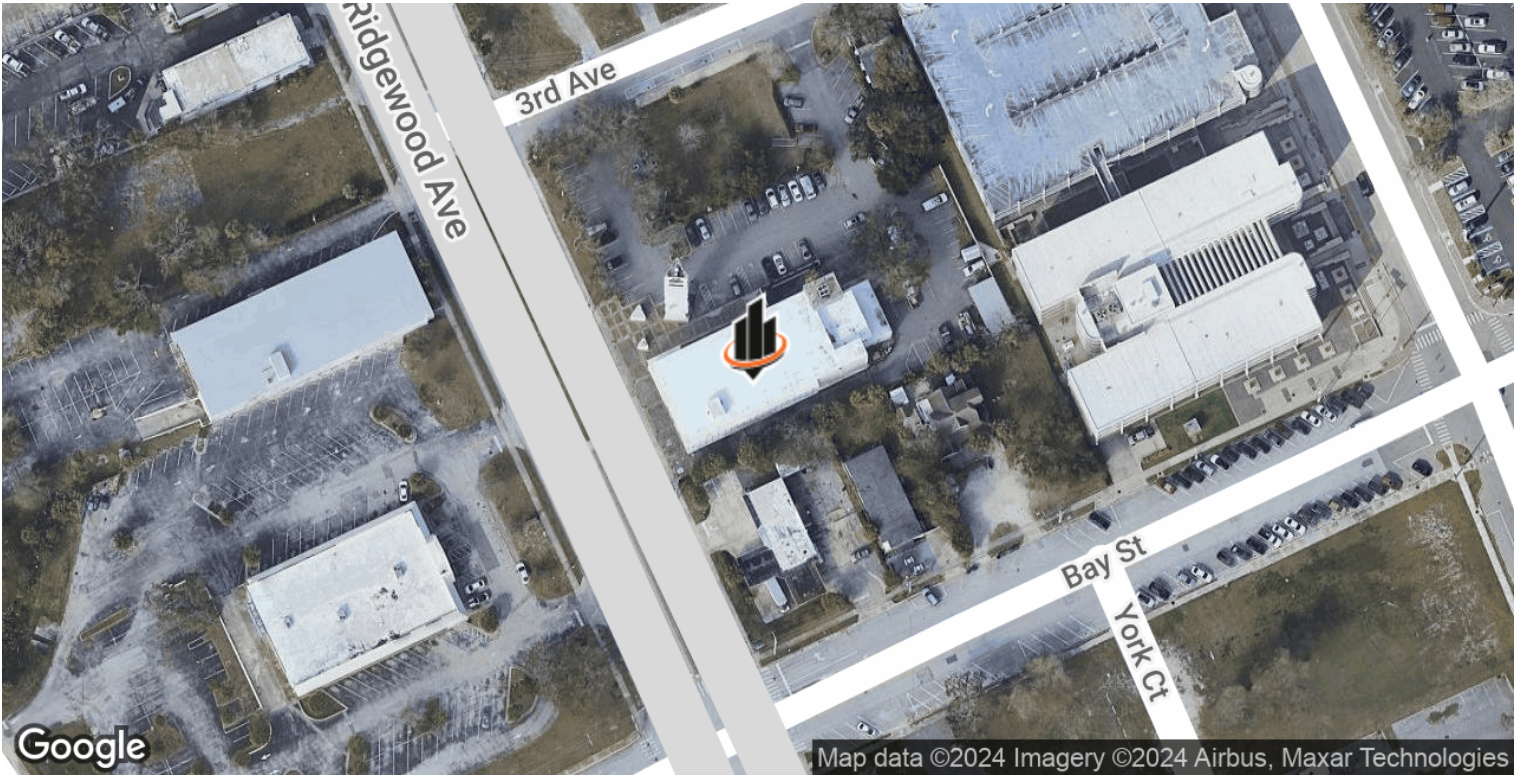
john.trost@svn.com

DOWNTOWN OFFICE SPACE FOR LEASE | 211 N. Ridgewood Avenue Daytona Beach, FL 32114



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

LOCATION MAPS



JOHN W. TROST, CCIM
 Principal | Senior Advisor
 O: 386.301.4581 | C: 386.295.5723
 john.trost@svn.com

DOWNTOWN OFFICE SPACE FOR LEASE | 211 N. Ridgewood Avenue Daytona Beach, FL 32114



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.