

## INCOME PRODUCING OFFICE PLAZA



### PROPERTY DESCRIPTION

Income Producing Office Plaza For Sale.  
Well maintained 5,240 SF multi-tenant building.  
58.78% occupied by major tenant with \$58,520 Annual Base Rent.  
Lease expires May 2024.  
Two suites 1,080 SF each available for lease.  
Masonry construction.  
New roof in 2007.  
Building painted in 2016.  
Parking ratio 6.3 per 1,000 rentable SF.  
Monument sign.  
81+/- feet of frontage on Ridgewood Avenue.

### LOCATION DESCRIPTION

Located on the corner of Ridgewood Avenue and White Place.  
Approximately 0.6 miles south of Dunlawton Avenue, 3.8 miles to Interstate 95, 9.2 miles to Daytona International Airport, and 2.8 miles to Halifax Health Medical Center of Port Orange.

### LOCATION ADDRESS

4770 S. Ridgewood Avenue  
Port Orange, FL 32127

#### CHRIS BUTERA

Principal

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#### JOHN W. TROST, CCIM

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### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$525,000
<b>PROFORMA CAP RATE:</b>	12.13%
<b>LOT SIZE:</b>	0.59+/- Acres
<b>BUILDING SIZE:</b>	5,240 SF
<b>YEAR BUILT:</b>	1983 [recent renovations]
<b>PARCEL NO:</b>	6303-13-03-0090
<b>TRAFFIC COUNT:</b>	21,000 AADT
<b>ZONING:</b>	RD, Ridgewood Development

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,346	23,536	48,778
<b>TOTAL POPULATION</b>	4,754	50,138	104,059
<b>AVERAGE HH INCOME</b>	\$54,706	\$67,214	\$69,993

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## ADDITIONAL PHOTOS



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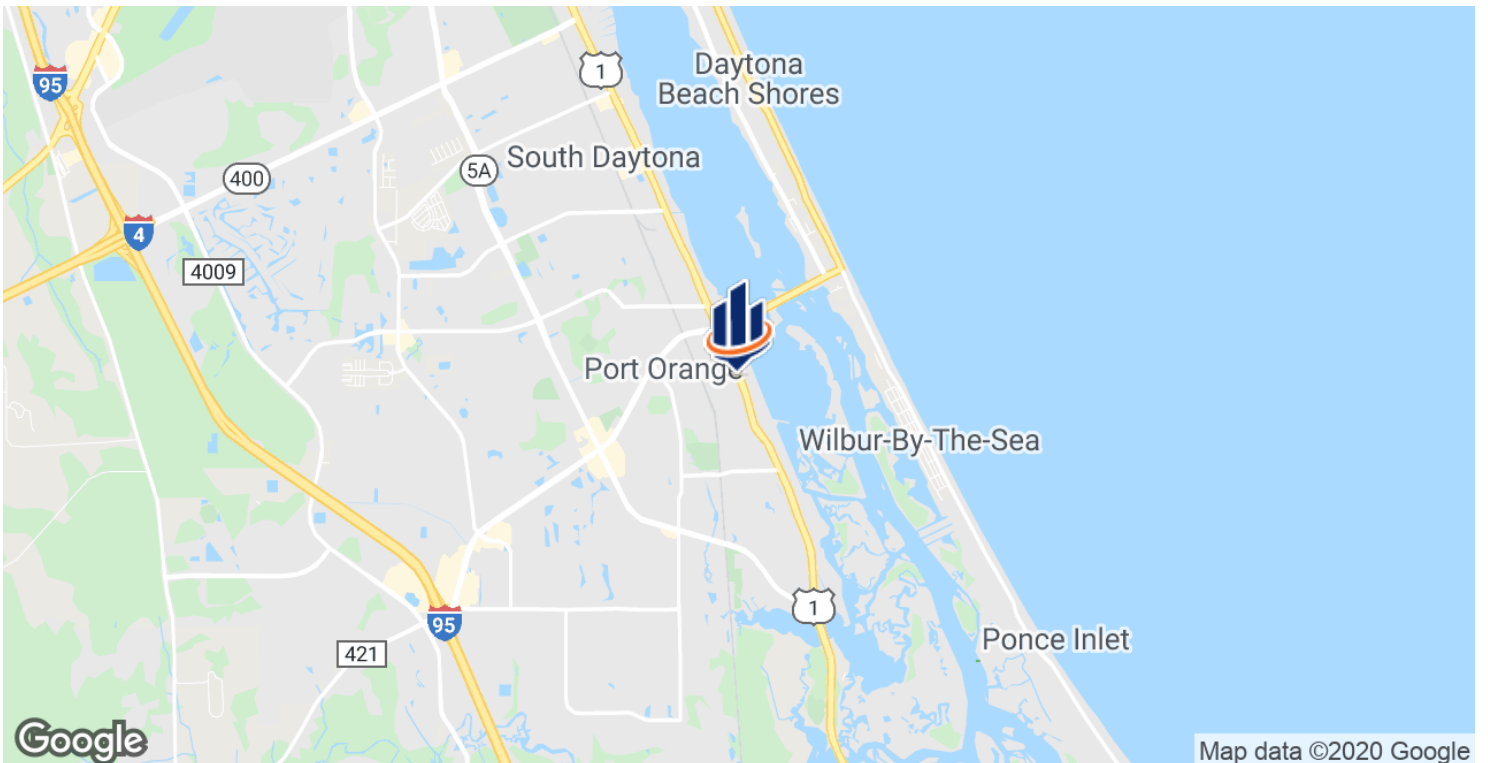
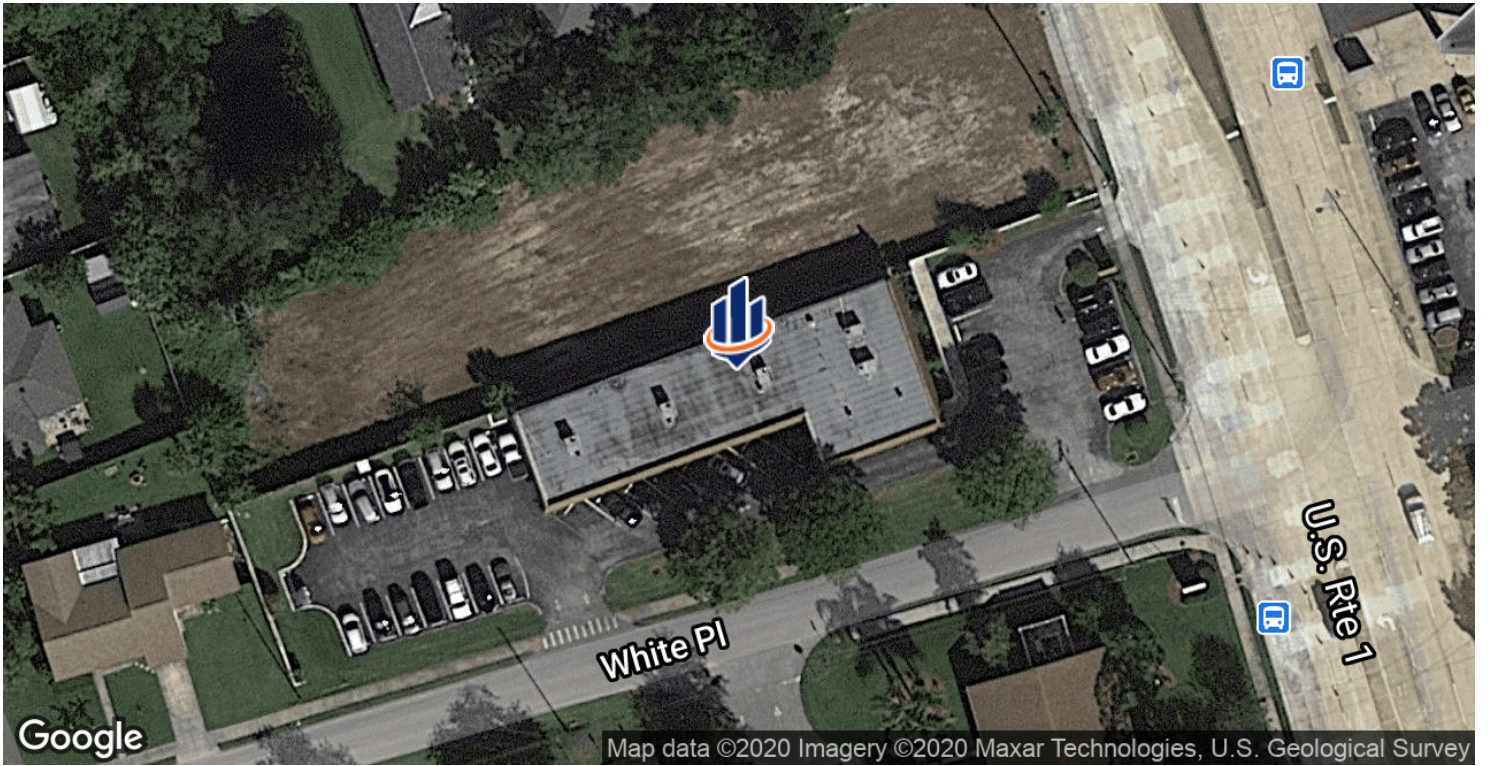
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## LOCATION MAPS



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