

# DOWNTOWN OFFICE SPACE FOR LEASE



## PROPERTY DESCRIPTION

Office Space For Lease in Downtown Daytona Beach.

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.

## 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 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 |

## LOCATION ADDRESS

211 N. Ridgewood Avenue  
Daytona Beach, FL 32114

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## ADDITIONAL PHOTOS



**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
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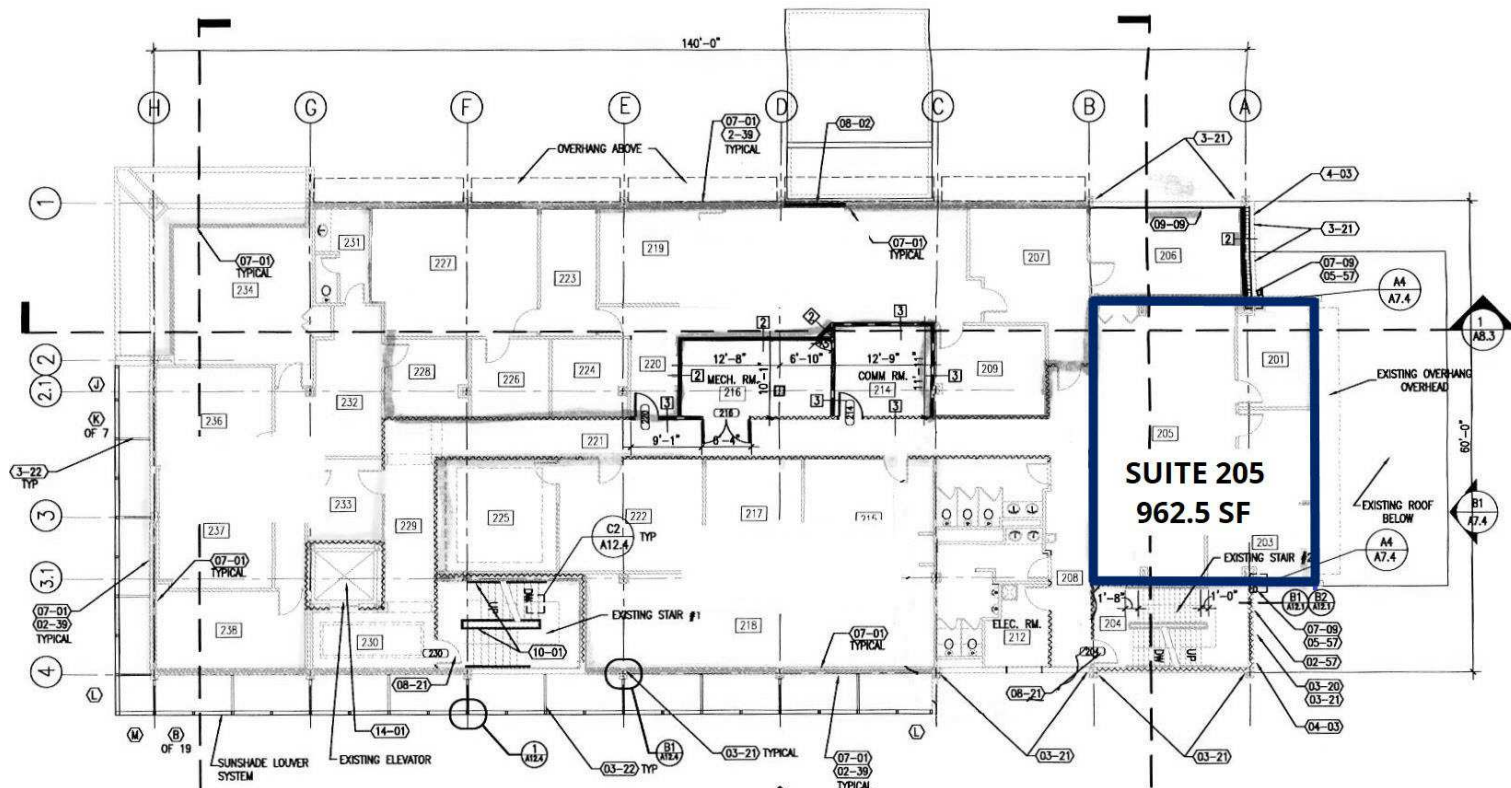
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# FLOOR PLANS



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## LOCATION MAPS



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