



**Commercial
Real Estate FL**

BANK OWNED! FORMER BANK BRANCH

1812 Ridgewood Avenue
Holly Hill, Florida 32117

Property Summary

Property: 1812 Ridgewood Avenue

Parcel No: 4242-20-27-0120, 4242-20-27-0410
4242-20-27-0380, 4242-20-27-0020
4242-20-27-0010, 4242-20-27-0110

Status: For Sale

Size: 5,103 SF on 2.77+/- Total Acres

Price: **\$1,200,000**

Year Built: 2006

Zoning: CC1 'Commercial'

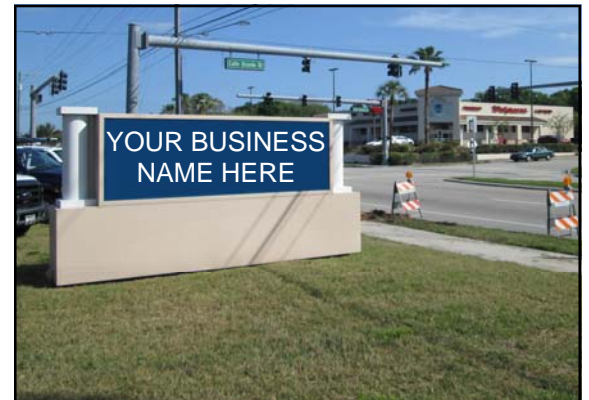


Population (est.):	<u>1 MILE</u> 6,250	<u>3 MILES</u> 55,970	<u>5 MILES</u> 102,798
Average HHI (est.):	<u>1 MILE</u> \$45,305	<u>3 MILES</u> \$46,420	<u>5 MILES</u> \$48,119

Traffic Count: 21,500 vehicles per day - Ridgewood Avenue

Property Highlights:

- Stand-Alone Bank Branch
- Well Maintained with 3 Drive-Thru Lanes and 1 Bypass Lane
- Could easily be split into two Leasable Units approximately 3,560+/- SF and 1,530+/- SF
- Signalized corner at Ridgewood Avenue and Calle Grande Street
- Turnkey Bank or Credit Union Branch
- Additional 1.36+/- Acres included on Calle Grande Street and Parque Drive
- Zoning Permitted Uses: ALF, Banks, Bars, Carwash, Child Day Care Centers, Clubs, Convenience Grocery Store, General Office, Hospitals, Hotels/Motels, Houses of Worship, Laboratories, Medical & Dental Clinics, Motor Vehicle Sales & Rentals, Personal & Professional Services, Restaurants, Veterinary Clinics, etc.



Rock Solid in Commercial Real Estate

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Information contained herein is believed to be accurate, but not guaranteed and may change without notice.

PICTURES

PRUDENTIAL COMMERCIAL

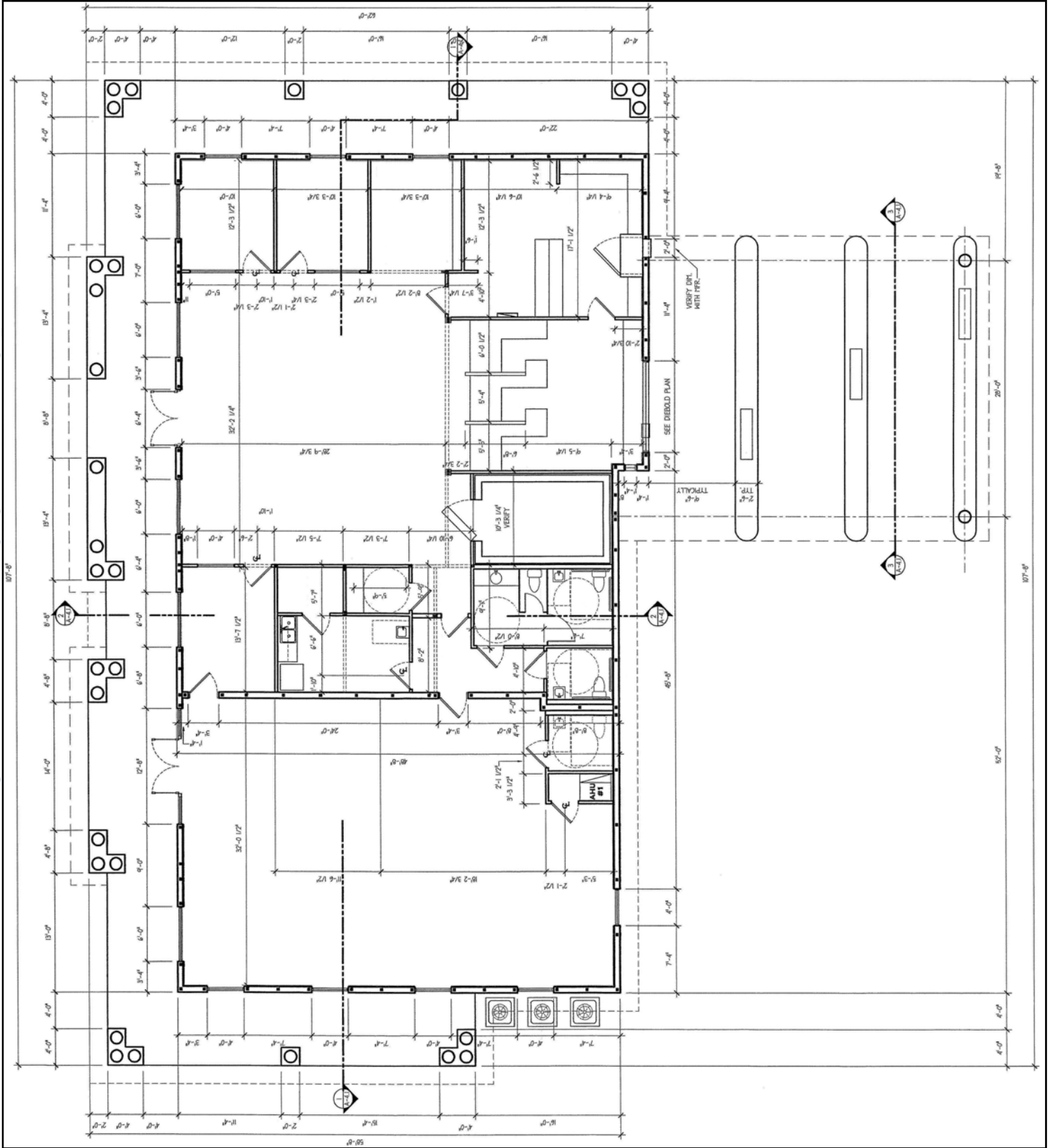


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FLOOR PLAN

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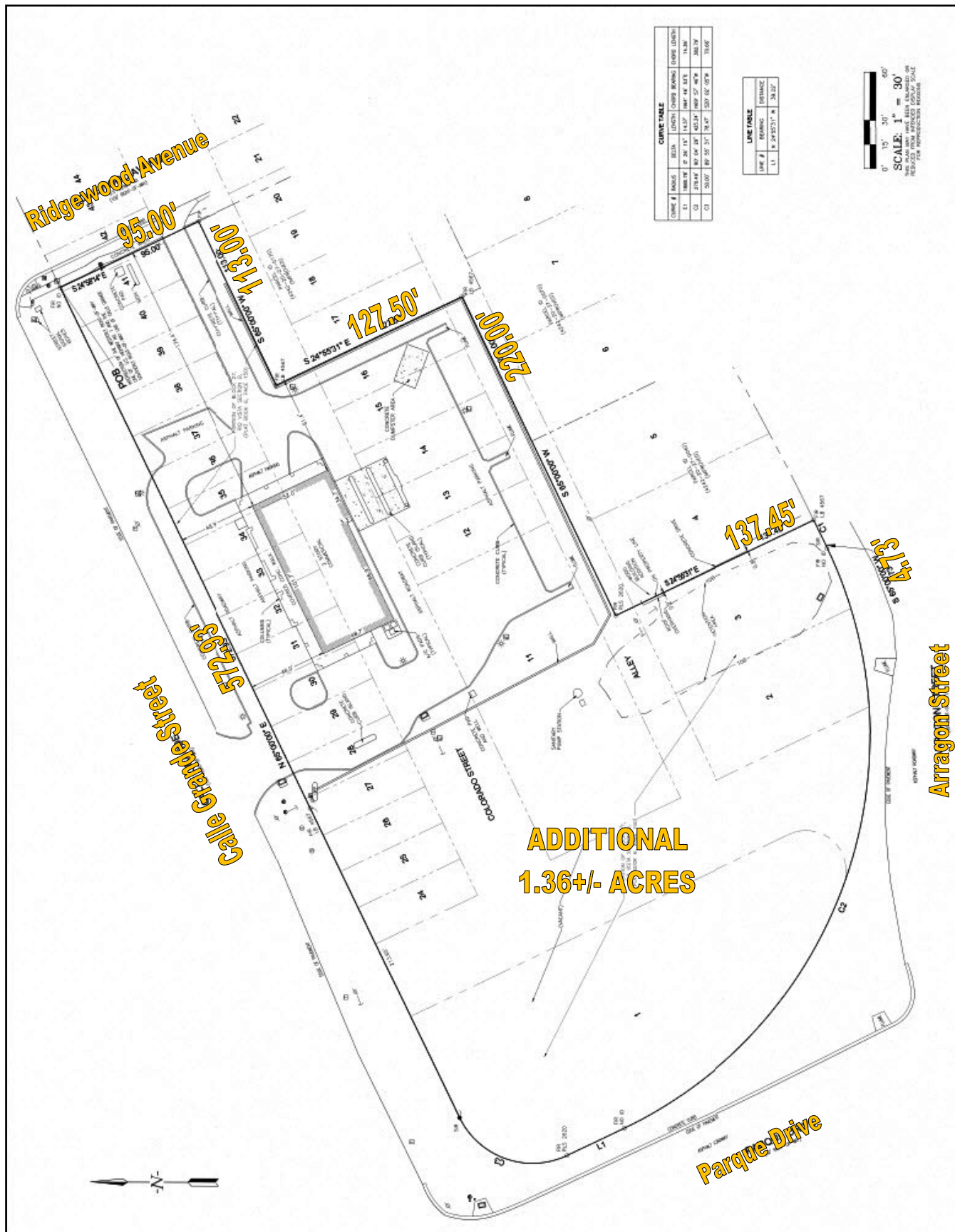


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SURVEY

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