

## FREESTANDING RETAIL/OFFICE BUILDING FOR SALE OR LEASE



### PROPERTY DESCRIPTION

2,419 SF Freestanding Retail/Office Building For Sale or Lease.

Former hair salon with spa amenities.

Remodeled in 2007, move-in condition.

Parking lot sealed and striped, exterior freshly painted, and new landscaping.

Three bathrooms and one shower room.

Washer and dryer hookup.

Private rear fenced patio area.

Double door entry.

Ready for immediate occupancy.

Estimated CAM, Real Estate Taxes, and Insurance \$4.00 per SF.

### LOCATION DESCRIPTION

Located on the east side of Ridgewood Avenue just north of Beville Road.

### LOCATION ADDRESS

1333 S. Ridgewood Avenue  
Daytona Beach, FL 32114

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$249,900
<b>LEASE RATE:</b>	\$11.00 NNN
<b>BUILDING SIZE:</b>	2,419 SF
<b>LOT SIZE:</b>	0.17+/- Acres
<b>YEAR BUILT:</b>	1972
<b>PARCEL NO:</b>	5340-05-05-0041
<b>TRAFFIC COUNT:</b>	33,000 AADT
<b>ZONING:</b>	T-4, Tourist/Office/Retail

### DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

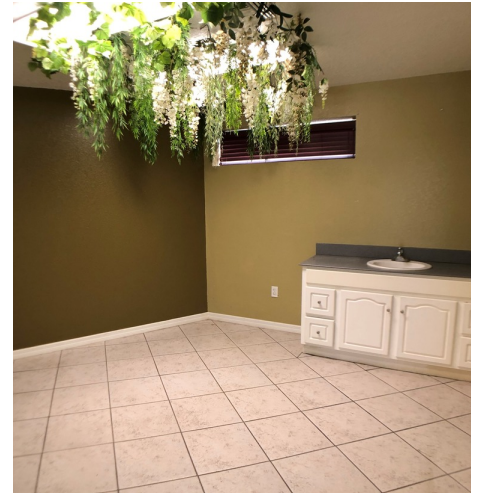
<b>TOTAL HOUSEHOLDS</b>	3,841	23,478	50,714
<b>TOTAL POPULATION</b>	7,962	55,015	121,360
<b>AVERAGE HH INCOME</b>	\$40,191	\$42,888	\$44,722

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## ADDITIONAL PHOTOS



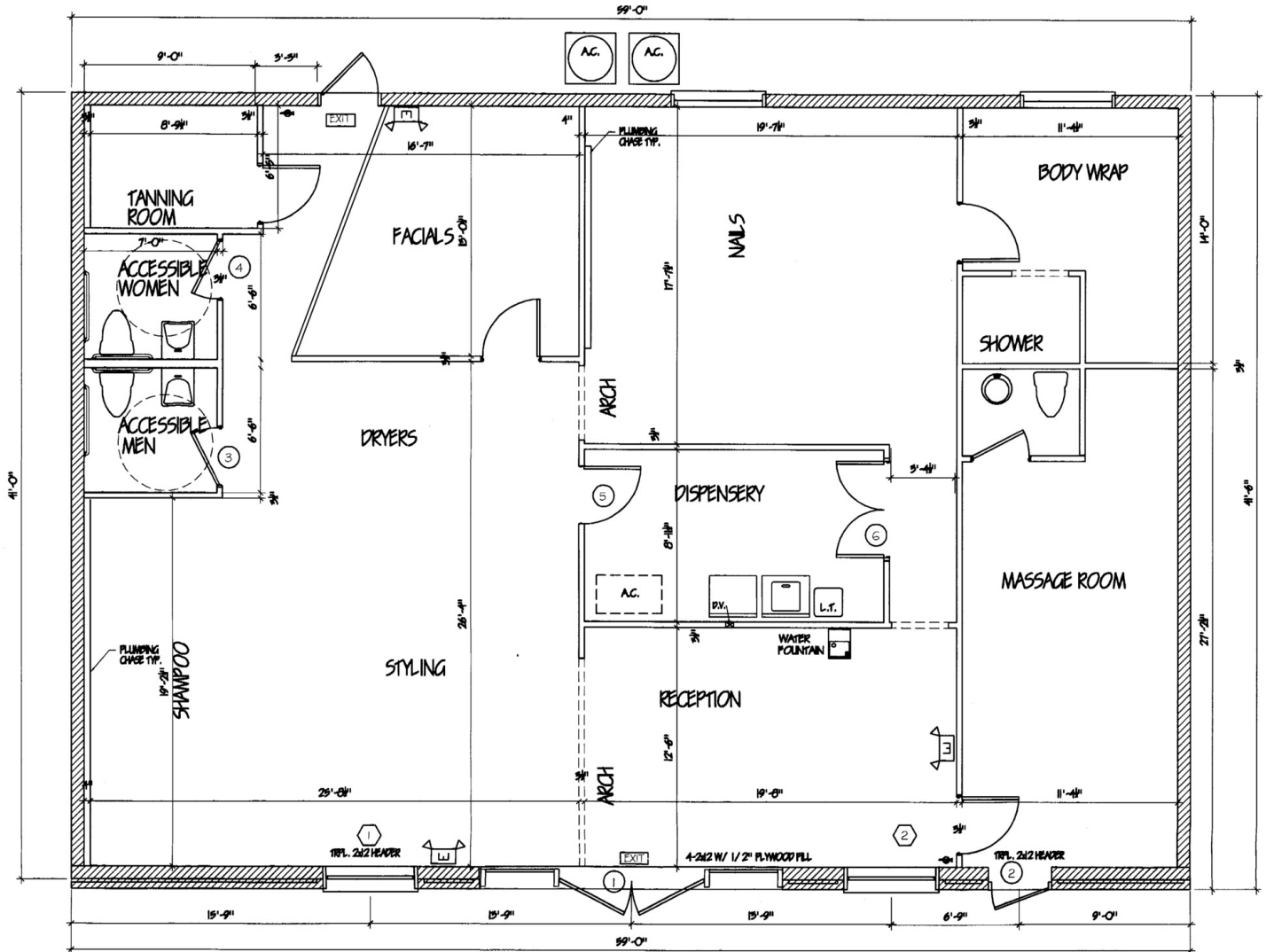
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# FLOOR PLAN



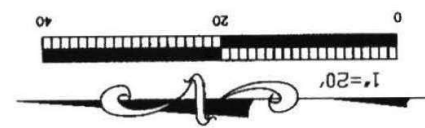
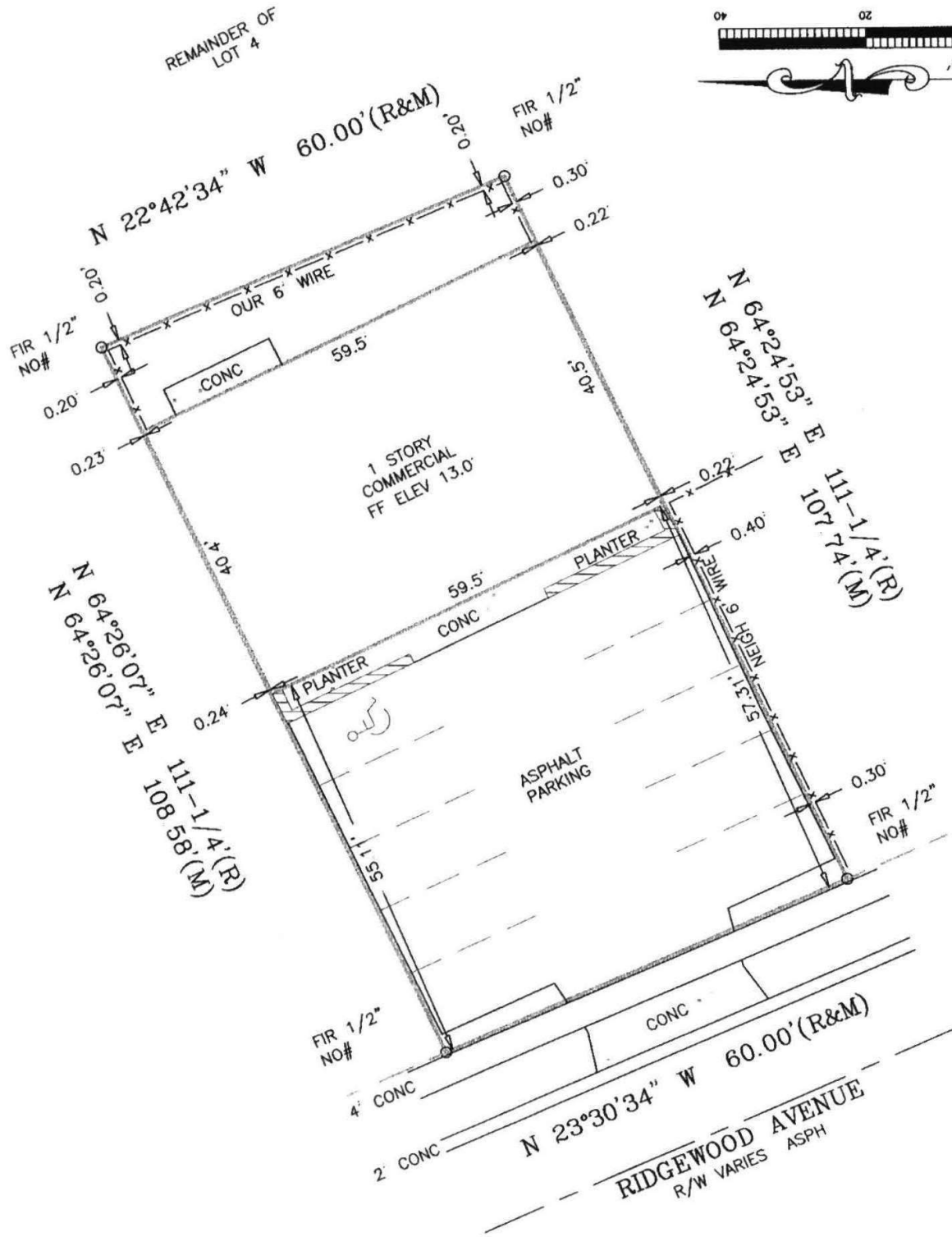
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**SURVEY**



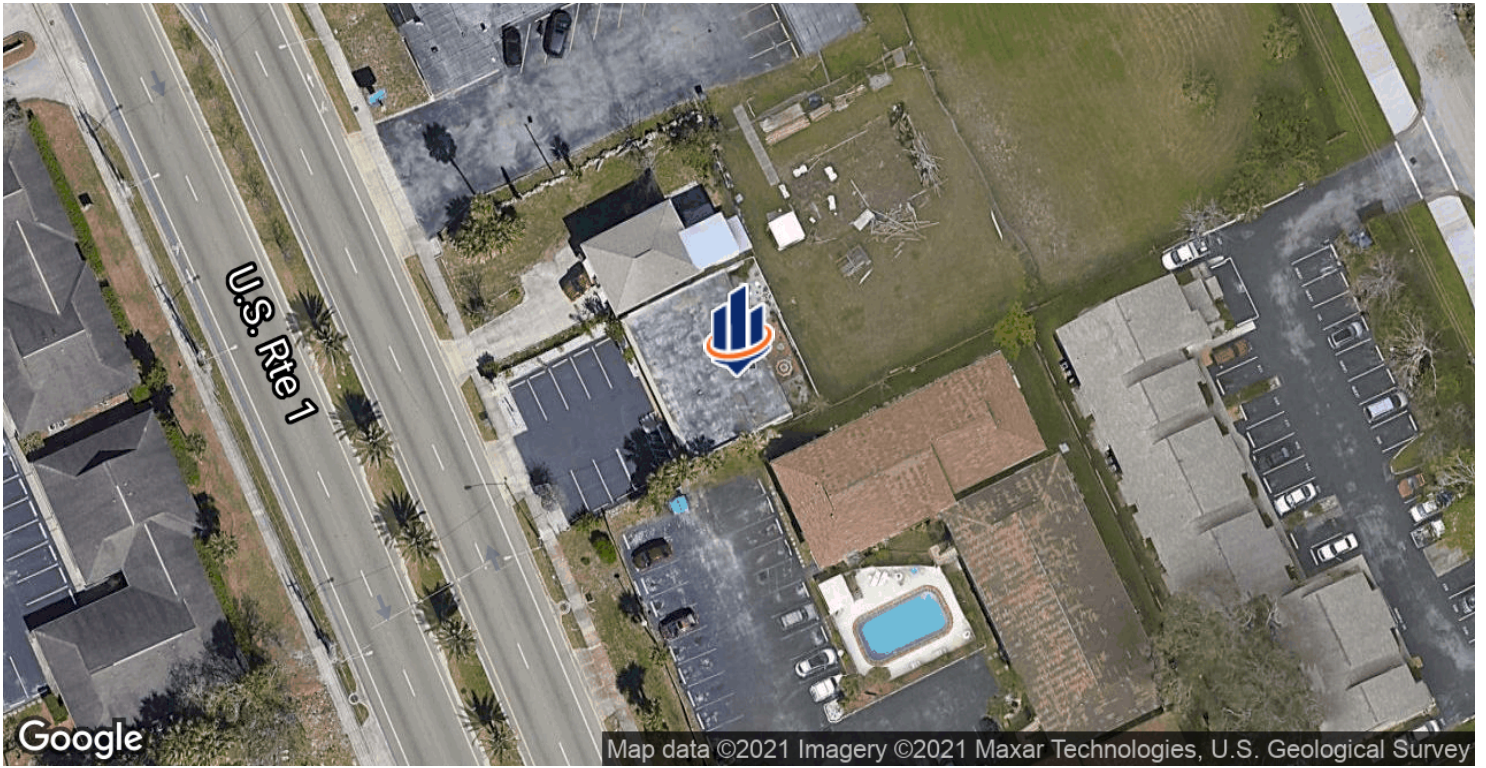
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LOCATION MAPS



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