



939 S Ridgewood Ave, Daytona Beach, FL 32114



SALE PRICE:	\$139,000
LOT SIZE:	0.55 Acres
BUILDING SIZE:	1,677 SF
YEAR BUILT:	1981
ZONING:	T-2
MARKET:	Deltona/Daytona Beach
SUB MARKET:	Downtown Daytona Beach
CROSS STREETS:	Hepburn
TRAFFIC COUNT:	42500 (2016) Lynne Dr SE

PROPERTY OVERVIEW

Stop renting and invest in your business future! This concrete block building has what you need to grow your business. Large paved parking areas in front and rear. Fenced rear lot includes an additional green space. Office space offers flexibility featuring 2 kitchen/break areas, 2 full bathrooms and large reception area. Two zoned, central A/C systems allow the office to be divided. City T-4 zoning allows multiple options.

PROPERTY FEATURES

- Large, Fenced Lot
- Monument Signage
- Excellent Frontage
- Possible to Split Premises

KW COMMERCIAL
3510 S. Nova Road, Suite 112
Port Orange, FL 32129

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR SALE



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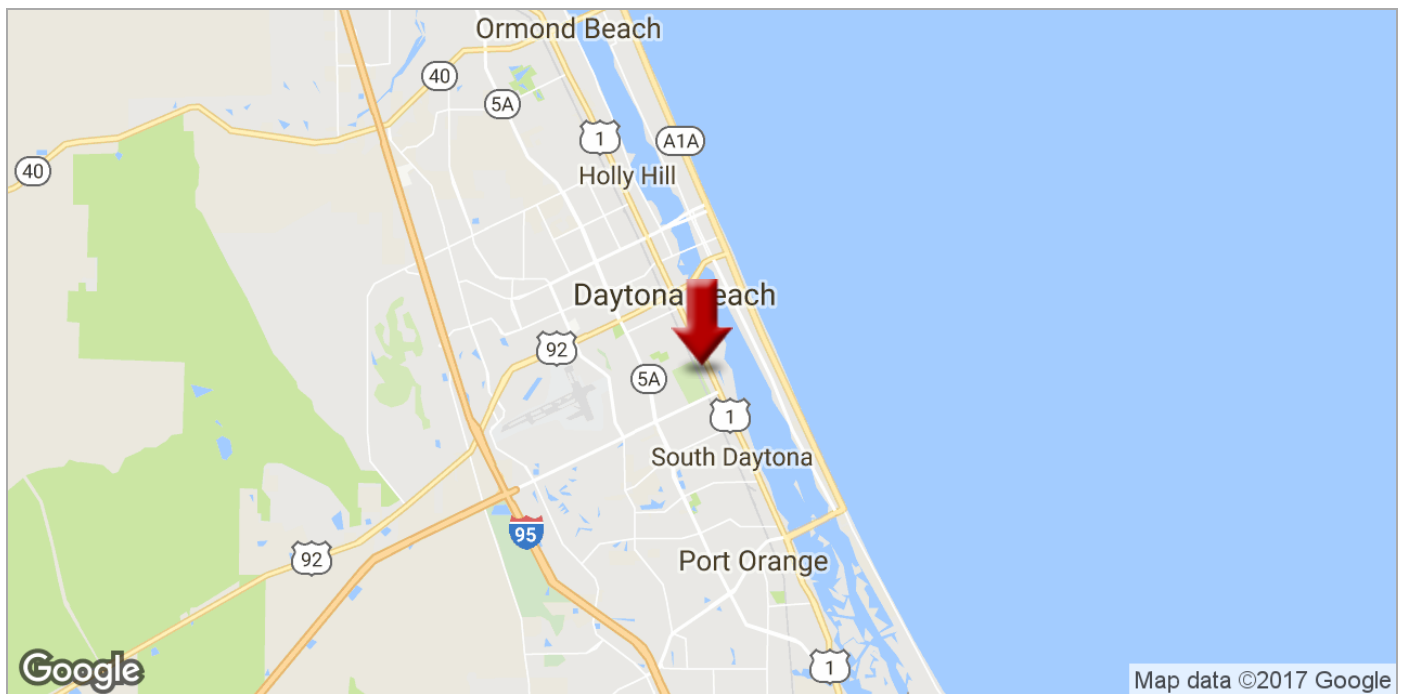
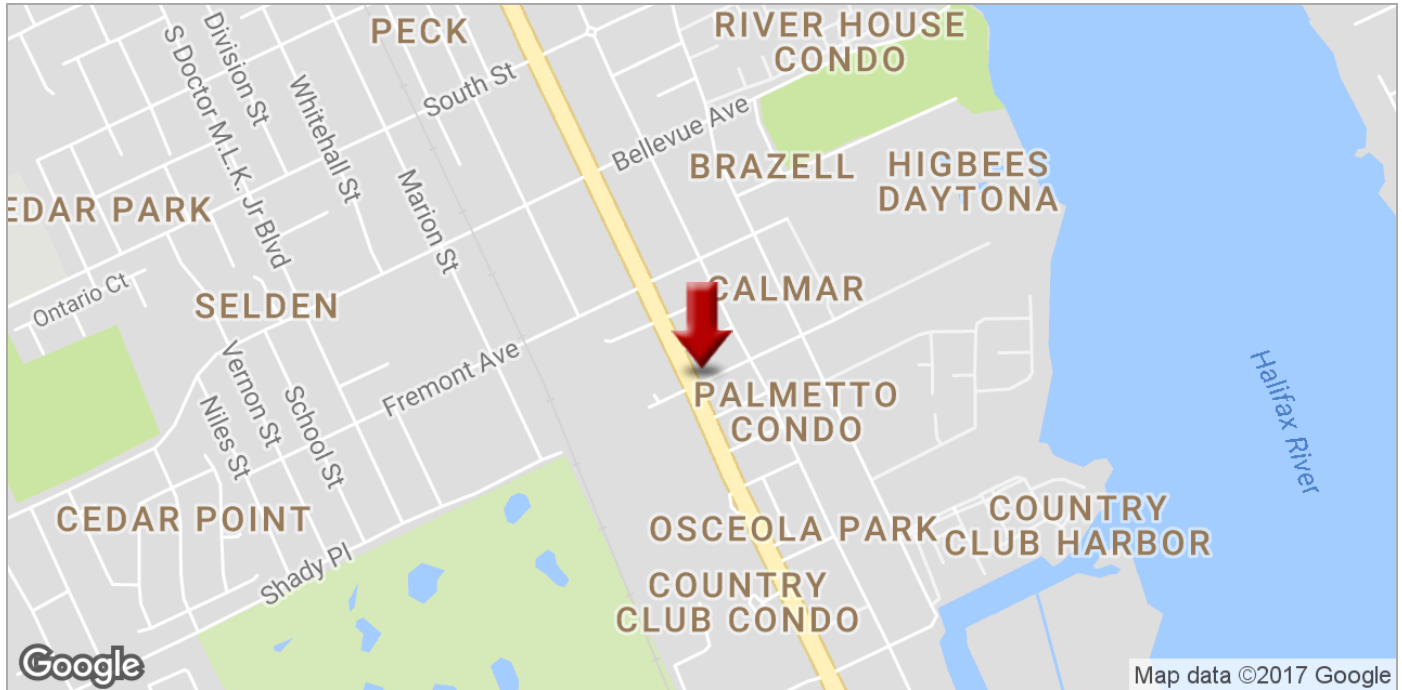
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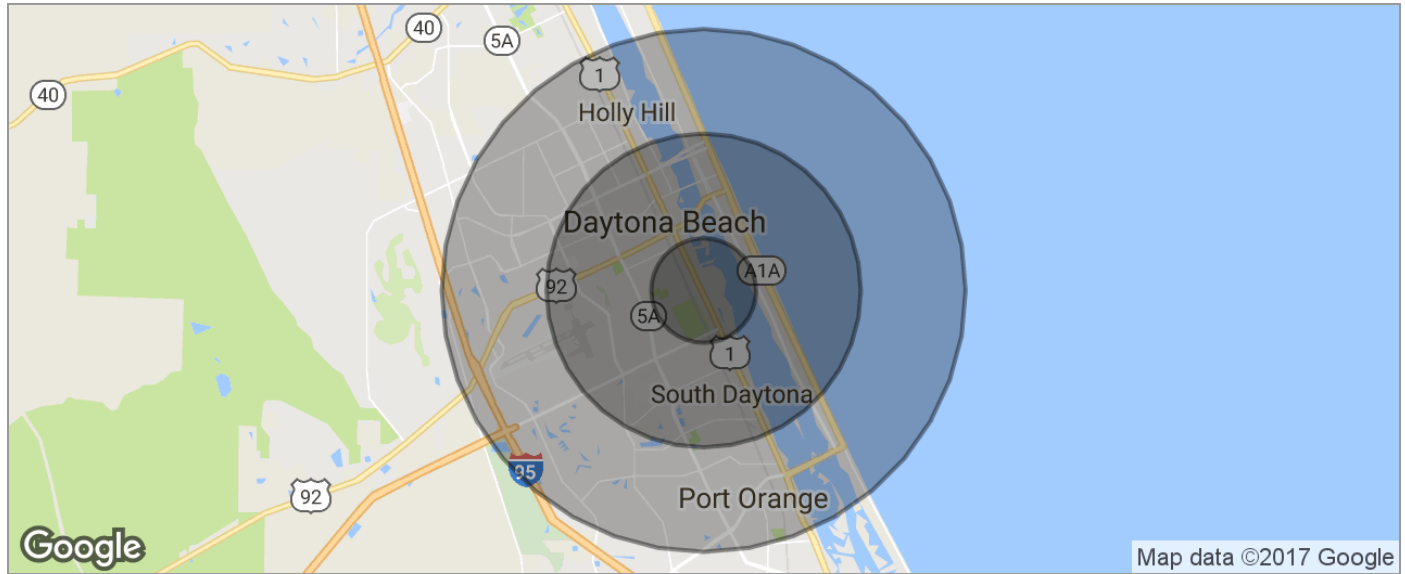


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,629	55,306	121,759
MEDIAN AGE	40.4	39.9	41.1
MEDIAN AGE (MALE)	39.1	38.6	39.1
MEDIAN AGE (FEMALE)	40.6	41.6	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,046	23,183	50,899
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$34,640	\$41,781	\$44,213
AVERAGE HOUSE VALUE		\$195,417	\$194,127
RACE	1 MILE	3 MILES	5 MILES
% WHITE	52.4%	64.5%	71.7%
% BLACK	42.3%	30.2%	23.2%
% ASIAN	1.1%	1.6%	1.9%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.8%	1.3%	1.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.6%	5.6%	5.5%

* Demographic data derived from 2010 US Census

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