



RETAIL CORNER-W ISB & N RIDGEWOOD

100 NORTH RIDGEWOOD AVENUE
DAYTONA BEACH, FL 32114

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Property Summary



OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Sale Price: | \$900,000 |
| Lease Rate: | \$7,500/Mth NNN |
| Lot Size: | 0.29 Acres |
| Year Built: | 1960 |
| Building Size: | 1,764 SF |
| Zoning: | RDD-3 City of Daytona Beach |
| Market: | Daytona Beach |
| Price / SF: | \$510.20 |

PROPERTY OVERVIEW

At the NorthWest corner of West ISB and North Ridgewood, this property has 120 front feet on Ridgewood and 115' front feet on ISB. It was formerly a gas station and has received a No Further Action Letter from the DEP recognizing it as a clean site. The existing building is 1,764 square feet and the site has RDD-3 zoning allowing for a variety of commercial uses.

Downtown Daytona Beach continues to experience revitalization with several new projects providing a catalyst for growth, including the Brown & Brown Corporate Headquarters and a large mixed use redevelopment directly to the East of this site.

PROPERTY HIGHLIGHTS

- NorthWest Corner of W ISB and N Ridgewood
- 120' on Ridgewood-115' on W ISB
- Former Gas Station-Clean Site
- RDD-3 Zoning-City of Daytona Beach
- High Growth Area-Downtown Daytona Beach

Aerial



NOTE: ELEVATIONS DEPICTED REFERENCE
NGS BENCHMARK ID: AQ1151
ELEVATION 3.92' NAVD 1988

BOUNDARY SURVEY

FIR 1/2"
NO ID.

REMAINING PART
LOT 2
BLOCK 21

SCALE: 1" = 20'

540.00'(P) S38.90'(W)

5' SIDEWALK
5' PARKWAY
2' CONC. SWALE

RIDGEWOOD AVENUE
100.00' TOTAL R/W

120.00'(D) 120.14'(M)

120.00'(D) 120.10'(M)

120.00'(D) 120.10'(M)

100.00' TOTAL R/W

W INTERNATIONAL SPEEDWAY
100.00' TOTAL R/W

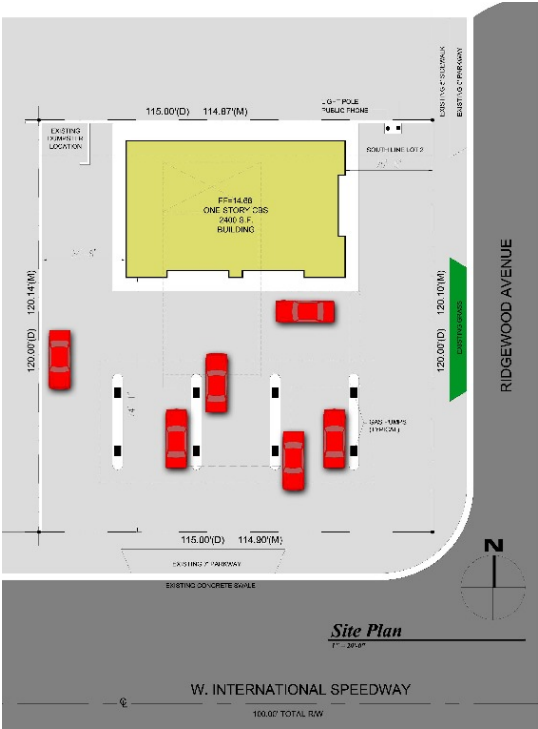
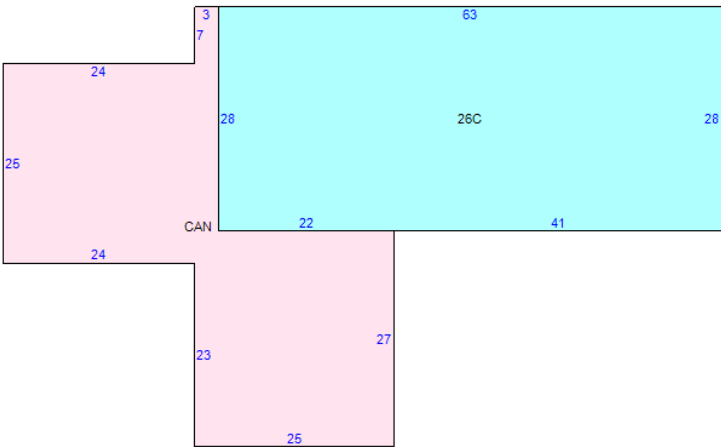
(VOLUSIA AVENUE - PER PLAT)

FILE NUMBER: PAR.C.10-11

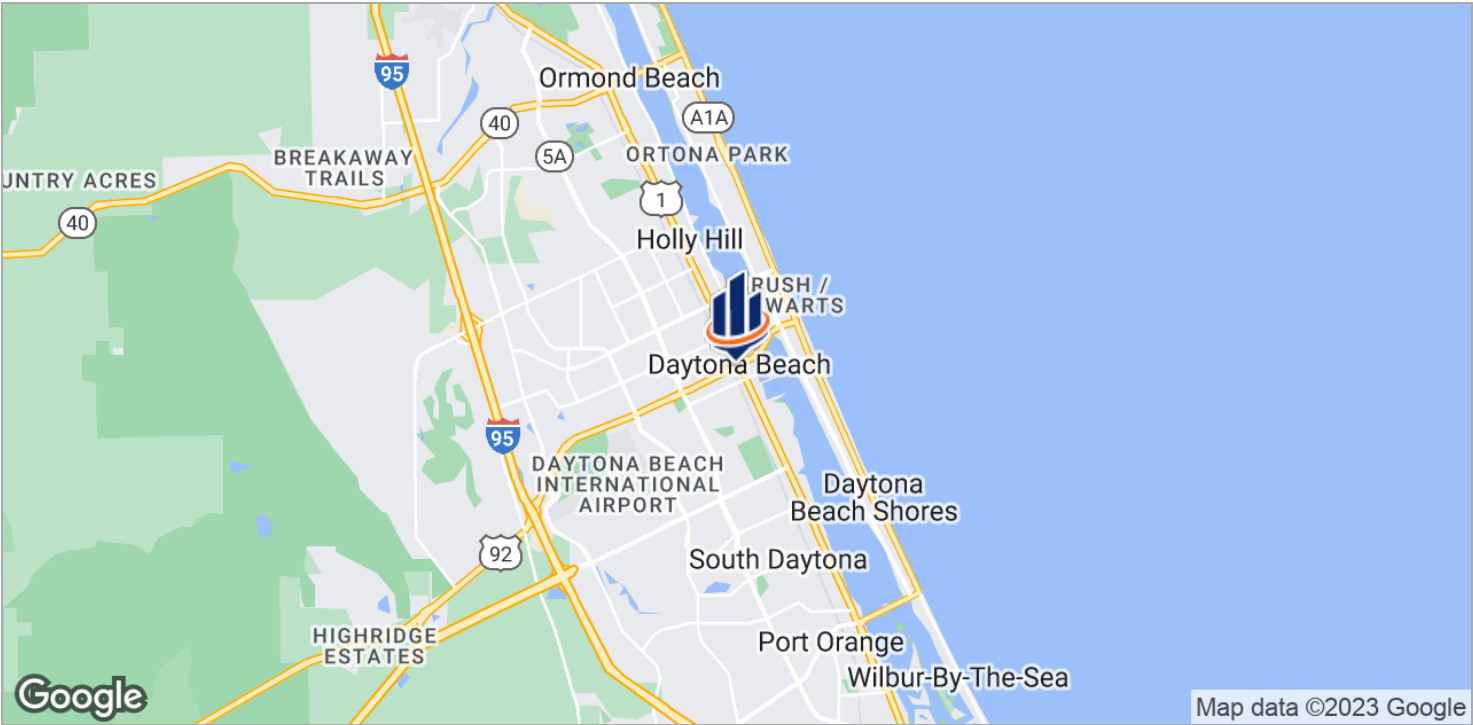
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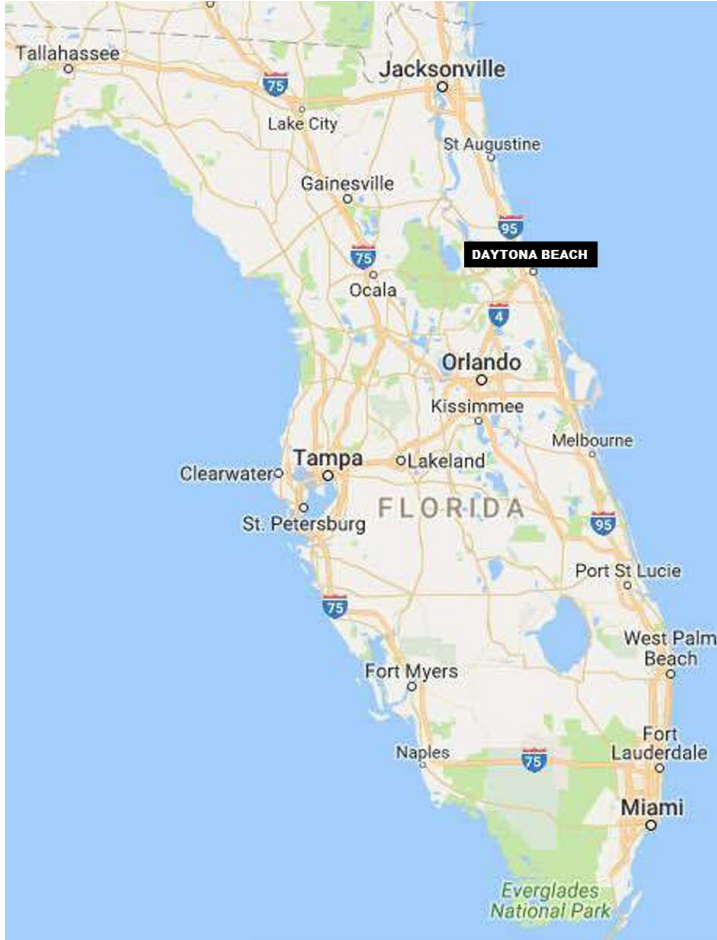
Building Sketch & Proposed Site Plan



Location Maps



Daytona Beach Overview



HOME OF THE "WORLD'S MOST FAMOUS BEACH"

- Only 50 miles northeast of Orlando, 100 miles south of Jacksonville, and 62 miles to Kennedy Space Center
- Features a tropical climate (average temperatures approximately 80 degrees Fahrenheit)
- Extremely strong tourism base - over 9 million visitors per year
- Tourism creates approximately \$4.6 billion annually to local retail and hospitality businesses

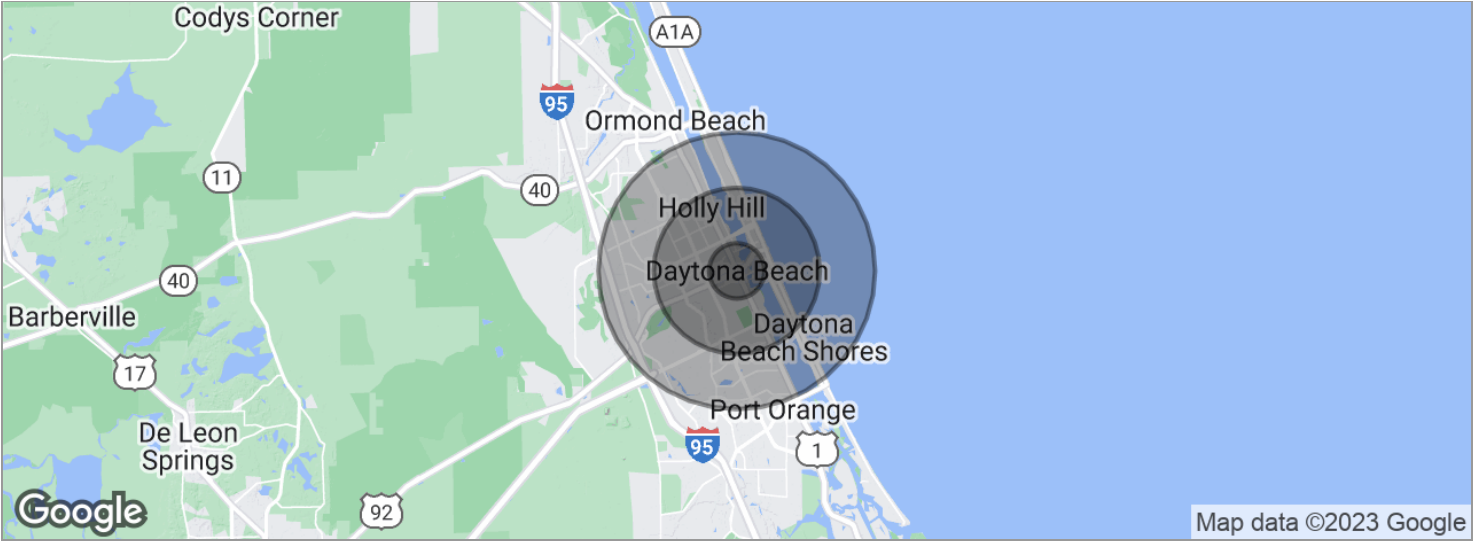
EASE OF ACCESSIBILITY

- Located near the intersection of I-95 and I-4
- Third busiest mass transit intersection in the state of Florida
- 3 major airports within 60+ miles - Daytona Beach International Airport, Orlando International Airport, and Sanford Airport
- I-95/I-4 Interchange getting \$250 million federally funded improvements

EXCEPTIONAL BUSINESS ENVIRONMENT AND OUTSTANDING HIGHER EDUCATION FOOTPRINT

- Public Companies: Brown & Brown [NYSE: BRO], TopBuild [NYSE: BLD], International Speedway Corporation [NASCAR] [NYSE: ICS], Teledyne Oil, and Consolidated Tomoka Land Company [NYSE: CTO]
- Significant number of small and light manufacturing, major distribution centers, aerospace and defense products, and automotive
- **4 MAJOR UNIVERSITIES / COLLEGES:**
 - Embry-Riddle Aeronautical University - 5,447 Students
 - Stetson University - 4,330 students
 - Bethune-Cookman University - 3,964 students
 - Daytona State College - 13,820 students

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 8,851 | 57,393 | 121,014 |
| Median age | 30.3 | 37.6 | 40.6 |
| Median age [Male] | 29.3 | 36.5 | 38.8 |
| Median age [Female] | 30.9 | 39.1 | 42.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,240 | 23,052 | 50,435 |
| # of persons per HH | 2.7 | 2.5 | 2.4 |
| Average HH income | \$28,798 | \$40,192 | \$43,381 |
| Average house value | \$225,906 | \$171,114 | \$190,601 |

* Demographic data derived from 2020 ACS - US Census

Advisor Bio 1



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PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

MEMBERSHIPS

CCIM- Certified Commercial Investment Member