



# Prudential

## Commercial Real Estate FL

### PCD/MIXED-USE LAND

2600 Block of South Ridgewood Avenue  
South Daytona, Florida 32119

#### Property Summary

Property: Vacant Land

Parcel No: 5333-17-00-0010

Status: For Sale

Size: 5.83+/- Acres

Price: **\$575,000**

Zoning: PCD 'Planned Commercial Development'

Traffic Counts: 27,500 vehicles per day

Population (est):	<u>1 MILE</u> 7,109	<u>3 MILES</u> 52,731	<u>5 MILES</u> 108,253
-------------------	------------------------	--------------------------	---------------------------

Average HHI (est.):	<u>1 MILE</u> \$44,084	<u>3 MILES</u> \$45,492	<u>5 MILES</u> \$47,608
---------------------	---------------------------	----------------------------	----------------------------

Property Highlights:

- Per Community Development Director - future land use 'Mixed Use' 10 units per acre or up to 15 units per acre with 'Density Bonuses'
- 860+/- FF on Ridgewood Avenue
- Across from Sunshine Park Mall, Publix, International Hair Academy and near new Family Dollar and 186 unit Halifax Landing luxury condominiums
- Great for Commercial, Retail, Office, Senior Housing, Multi-Family, Restaurant and Fast Food



Rock Solid in Commercial Real Estate

John W. Trost, PA, CCIM  
(386) 253-8565 Ext.115 Office  
(386) 295-5723 Mobile  
JTROST@CCIM.NET

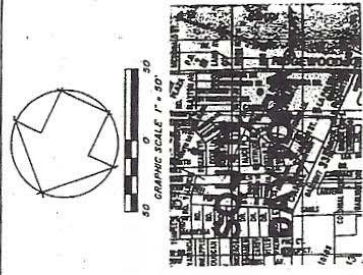
[www.JohnTrost.com](http://www.JohnTrost.com)

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

SURVEY

MAP BOOK 41, PAGE 189

**HALIFAX CENTER SUBDIVISION**  
A SUBDIVISION IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 33 EAST

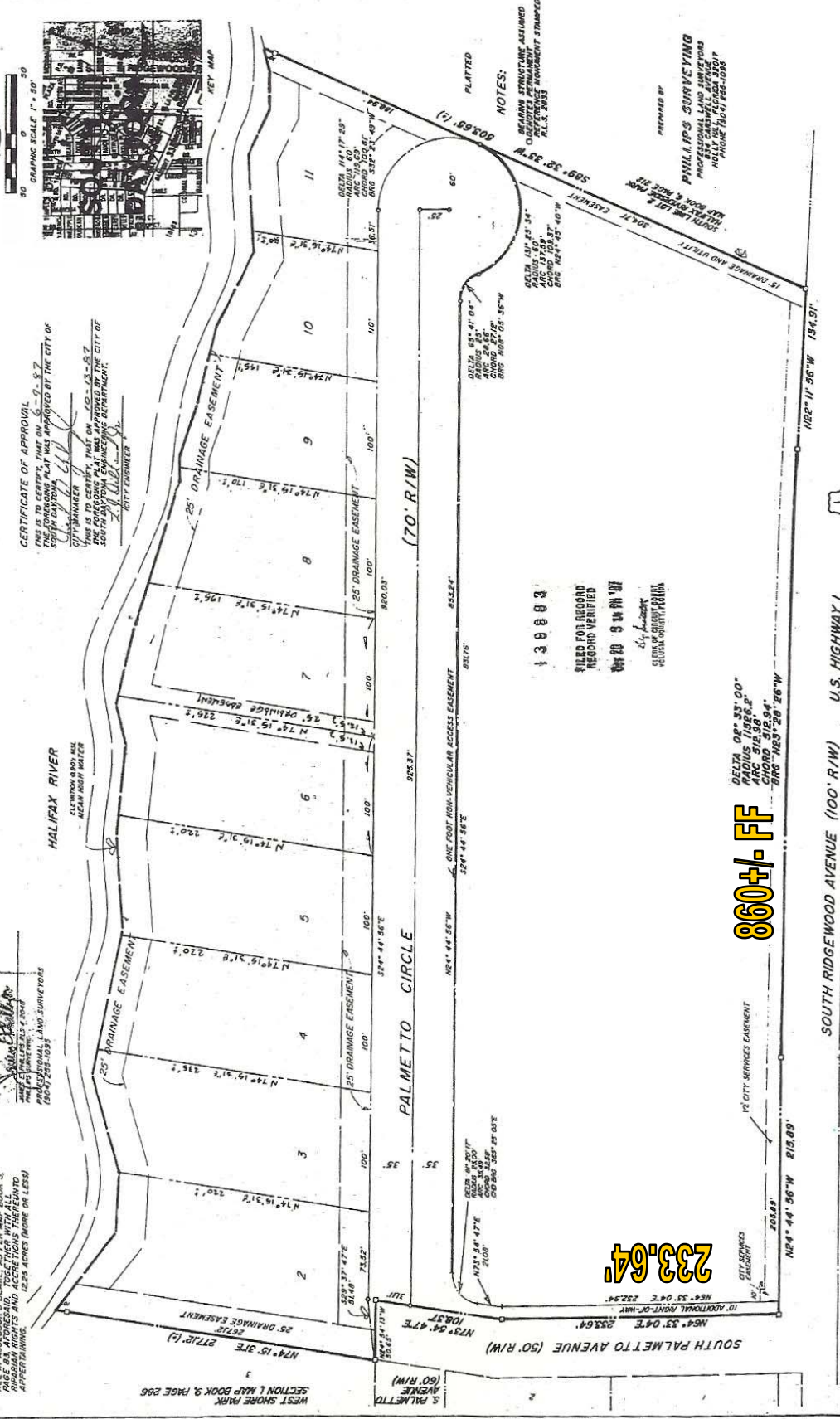


**CERTIFICATE OF APPROVAL BY THE PLANNING BOARD**  
THIS IS TO CERTIFY, THAT ON 11/14/87 THE PLANNING BOARD HAS REVIEWED THE SUBDIVISION MAP AND HAS APPROVED THE CITY OF SOUTH PALMETTO PLANNING BOARD CHAIRMAN.

**CERTIFICATE OF APPROVAL**  
THE TOWNSHIP PLAT WAS APPROVED BY THE CITY OF SOUTH PALMETTO ON 11/14/87. THIS IS TO CERTIFY THAT ON 11-14-87 THE FOREGOING PLAT WAS APPROVED BY THE CITY OF SOUTH PALMETTO PLANNING DEPARTMENT.

**CERTIFICATE OF SURVEYOR**  
I, John W. Arnesco, Surveyor, do hereby certify that I have examined the foregoing plat and find it to conform with the requirements of Chapter 171, Florida Statutes, and that I am a duly licensed and sworn surveyor in the State of Florida. My commission expires on 12/21/91.

**CERTIFICATE OF CLERK**  
I, John W. Arnesco, Clerk of the Board, do hereby certify that I have examined the foregoing plat and find it to conform with the requirements of Chapter 171, Florida Statutes, and that I am a duly licensed and sworn surveyor in the State of Florida. My commission expires on 12/21/91.



**NOTES:**  
1. BEYOND STRUCTURE ASSUMED TO BE EXISTING.  
2. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.  
3. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

**PHILLIPS SURVEYING**  
PHILLIPS SURVEYING  
PHYSICAL SURVEYING  
1000 W. PALMETTO AVENUE  
SOUTH PALMETTO, FLORIDA 33411  
PHONE: (407) 486-1000

**DEED FOR RECORD**  
RECORD VERIFIED  
BY: John W. Arnesco  
CLERK OF COUNTY RECORDS  
VOLUNTA COUNTY, FLORIDA  
DATE: 11/14/87

**DEDICATION**  
STATE OF FLORIDA, COUNTY OF BROWARD  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY John W. Arnesco AT 11/14/87.  
BY: John W. Arnesco  
CLERK OF COUNTY RECORDS  
VOLUNTA COUNTY, FLORIDA  
MY COMMISSION EXPIRES: 12/21/91

**DEDICATION**  
I, John W. Arnesco, Surveyor, do hereby certify that I have examined the foregoing plat and find it to conform with the requirements of Chapter 171, Florida Statutes, and that I am a duly licensed and sworn surveyor in the State of Florida. My commission expires on 12/21/91.

ROCK SOLID IN COMMERCIAL REAL ESTATE



