

For Lease

Office/Retail Building For Lease

3670 S. Ridgewood Avenue, Port Orange, FL 32129



OFFERING SUMMARY

LEASE RATE:	\$16.00 NNN
AVAILABLE SF:	3,608 SF
YEAR BUILT:	1981
TRAFFIC COUNT:	24,500 AADT
ZONING:	RD, Ridgewood Development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,156	27,334	51,474
TOTAL POPULATION	4,686	56,660	113,225
AVERAGE HH INCOME	\$58,899	\$68,431	\$72,069

PROPERTY DESCRIPTION

3,608 SF Freestanding Office or Retail Building For Lease. 25 parking spaces (6.9/1,000 parking ratio). Layout includes two ADA restrooms, break area, open retail showroom, open office area, and storage with 10x10 overhead door, all under HVAC. Excellent building exposure with freestanding sign on Ridgewood Avenue. Across from proposed 'Riverwalk' 27-acre waterfront development with Tiki Docks restaurant, splash park, and proposed 460 multifamily units coming soon. Estimated CAM, Real Estate Taxes, and Insurance \$5.00 per SF.

LOCATION DESCRIPTION

Located at the northwest corner of Ridgewood Avenue and Charles Street, just two blocks north of Dunlawton Avenue. The property is approximately 3.9 miles from Interstate 95 and only 1.5 miles from the beaches.

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Additional Photos

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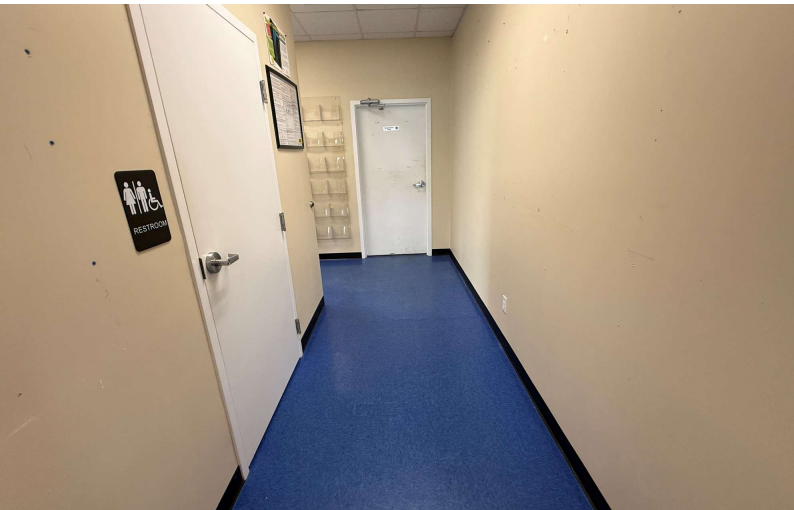
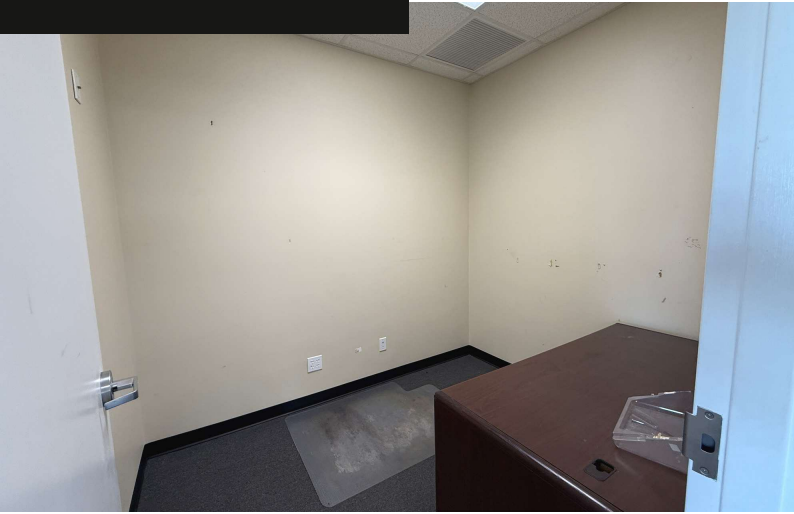
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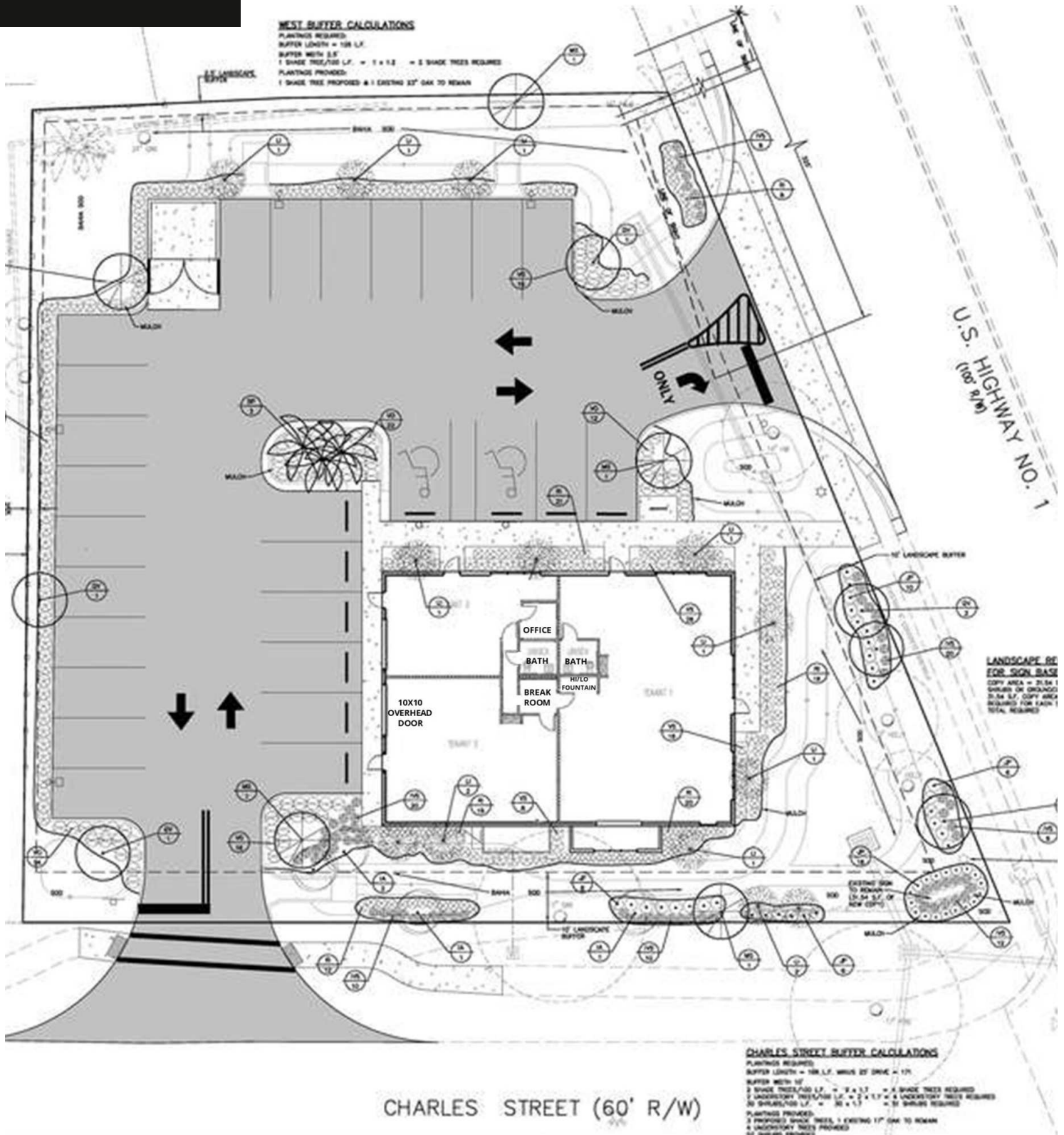
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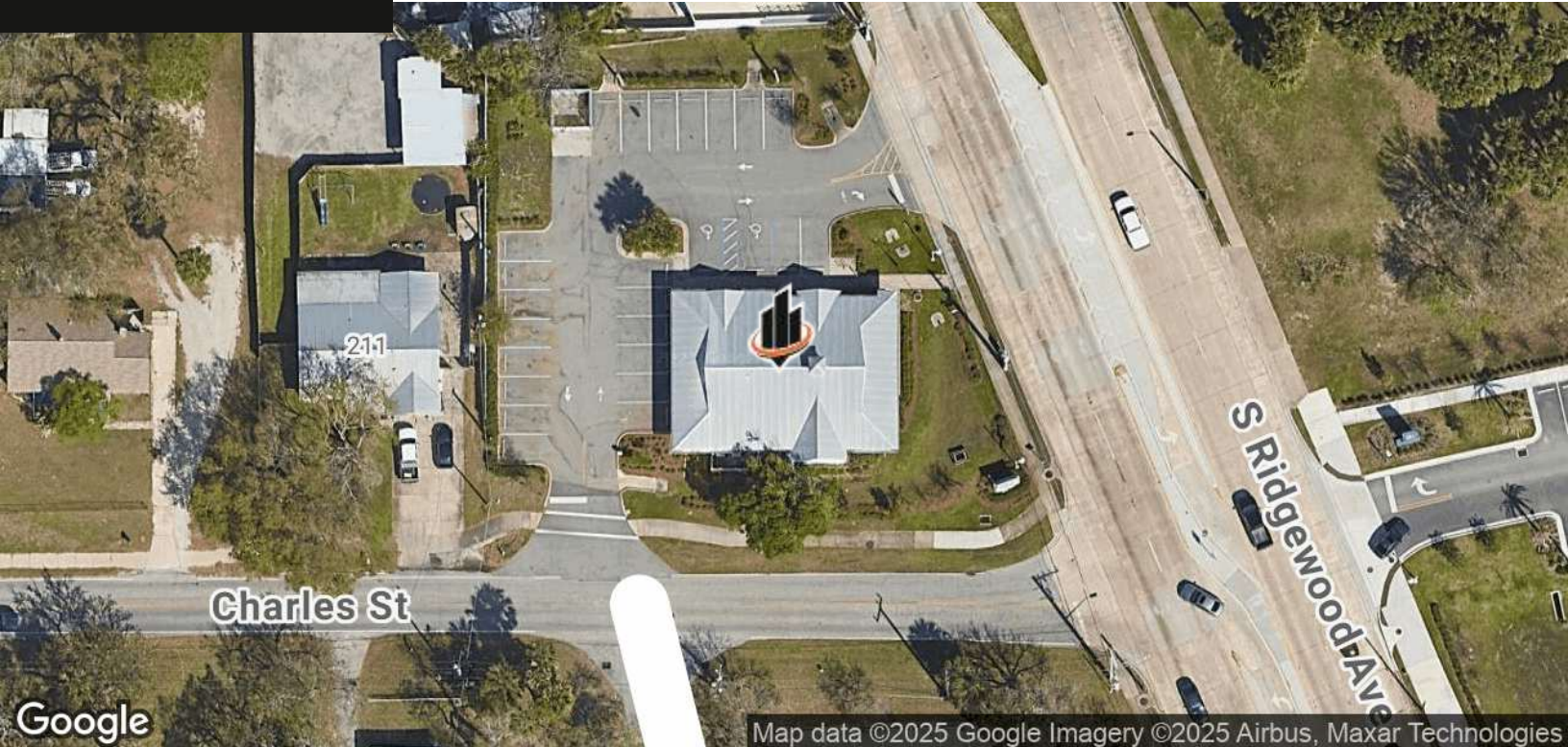
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Location Maps

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