

# PROFESSIONAL OFFICE CONDO IN GREAT LOCATION

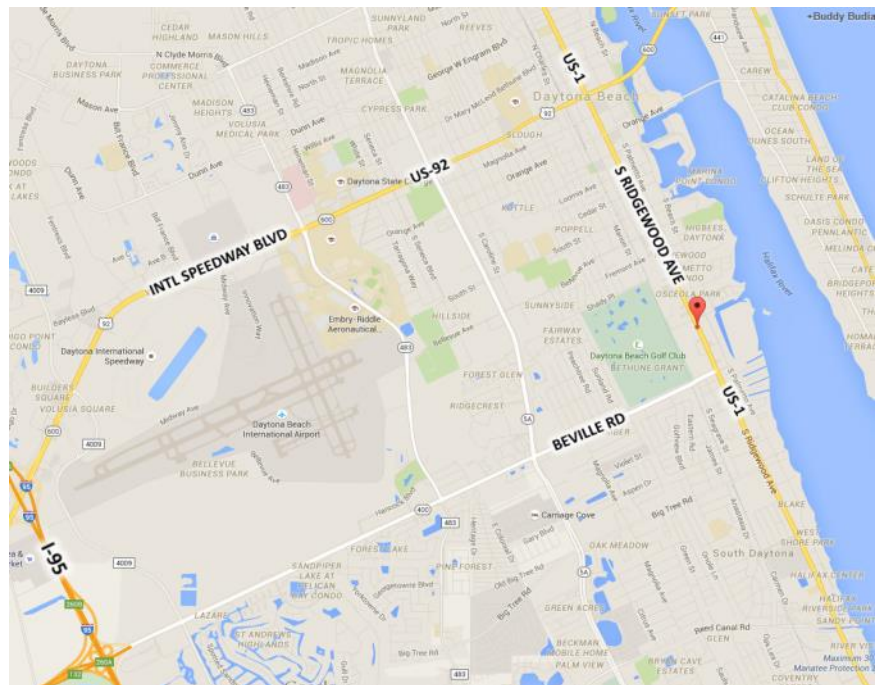
1326 S Ridgewood Avenue, Suite 10, Daytona Beach, FL 32114



## PROPERTY SPECIFICATIONS

Suite Size:	1,065 Sq Ft
Sale Price:	\$117,150.00
Lease Price:	\$14.00 PSF Mod. Gross
Parcel ID:	534029000100
Property Taxes:	\$1,205.00
Year Built:	1988
Construction:	Brick
Parking:	2 Reserved Spaces 66 Total Spaces
Traffic Count:	33,000 AADT
Zoning:	T-4 Tourist/Office/Retail

Chart of Allowable Zoning Uses can be found here:  
[Zoning Info](#) Scroll to the appropriate table, look up your use on the left, then across to the correct zoning column. Also check Use Specific Standards column.



**REMARKS** This 1,065 Sq Ft Professional Office Condo with a flexible floor plan features a reception area, work area, 1-2 private offices/conference room, kitchenette with a break/work area, storage, and two restrooms. Includes two reserved parking spaces and 66 total parking spaces. Excellent location on the main commuter artery near shopping, banks, restaurants, and courthouses. This condo is great for professional, business service, contractor, medical or dental offices. Full info package available.



140 S Atlantic Ave. Suite 202  
Ormond Beach FL 32176

[www.buddyandron.com](http://www.buddyandron.com)

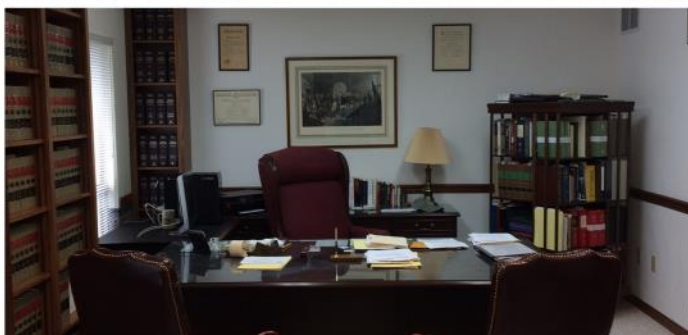


**Buddy Budiansky, CCIM**  
Vice President Commercial Services

**Ron Frederick**  
Broker/Associate

All information believed to be from accurate sources, but cannot be warranted

# PHOTOS

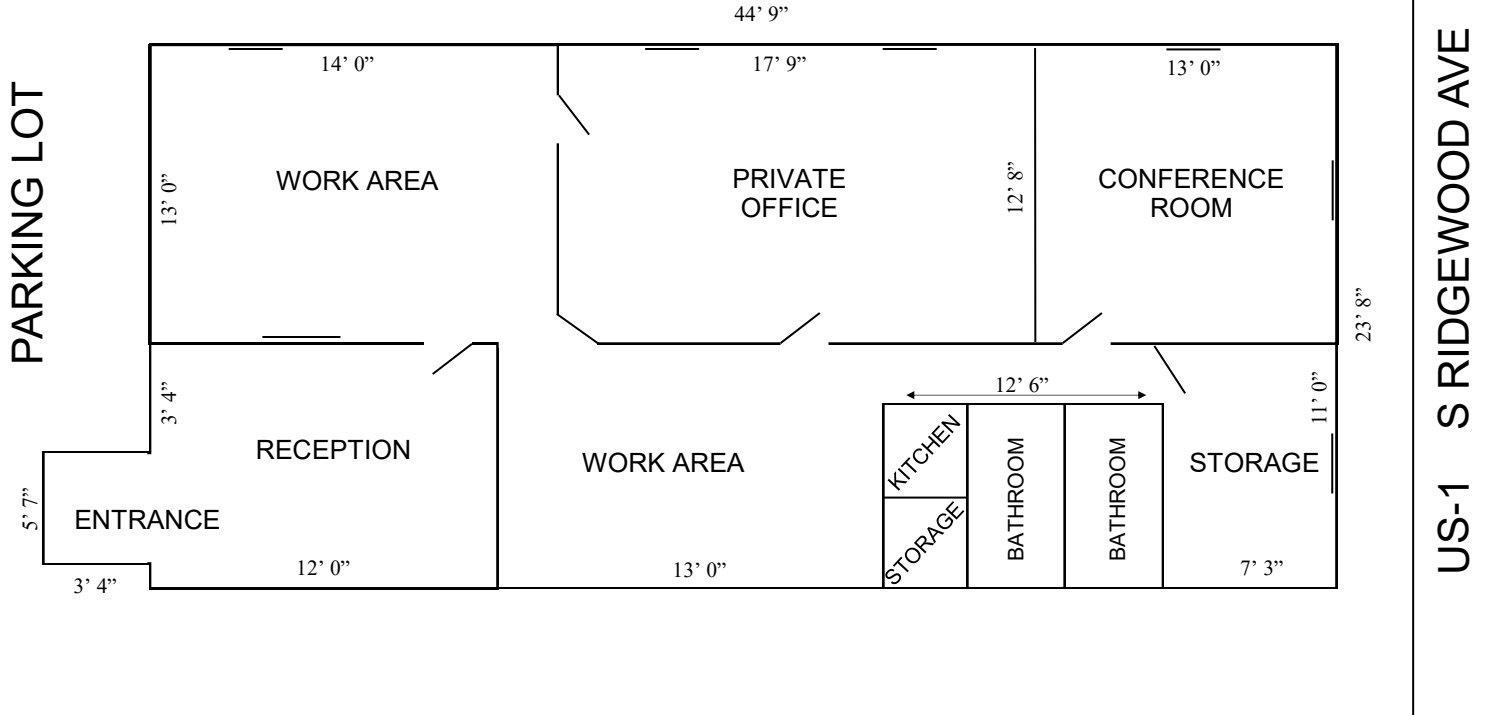


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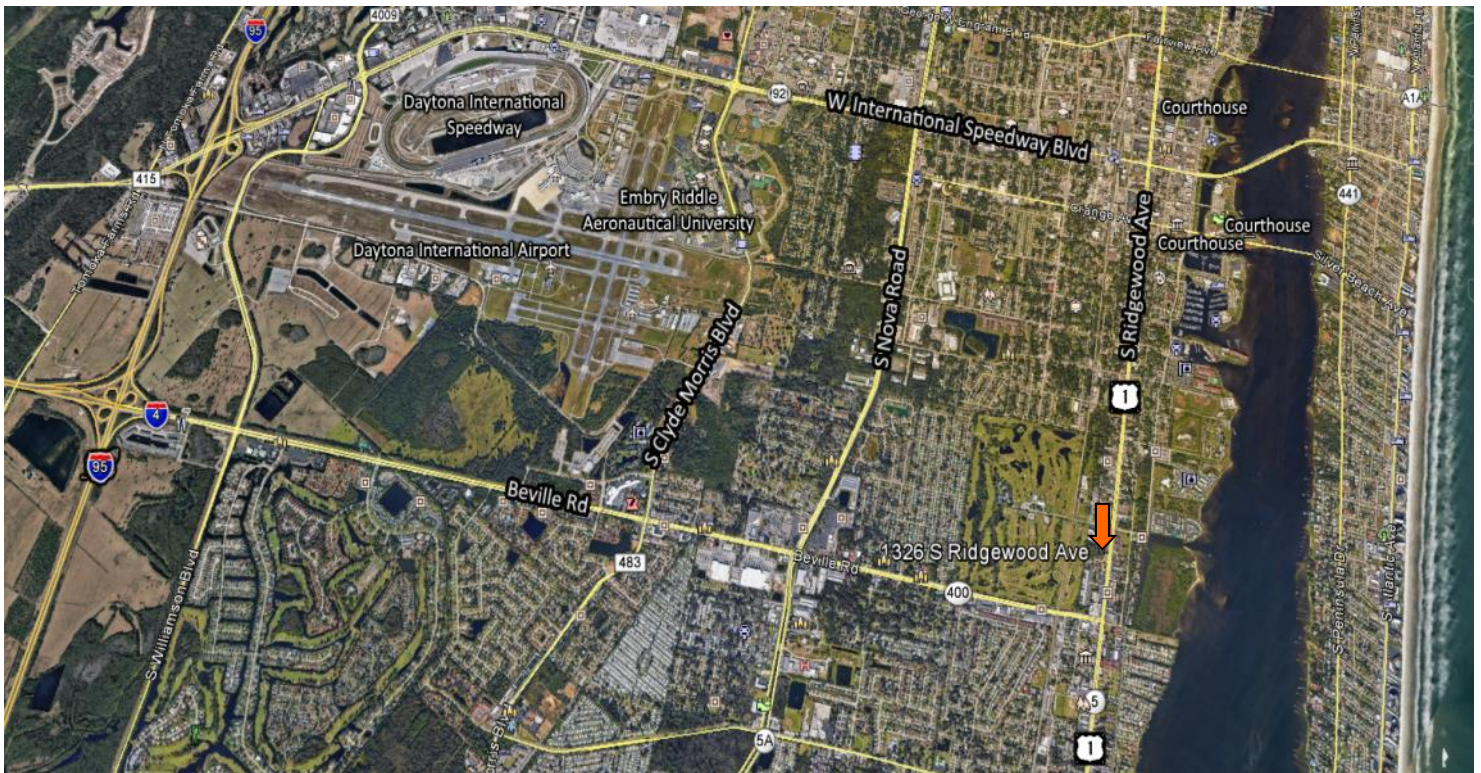
**Buddy Budiansky, CCIM**  
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# FLOOR PLAN Not to Scale



# AERIAL MAP



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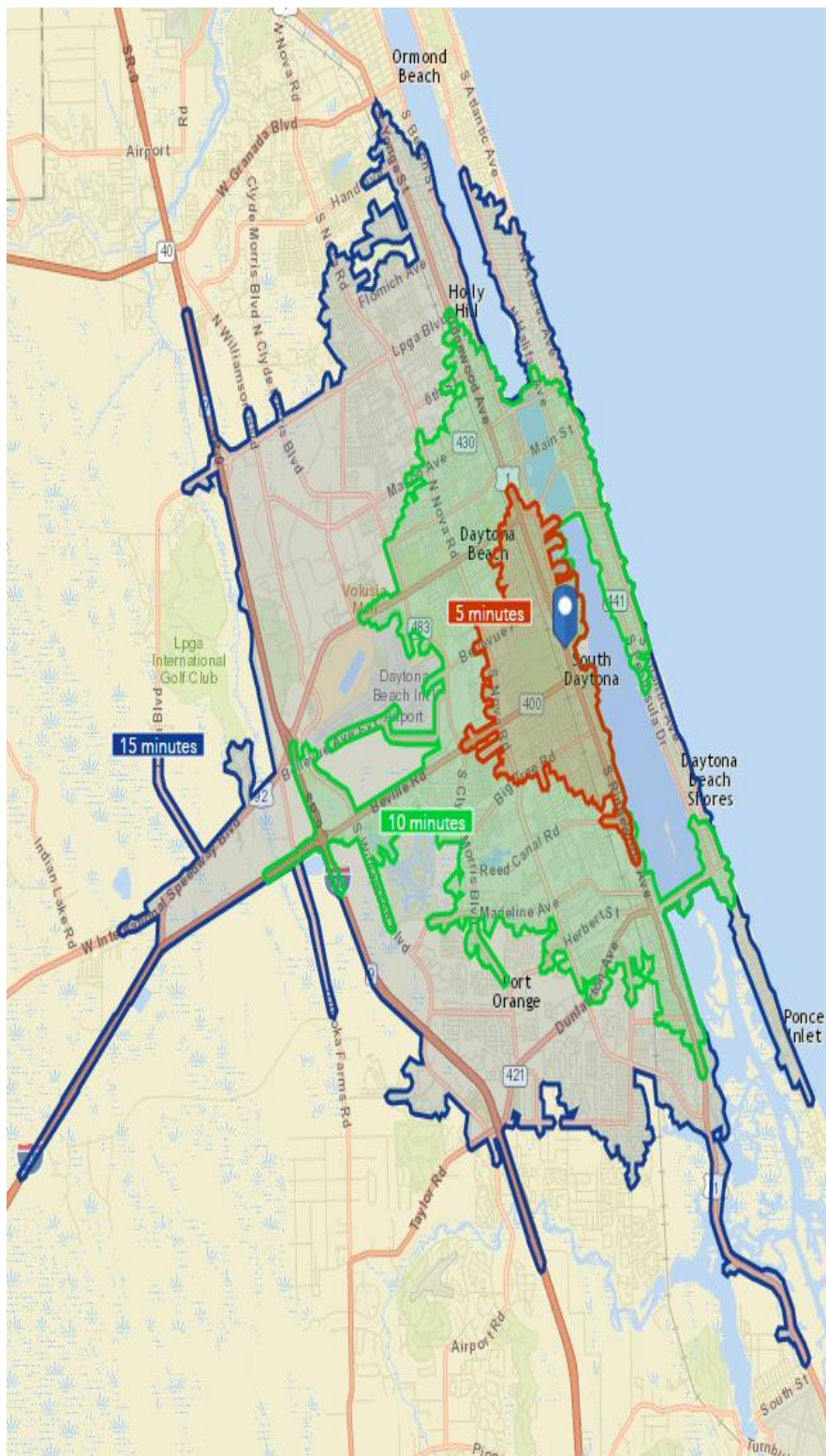
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# DEMOGRAPHICS

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

## MAP



## INFOGRAPHIC

5 MINUTE DRIVE TIME

### KEY FACTS

18,037

Population

43.1

Median Age



8,442

Households

\$27,730

Median Disposable Income

### BUSINESS



1,403

Total Businesses



10,331

Total Employees

## INFOGRAPHIC

10 MINUTE DRIVE TIME

### KEY FACTS

72,194

Population

43.3

Median Age



32,365

Households

\$32,467

Median Disposable Income

### BUSINESS



4,646

Total Businesses



42,662

Total Employees



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