

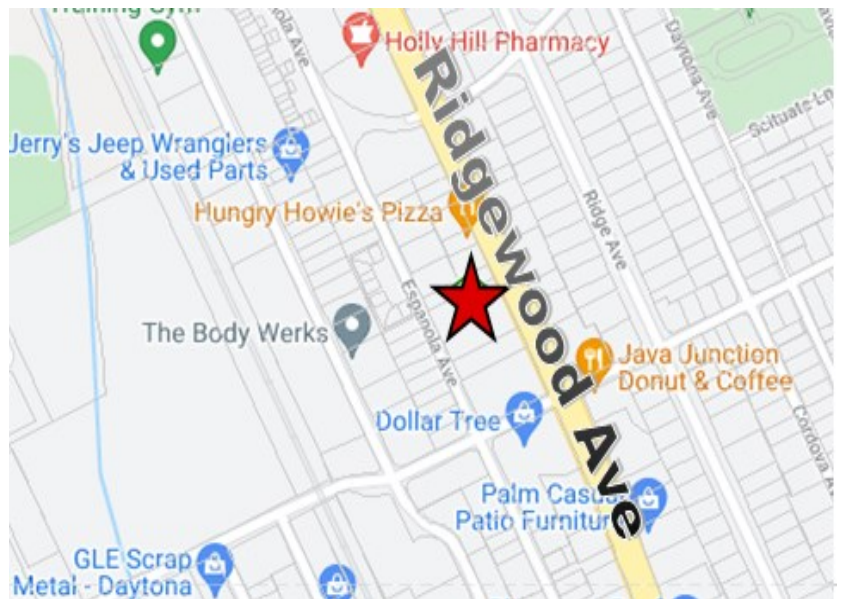
10,596 SQFT PRIME COMMERCIAL LOCATION

1660 Ridgewood Ave, Holly Hill, FL 32117



PROPERTY SPECIFICATIONS

Sale/Lease Price:	\$995,000.00
Parcel ID:	424220100060 424220100100
Property Taxes:	\$5,353.68
Land Size:	1.43Acres
Building/Suite Size:	10,596 Sqft.
Year Built:	1969
Traffic Count:	Ridgewood Ave: 28,452 AADT N Ridgewood Ave: 25,603 AADT
Zoning:	CC1



REMARKS

- Excellent high visibility location with open floor plan and multiple uses for sale.
- 2 Parcel Property - 7,500 Sqft Adjacent Vacant Lot Included in sale
- 10,590+/- SF building with a large parking area for customers and the possibility of many different uses. Equipped with two loading docks.

If you are looking for a great location and / or a highly visible location this is it.!



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PHOTOS

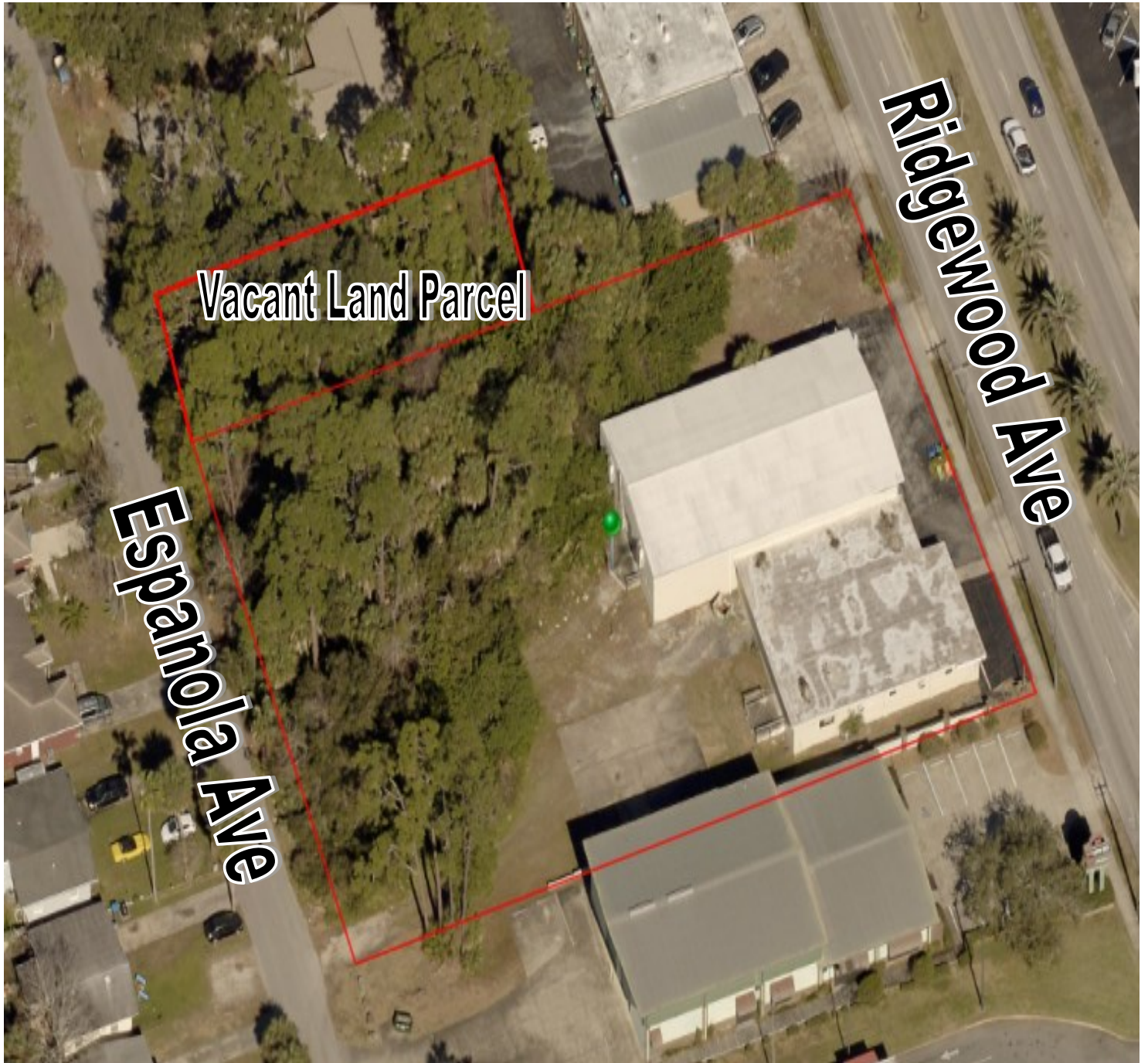


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AERIAL PHOTO



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CC-1 Commercial Corridor District

Sec. 114-592. - **Intent.**

The CC-1 district regulations are intended to promote a relatively intense mix of uses along Ridgewood Avenue, including general retail, wholesale commercial, light industrial and limited residential uses, that are compatible and functionally related so as to enhance the economy of the area; to promote functionally efficient and visually attractive open spaces along the street and between buildings; and to promote the efficient use of Ridgewood Avenue and to minimize the deleterious effects of vehicle turning movements on its traffic-carrying capacity through reasonable access controls.

Sec. 114-593. - **Permitted principal uses and structures.**

- (1) Administrative offices.
- (2) Adult congregate living facilities not exceeding 65 clients per acre (licensed capacity).
- (3) Adult day care centers.
- (4) Banks and savings and loans.
- (5) Barbershops.
- (6) Bars and nightclubs, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (7) Beauty salons.
- (8) Business services.
- (9) Carwash facilities, except when located on property adjacent to Ridgewood Avenue or LPGA Blvd., in which case such use is allowed by special exception.
- (10) Child day care centers.
- (11) Civic, fraternal and service organizations.
- (12) Clubs, private.
- (13) Convenience grocery stores.
- (14) General office uses.
- (15) Hospitals.
- (16) Hotels/motels.
- (17) Houses of worship.
- (18) Laboratories: biological, optical, medical, dental and X-ray, but not including research and development laboratories related to the manufacturing of drugs for distribution and sale.
- (19) Manufacturing (light industrial).
- (20) Marinas.
- (21) Medical and dental clinics.
- (22) Mini warehouses.
- (23) Motor vehicle sales and rentals.
- (24) Newsstands.
- (25) Personal services.
- (26) Prescription pharmacies.
- (27) Professional services offices.
- (28) Public uses.
- (29) Public utility uses and structures.
- (30) Recreational vehicles and equipment sales (including boat sales).
- (31) Residential dwelling units (not more than ten dwelling units per acre in conjunction with a nonresidential use only).
- (32) Rest and convalescent homes.
- (33) Restaurants, type A or B, except when such uses are located on a parcel abutting any R-1 through R-9 zoned property.
- (34) Retail sales and services.
- (35) Retail specialty shops.
- (36) Self-service laundromats.
- (37) Shopping centers.
- (38) Veterinary clinics.
- (39) Warehousing and distribution.
- (40) Motor vehicle and marine sales, services, parts and repair.
- (41) Paint and body shops, except when such uses are located on a parcel abutting Ridgewood Avenue (U.S. 1/S.R. 5) or abutting any R-1 through R-9 zoned property.

The development code administrator and the city planner may jointly authorize any use which is similar in character to any listed permitted use and which is clearly within the legislative intent of the classification.



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CC-1 Commercial Corridor District

Sec. 114-594. - **Prohibited uses.**

- (1) Asphalt batching plants.
- (2) Blood plasma centers.
- (3) Bulk storage of petroleum products and other flammable substances.
- (4) Concrete plants.
- (5) Truck and automobile salvage yards.
- (6) Temporary labor halls and similar uses, but not including employment services.
- (7) Tattoo parlors, except that tattoo parlors shall be permitted on CC-1 zoned property only within the redevelopment district overlay if approved by special exception.

Sec. 114-595. - **Permitted accessory uses and structures.**

- (1) Advertising signs, subject to the provisions of chapter 110.
- (2) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (3) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to section 114-767.)

Sec. 114-596. - **Special exceptions.**

- (1) Automobile service stations (type A and B) (Refer to section 114-682.)
- (2) Bars and nightclubs, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-691.)
- (3) Fence manufacturing and assembly. (Refer to section 114-684.)
- (4) Flea markets and farmers' markets. (Refer to section 114-676.)
- (5) Restaurants, types A and B, when such uses are located on a parcel abutting any R-1 through R-9 zoned property. (Refer to section 114-690.)
- (6) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to section 114-682.)
- (7) Transmission repair services. (Refer to section 114-681.)
- (8) Truck and rail freight terminals.



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DIVISION 15. REDEVELOPMENT DISTRICT OVERLAY

Sec. 114-631. Purpose and intent.

The purpose and intent of the redevelopment district overall is to promote redevelopment of property, provide for parking and stormwater standards, and a compatibility of land uses within the district. (Ord. No. 2721, § 1, 4-26-05)

Sec. 114-632. Permitted uses.

All permitted uses within the underlying zoning district unless prohibited or required by special exception in accordance with sections [114-634](#) through [114-636](#). (Ord. No. 2721, § 1, 4-26-05)

Sec. 114-633. Accessory uses.

As provided by the underlying zoning district. (Ord. No. 2721, § 1, 4-26-05)

Sec. 114-634. Special exceptions.

Automobile and boat sales, except when entirely enclosed, meeting the requirements of [section 114-705](#).

Hotels and motels meeting the requirements of [section 114-706](#).

Outdoor display of merchandise meeting the requirements of [section 114-707](#).

As provided by the underlying zoning district unless prohibited by sections [114-635](#) and 114-646 below.

Tattoo parlors meeting the requirements of section [114-696](#).

Mini-warehouses meeting the requirements of section [114-686](#).

Laboratories meeting the requirements of section [114-708](#).

Warehousing and distribution meeting the requirements of section [114-709](#).

(Ord. No. 2721, § 1, 4-26-05; Ord. No. 2911, § 2, 1-27-12; Ord. No. 2999, § 2, 3-13-18)



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Sec. 114-636. - Prohibited uses.

The following uses shall be prohibited within the overlay district.

Outdoor flea markets.

Community residential homes.

Congregate meal facilities.

Food pantries and feeding programs.

Homeless services.

Homeless shelters.

Recovery homes/treatment facilities.

Internet gambling facilities including any sweepstakes operations that use internet gaming systems for the promotion of a product.

Sweepstakes centers.

(Ord. No. 2721, § 1, 4-26-05; Ord. No. 2911, § 5, 1-27-12)

Sec. 114-637. - Modifications to regulations.

(a) The city may waive parking requirements dependent upon property design, uses, inclusion of pedestrian ways, and availability of public parking.

(b) The staff may reduce the minimum buffer depth for property lines abutting arterial and collector roads by five feet if the applicant can demonstrate that provision of the full buffer area will limit the ability of the site to comply with other required site elements such as parking, vehicular access and pedestrian access. Any reduction in the buffer area shall be the minimum necessary to provide relief to the site. Reduced buffers shall maintain the same volume of plant material as the standard minimum buffer unless the required plant material cannot fit in the reduced buffer.

(Ord. No. 2721, § 1, 4-26-05; Ord. No. 2941, § 1, 8-13-13)

Sec. 114-638. - Shared stormwater facilities.

Any availability to utilize shared private and/or public stormwater facilities will be considered.

(Ord. No. 2721, § 1, 4-26-05)

Sec. 114-639. - Architectural styles/design standards.

For all new construction, one of the following architectural styles must be followed in the design of the project; Mediterranean, Spanish, Florida Vernacular, or Contemporary. (Ord. No. 2721, § 1, 4-26-05)

Sec.114-640.- Reserved



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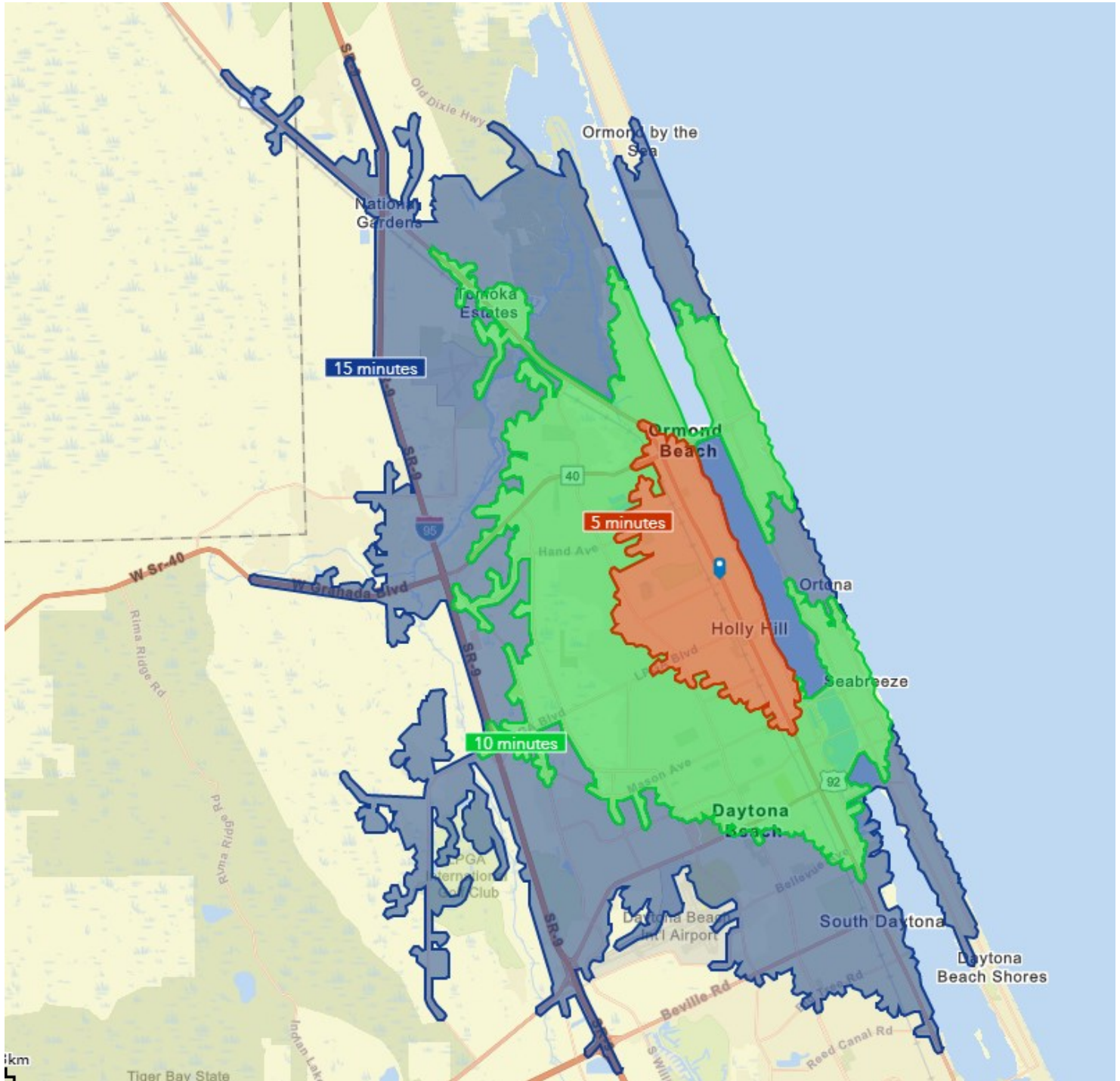
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DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

5 MINUTE DRIVE TIME

MAP



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Demographics:

KEY FACTS

18,237

Population



2.2

Average Household Size

46.3

Median Age

\$39,196

Median Household Income

EDUCATION

12%

No High School Diploma



35%

High School Graduate



33%

Some College



19%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,454

Total Businesses



10,695

Total Employees

EMPLOYMENT



51%

White Collar



33%

Blue Collar



Services

16%

5.2%

Unemployment Rate

INCOME



\$39,196

Median Household Income



\$24,489

Per Capita Income



\$51,089

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	16.4%	+5.7%	
\$15,000 - \$24,999	14.2%	+4.1%	
\$25,000 - \$34,999	14.3%	+2.3%	
\$35,000 - \$49,999	14.4%	+1.2%	
\$50,000 - \$74,999	17.6%	-0.7%	
\$75,000 - \$99,999	10.3%	-4.2%	
\$100,000 - \$149,999	9.5%	-3.8%	
\$150,000 - \$199,999	1.6%	-2.3%	
\$200,000+	1.7%	-2.2%	



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