

Freestanding Office/Retail Building For Sale

1625 Ridgewood Avenue

Holly Hill, FL 32117



OFFERING SUMMARY

SALE PRICE:	\$295,000
LOT SIZE:	0.30+/- Acres
BUILDING SIZE:	3,430 SF
YEAR BUILT:	1966
PARCEL NO:	4242-20-09-0130
TRAFFIC COUNT:	24,000 AADT
ZONING:	B-4, Highway Business District

PROPERTY OVERVIEW

Well Maintained 3,430 SF freestanding building located on 0.30+/- Acres on Ridgewood Avenue (US Hwy 1). Approximately 15 parking spaces. Crown molding, custom doors and updated flooring throughout. The exterior structure of the building is stucco and brick with building and freestanding pole sign. Interior has tons of storage room, filing space, numerous cabinets and drawers. Carpeted reception area, two full size conference rooms, four dressing/office rooms, complete processing area including two offices and large area to work or display. Two bathrooms, one with shower. Security roll up doors for front glass and rear entry. Zoning permitted uses include: Offices, Laboratories, Prescription Pharmacies, Retail sales and service, Personal services, Restaurants, Bars and nightclubs, Houses of worship, Application of permanent makeup, and Adult day care centers.

LOCATION OVERVIEW

The property is located on the east side of Ridgewood Avenue (US Hwy 1) approximately 1 mile north of LPGA Blvd and 1.9 miles south of Granada Blvd. Located within a half mile of a Publix shopping center, Walgreens, banks, and restaurants.

John W. Trost, CCIM

Principal | Senior Advisor

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Additional Photos



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Additional Photos

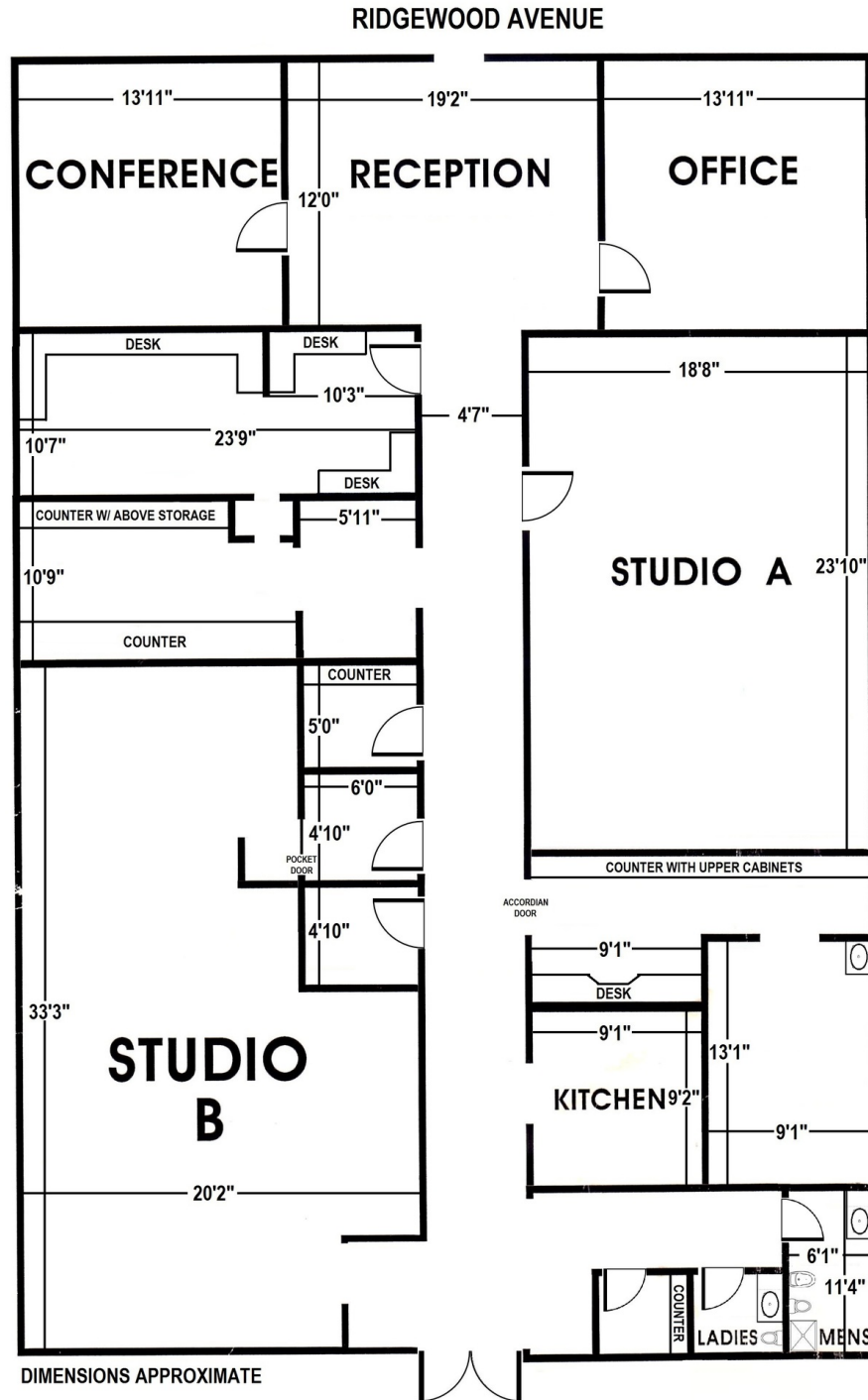


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Floor Plan



[NOT TO SCALE]

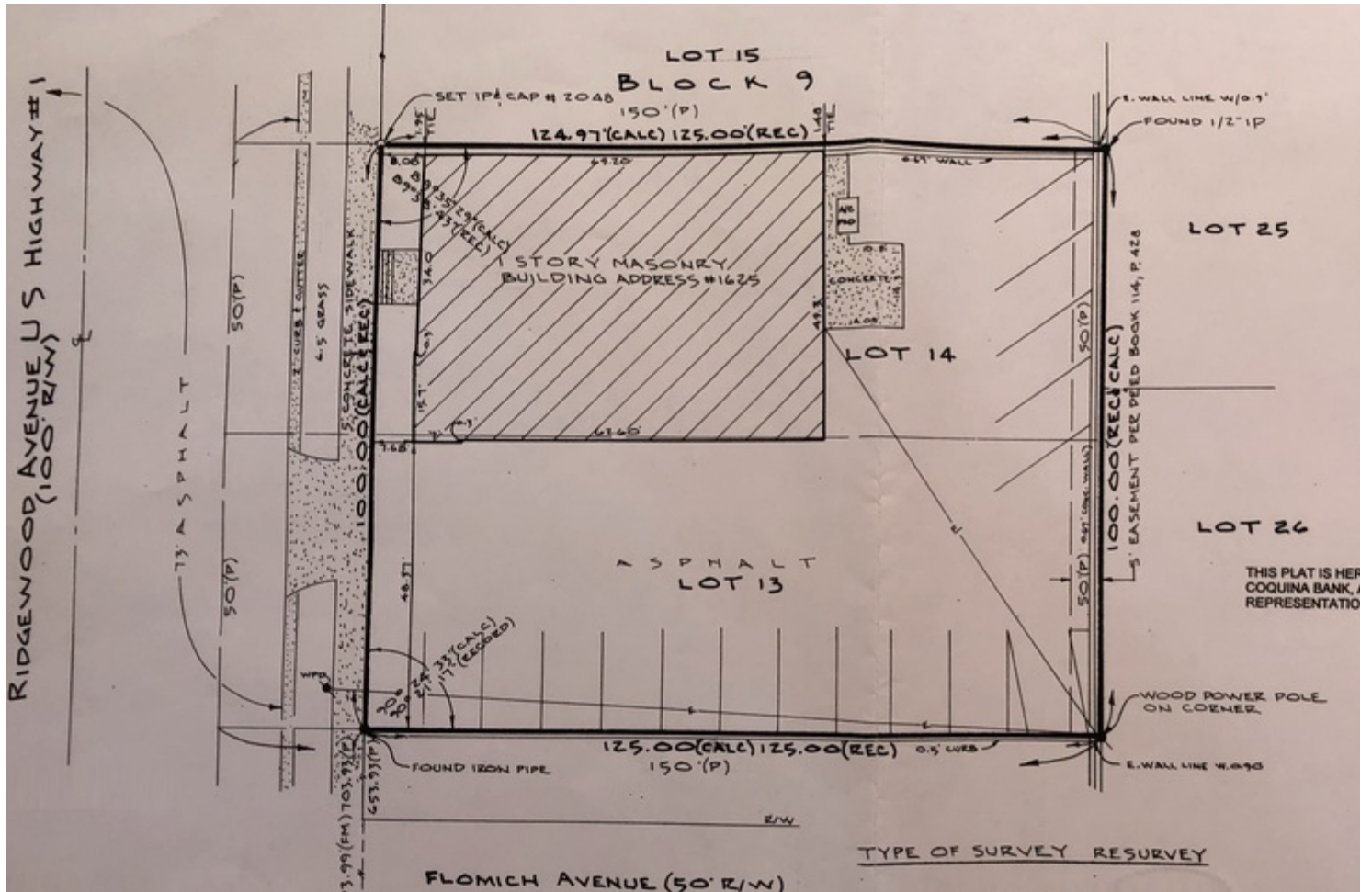
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Survey



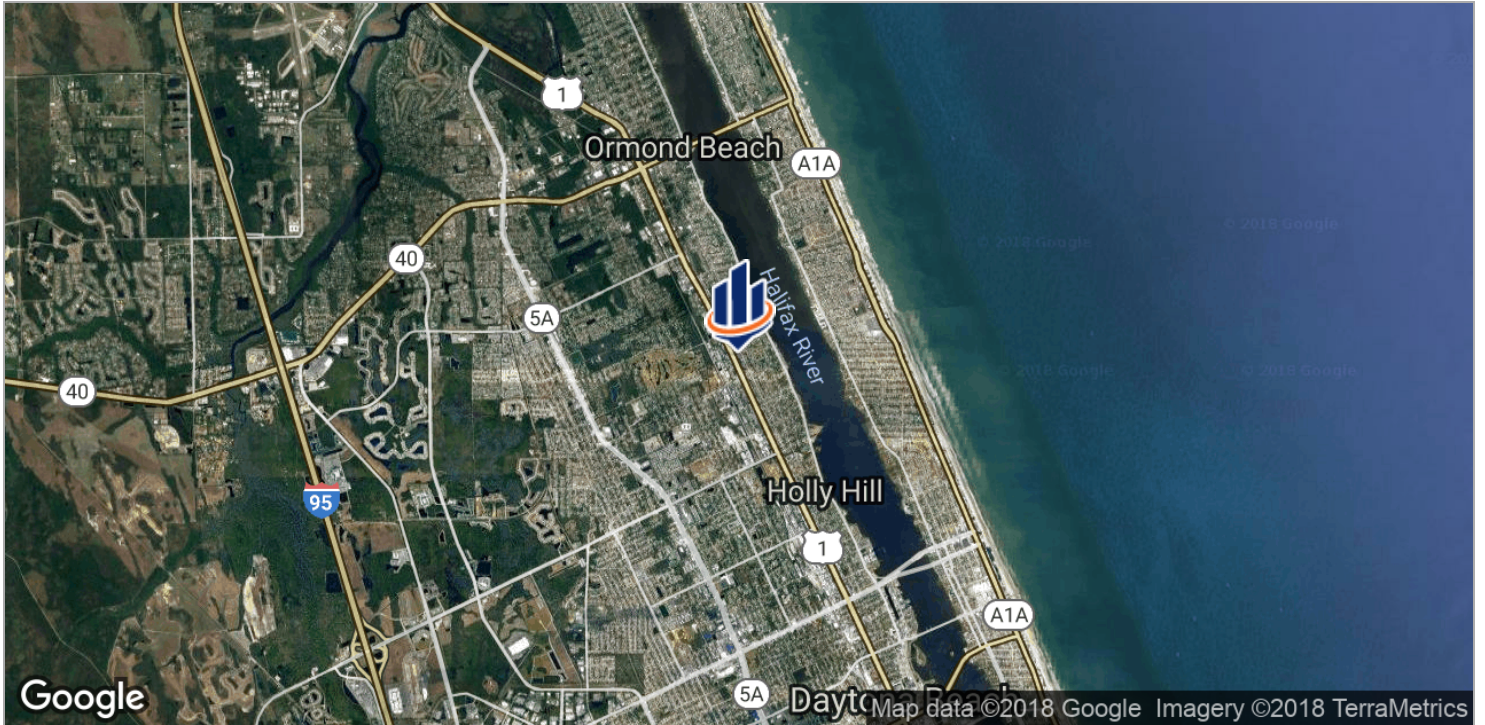
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Location Maps

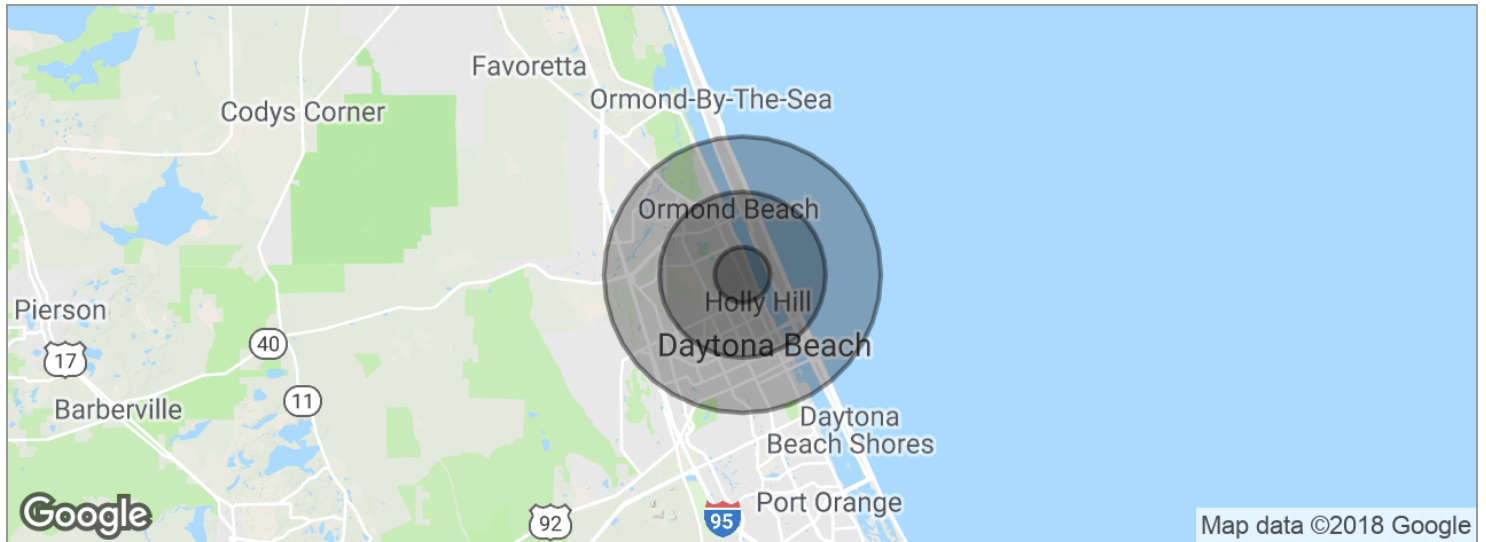


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,189	55,072	101,539
Median age	44.8	43.8	41.8
Median age (Male)	41.2	41.6	40.2
Median age (Female)	48.1	45.5	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,330	23,702	42,970
# of persons per HH	2.2	2.3	2.4
Average HH income	\$44,752	\$46,872	\$47,732
Average house value	\$146,789	\$171,758	\$192,823

* Demographic data derived from 2010 US Census

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