



SELBY REALTY

Brokers ♦ Managers ♦ Developers

Office/Retail Plaza FOR SALE

2700 South Ridgewood Ave, South Daytona, FL 32119



Property Details:

Address: 2700 S. Ridgewood Ave, South Daytona, FL 32119

Building Size: 4,421 SF

Lot Size: 0.77 Acres (33,525 SF) with 24 parking spaces

Property ID: 33-15-33-08-00-0101

Zoning: BGC (Business General Commercial)

2014 Taxes: \$6,315

Traffic Count: 25,500 vehicles per day on Ridgewood Avenue (AADT)

Features:

- Mixed use plaza with 3 units available (2,000 SF, 812 SF, 1,609 SF) with combined total square footage of 4,421 SF.
- Possible uses: business general office, personal service, professional office, Special use approved by City of South Daytona to allow a childcare/preschool facility which is licensed for 101 children.
- Great exposure with 149 ft of frontage on Ridgewood Ave, located on a main North/South thoroughfare in East Volusia County.
- Within 10 minute drive time current population over 108,451 with an average household income of \$50,546
- Conveniently located 6 miles from I-95/I-4 Interchange.
- Location: From I-95 take Beville Road exit and head East. Turn South on Ridgewood Ave, property is 1.8 miles South on the West side of the street.

Asking Price: \$220,000



FOR MORE INFORMATION CALL:

Diane Larsen

Office: 386.238.4456, ext. 306

Cell: 386.451.1988

Email: dlarsen@selbyrealty.com

Selby Realty, Inc.

200 E. Granada Blvd, Suite 304 | Ormond Beach, FL 32176

Telephone: (386) 238-4456 | Fax: (386) 238-8377

www.selbyrealty.com



SELBY REALTY

Brokers ♦ Managers ♦ Developers

2700 S. Ridgewood Ave, South Daytona, FL 32119

