

## RETAIL FOR SALE

# FORMER FLORIDA GUN EXCHANGE

5811 S Ridgewood Ave, Port Orange, FL 32127



<b>SALE PRICE:</b>	\$335,000
<b>LOT SIZE:</b>	0.45 Acres
<b>BUILDING SIZE:</b>	3,721 SF
<b>YEAR BUILT:</b>	1985
<b>MARKET:</b>	Deltona/Daytona Beach
<b>SUB MARKET:</b>	South Beach Cities
<b>CROSS STREETS:</b>	E Bayshore & Main
<b>ZONING:</b>	RD - Ridgewood Development
<b>TRAFFIC COUNT:</b>	21,000

### PROPERTY OVERVIEW

Looking for the ultimate man cave or need a destination retail location in a prime corridor? This property offers it's new owner multiple options. Currently configured for retail and warehouse (1 office, 3 restrooms, sales area, service bay & storage area), this clear-span building is easily adapted to your vision. A complete shutter system, security lighting, and camera system are included. An additional roller door could be added for drive through convenience.

### PROPERTY FEATURES

- ~135' Frontage (2 curb cuts)
- 1 Grade Level Roll Up Door
- Monument Signage
- Professionally Landscaped

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

**SEAN KERR**  
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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.

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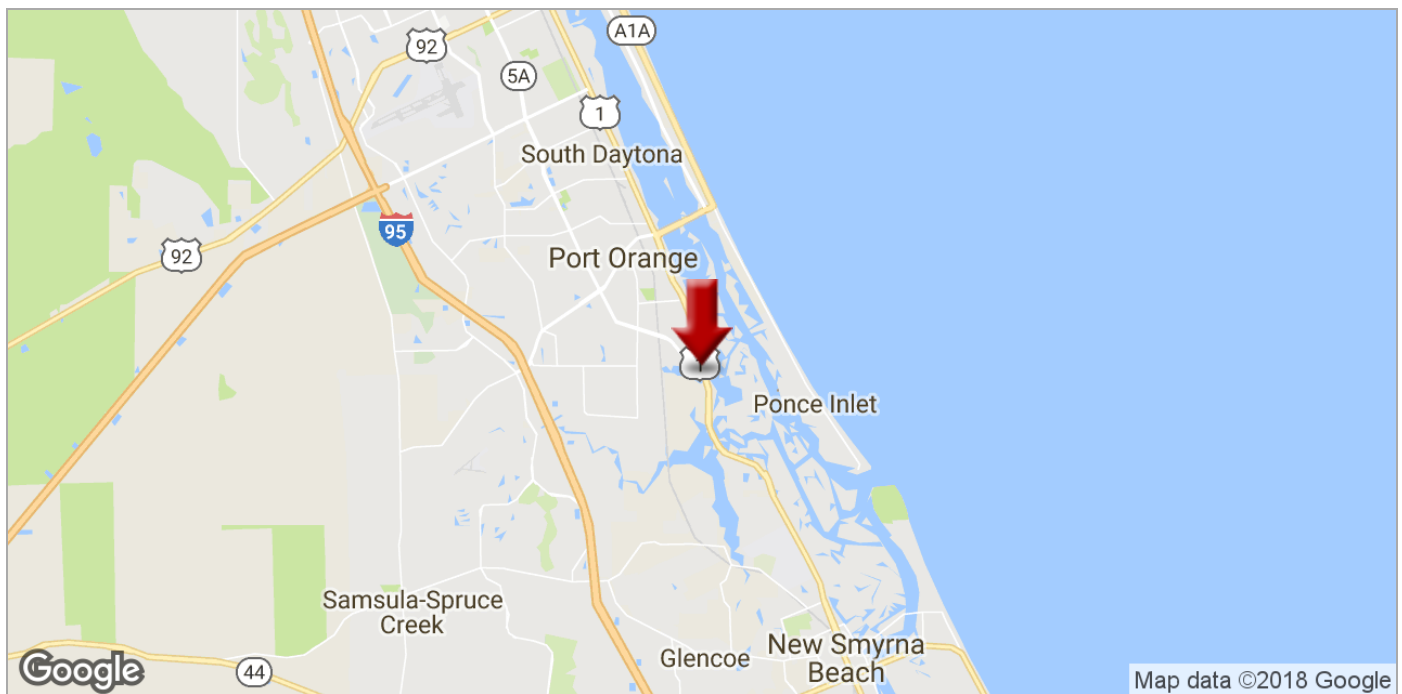
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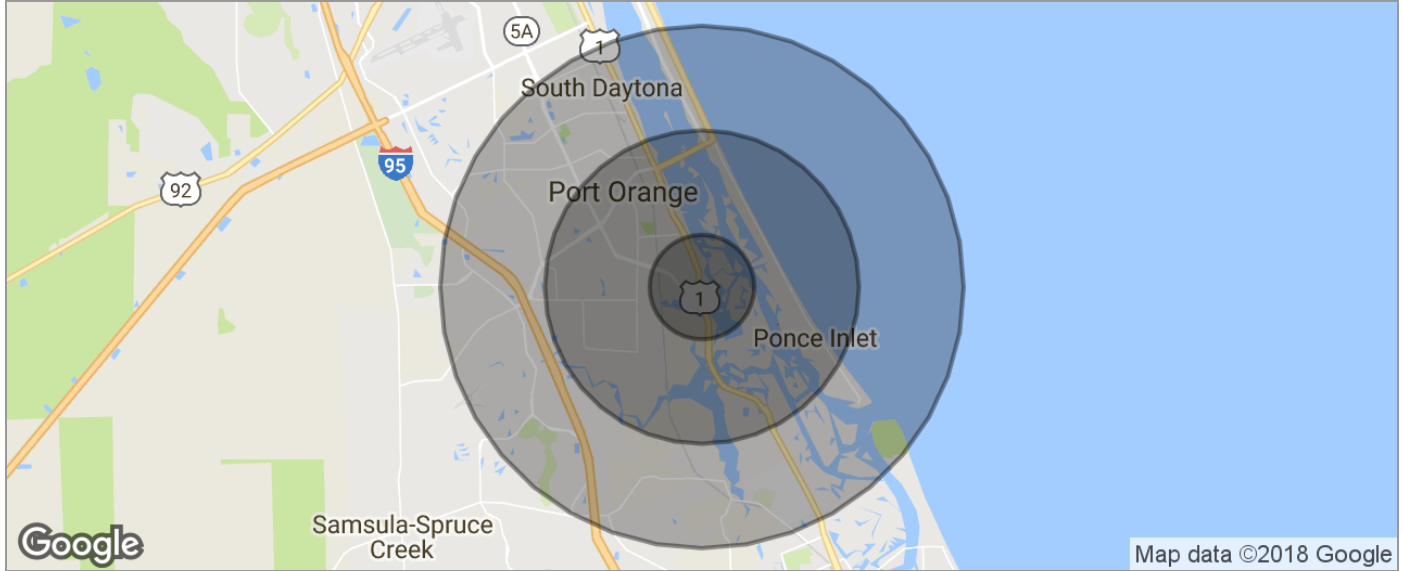
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,522	33,862	78,420
MEDIAN AGE	51.6	48.3	49.5
MEDIAN AGE (MALE)	49.3	46.1	47.3
MEDIAN AGE (FEMALE)	52.8	50.0	51.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,197	14,588	34,730
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$46,965	\$58,853	\$59,630
AVERAGE HOUSE VALUE		\$307,854	\$285,501
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	93.5%	94.5%	93.6%
% BLACK	0.8%	1.5%	2.7%
% ASIAN	4.1%	1.6%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.2%	0.2%
% OTHER	0.0%	0.5%	0.6%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	1.0%	2.3%	3.5%

\* Demographic data derived from 2010 US Census

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