



# Prudential

## Commercial Real Estate FL

### INCOME PRODUCING OFFICE & RESIDENTIAL BUILDING

1529 S. Ridgewood Avenue  
Daytona Beach, Florida 32114

#### Property Summary

Property: 1529 S. Ridgewood Avenue

Parcel No: 5340-06-23-0080  
5340-06-23-0070

Status: For Sale

For Sale: **\$195,000**

For Lease: **Unit A - 769+/- SF \$900 per Month**  
**Unit B - 228+/- SF \$700 per Month**



Size: Five Units  
2,874 SF on 0.32+/- Acres plus 0.28+/- Acres Vacant Lot

Year Built: 1946

Zoning: T-2 & T-4 'Tourist District'

Population (est):	<u>1 MILE</u> 8,367	<u>3 MILES</u> 56,663	<u>5 MILES</u> 116,050
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Average HHI (est.):	<u>1 MILE</u> \$39,761	<u>3 MILES</u> \$41,099	<u>5 MILES</u> \$43,092
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Traffic Count: 33,000 vehicles per day - Ridgewood Avenue

- Property Highlights:
- Income Producing Property - Two Offices and Three Residential Units
  - Approximately 997+/- SF in Two Office Spaces
  - Three Residential Units
  - Plus vacant lot on Palmetto Avenue approximately 174' x 71' for further development
  - Signage on Ridgewood Avenue
  - Live/Work Property or have your office with residential income
  - Less than one block north of Beville Road
  - Approximately 5 miles from Interstate 95 and Interstate 4

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



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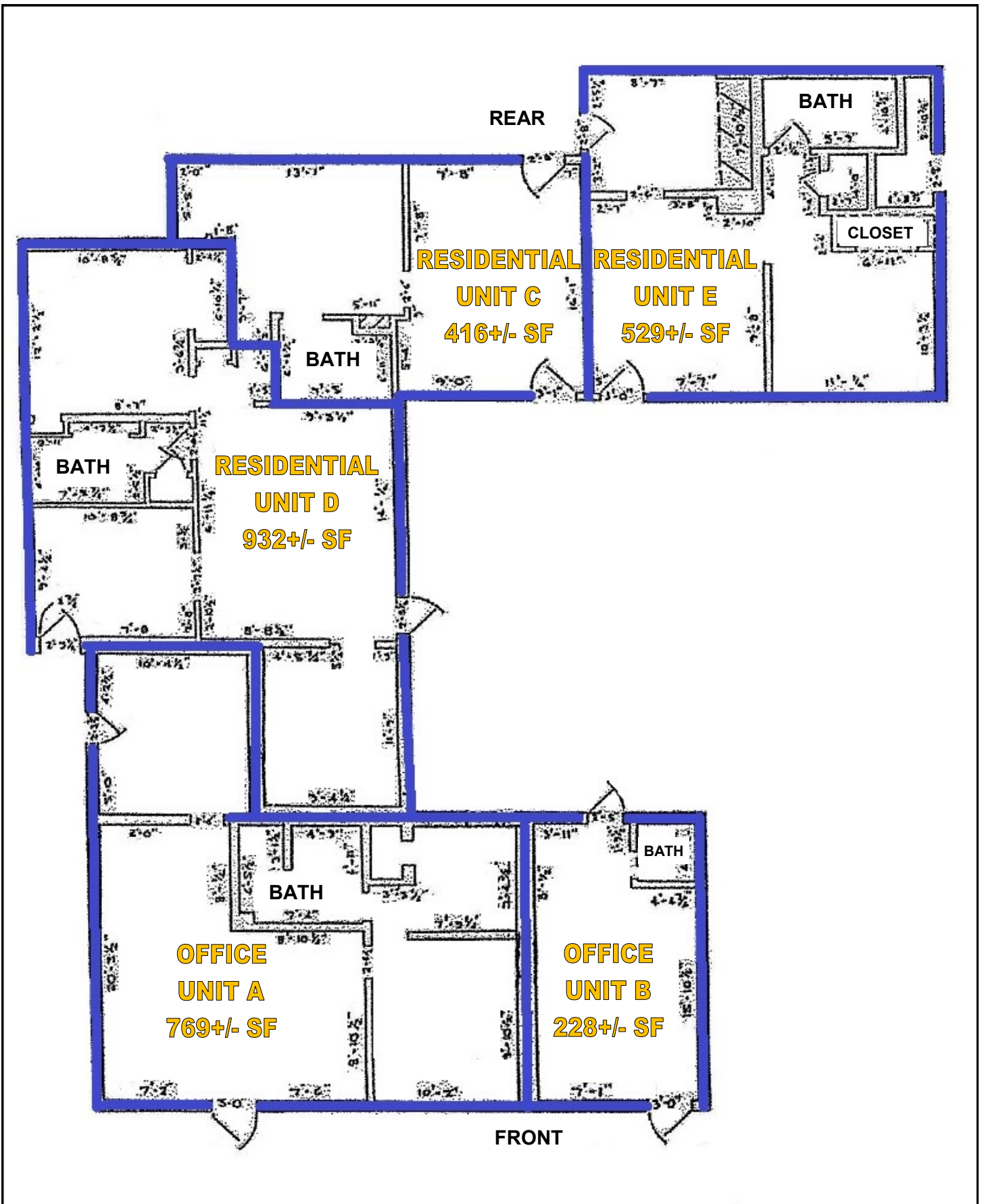
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# FLOOR PLAN

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