

# CALL CENTER OR OPEN OFFICE-DOWNTOWN DAYTONA BEACH

130 N. RIDGEWOOD AVENUE  
DAYTONA BEACH, FL 32114

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Carl W. Lentz IV, MBA, CCIM  
Managing Director  
386.566.3726  
[carl.lentz@svn.com](mailto:carl.lentz@svn.com)

# Property Summary



## OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	2.773 Acres
Year Built:	1964
Building Size:	26,180 SF
Renovated:	2014
Zoning:	RDD-3 & M-1 City of Daytona Beach
Market:	Daytona Beach
Traffic Count:	26,000

## PROPERTY OVERVIEW

Located in Downtown Daytona Beach in the Wells Fargo anchored building at 130 North Ridgewood, there are several spaces available for lease. Spaces are available from 1000 - 6,800 square feet. The upstairs has been leased and available downstairs space consists of 1,000SF, 5,800 SF and 6,800SF

## PROPERTY HIGHLIGHTS

- Join Wells Fargo Bank (anchor tenant with long term lease)
- Flexible Floor Plan-1,000 SF - 6,800 SF
- Ample Parking with Covered Parking Areas
- Tenant Improvement Allowance is Available
- Located Downtown with Easy Interstate Access
- \$5 / SF NNN Pass Through Expense Includes Utilities



# Interior Photos





# Exterior Photos

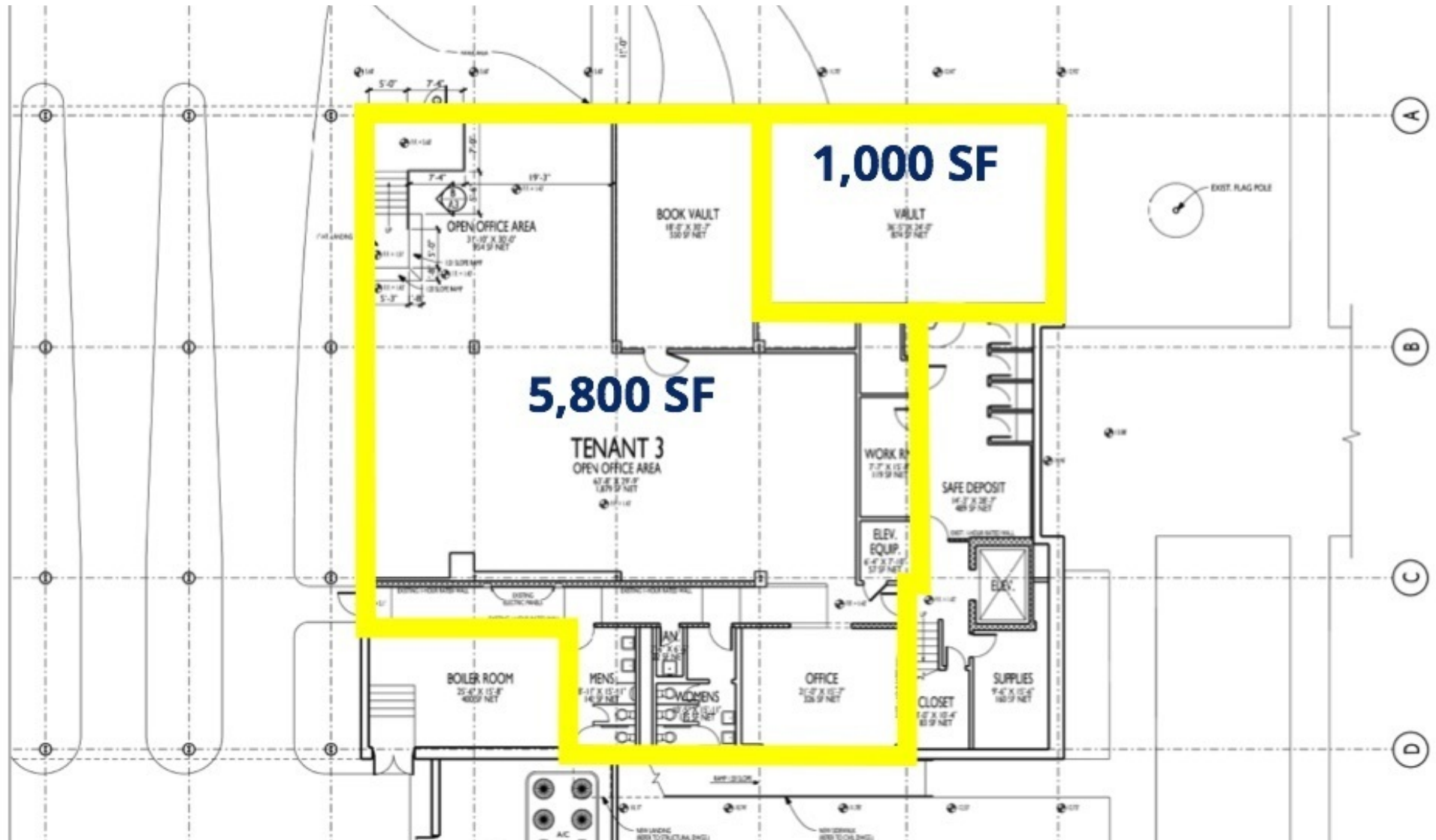




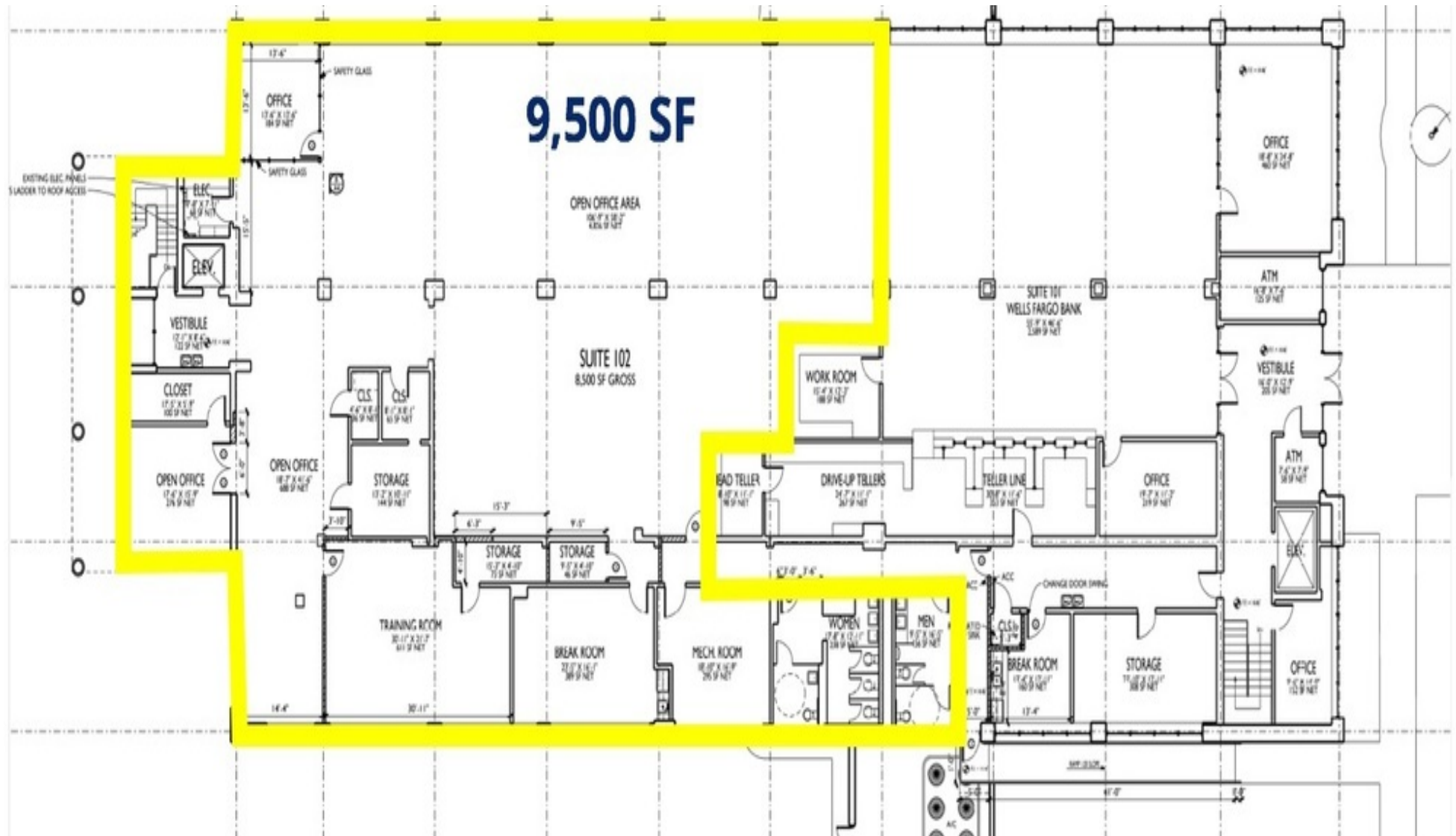
# Additional Photos



# Floor Plan-Downstairs



**9,500 SF**

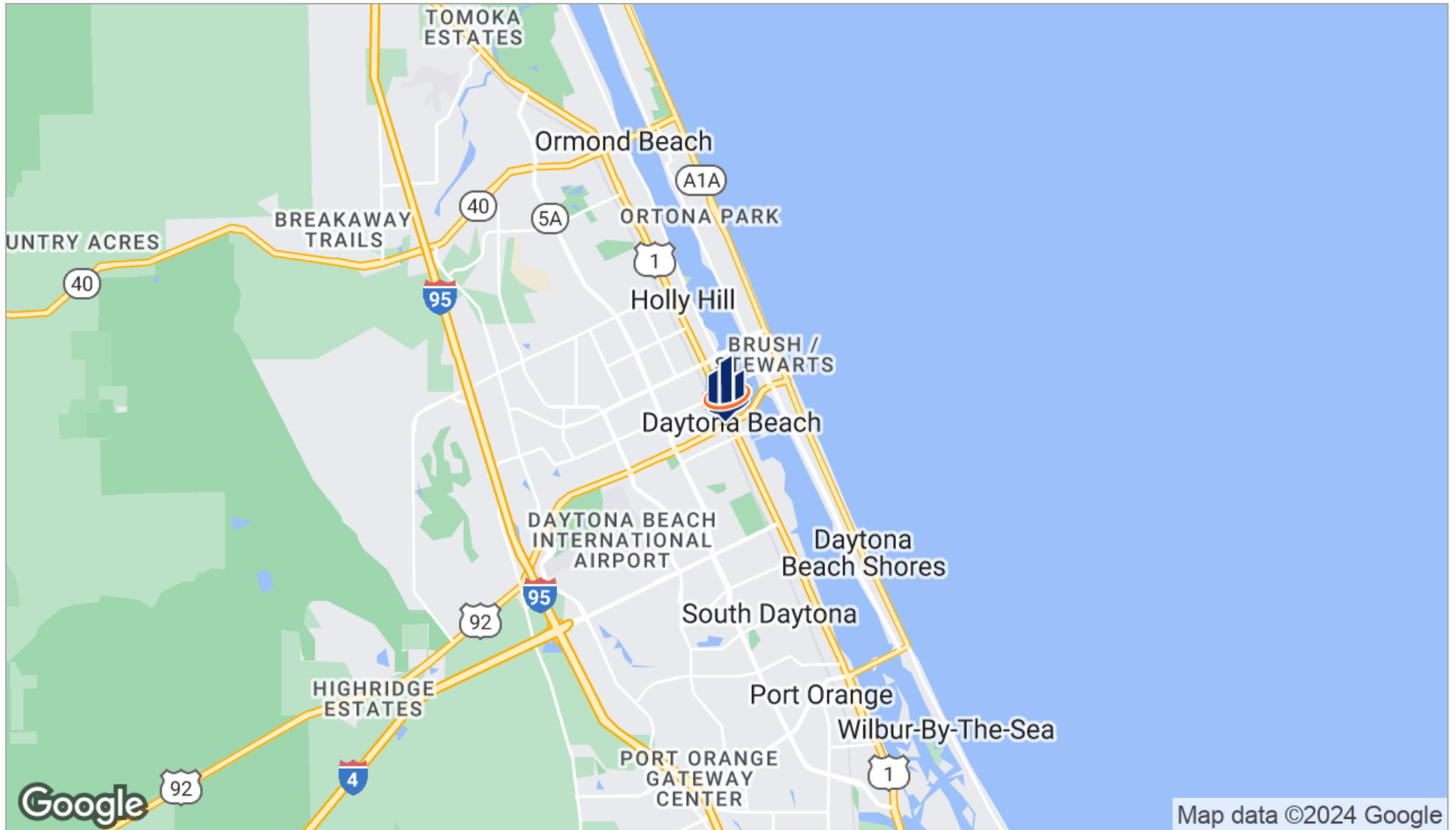




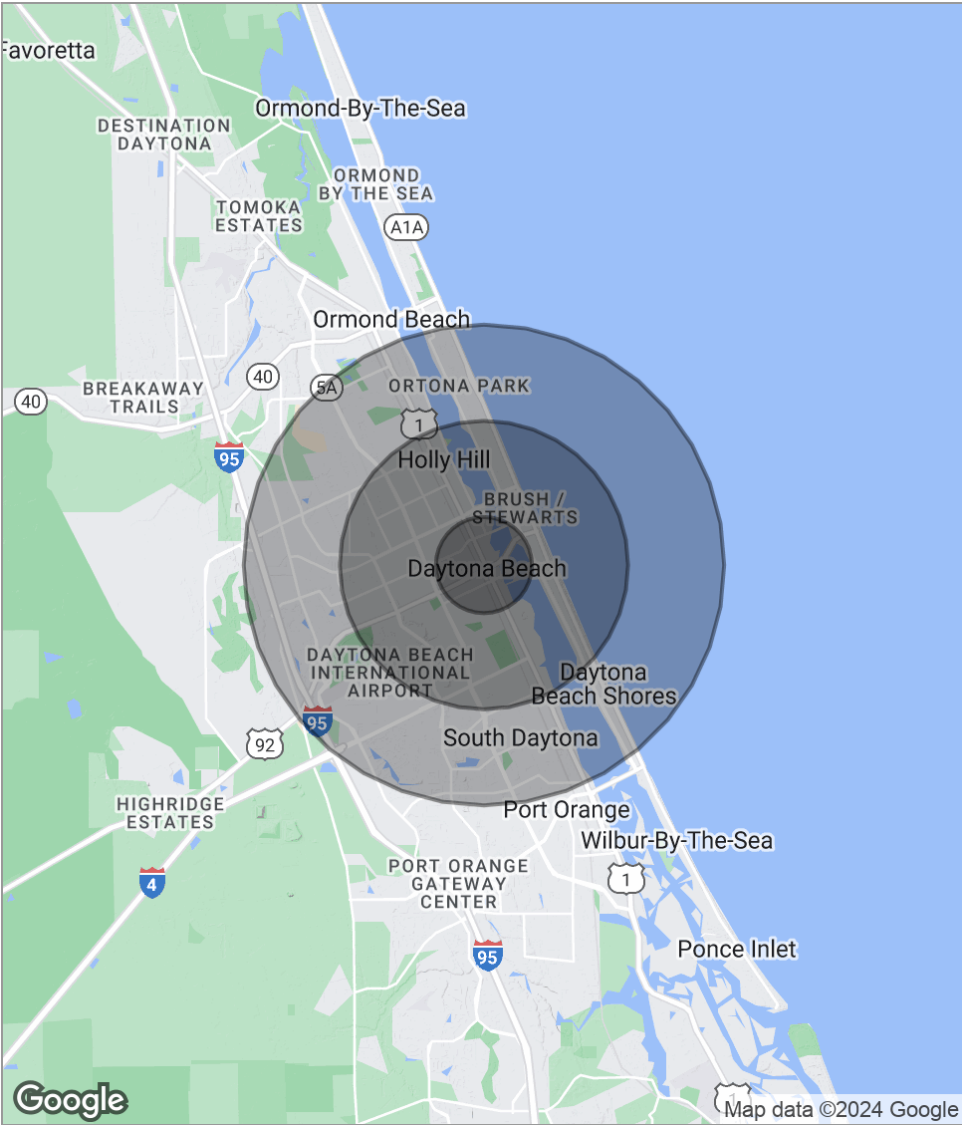




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,870	57,732	120,850
Median age	30.1	37.5	40.5
Median age (Male)	29.1	36.4	38.8
Median age (Female)	30.7	39.1	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,242	23,158	50,385
# of persons per HH	2.7	2.5	2.4
Average HH income	\$28,882	\$40,017	\$43,368
Average house value	\$204,801	\$171,837	\$190,143

\* Demographic data derived from 2020 ACS - US Census