

SALE

Former Bank Branch- Downtown Daytona Beach Investment

130 N. RIDGEWOOD AVENUE

Daytona Beach, FL 32114

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Former Bank Branch-Downtown Daytona Beach Investment
ASKING PRICE	\$3,250,000
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	533901210030
BUILDING SIZE	26,808 SF
LOT SIZE	2.773 Acres
BUILDING CLASS	B
YEAR BUILT	1964
YEAR LAST RENOVATED	2014
NUMBER OF FLOORS	2
PARKING SPACES	152
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	2



- Former Wells Fargo Bank Branch With Drive Through
- Property For Sale or Lease-Investment or End User
- Primary Building - 25,368 SF - Main Floor 16,622 SF
- Downstairs - 8,746 SF Maintenance Building - 1,440 SF
- Clean, High Ceiling Space
- Active Drive Throughs Available - Vaults in Place
- Ample Parking With Covered Parking Areas-152 Spaces
- Located Downtown With Easy Interstate Access

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

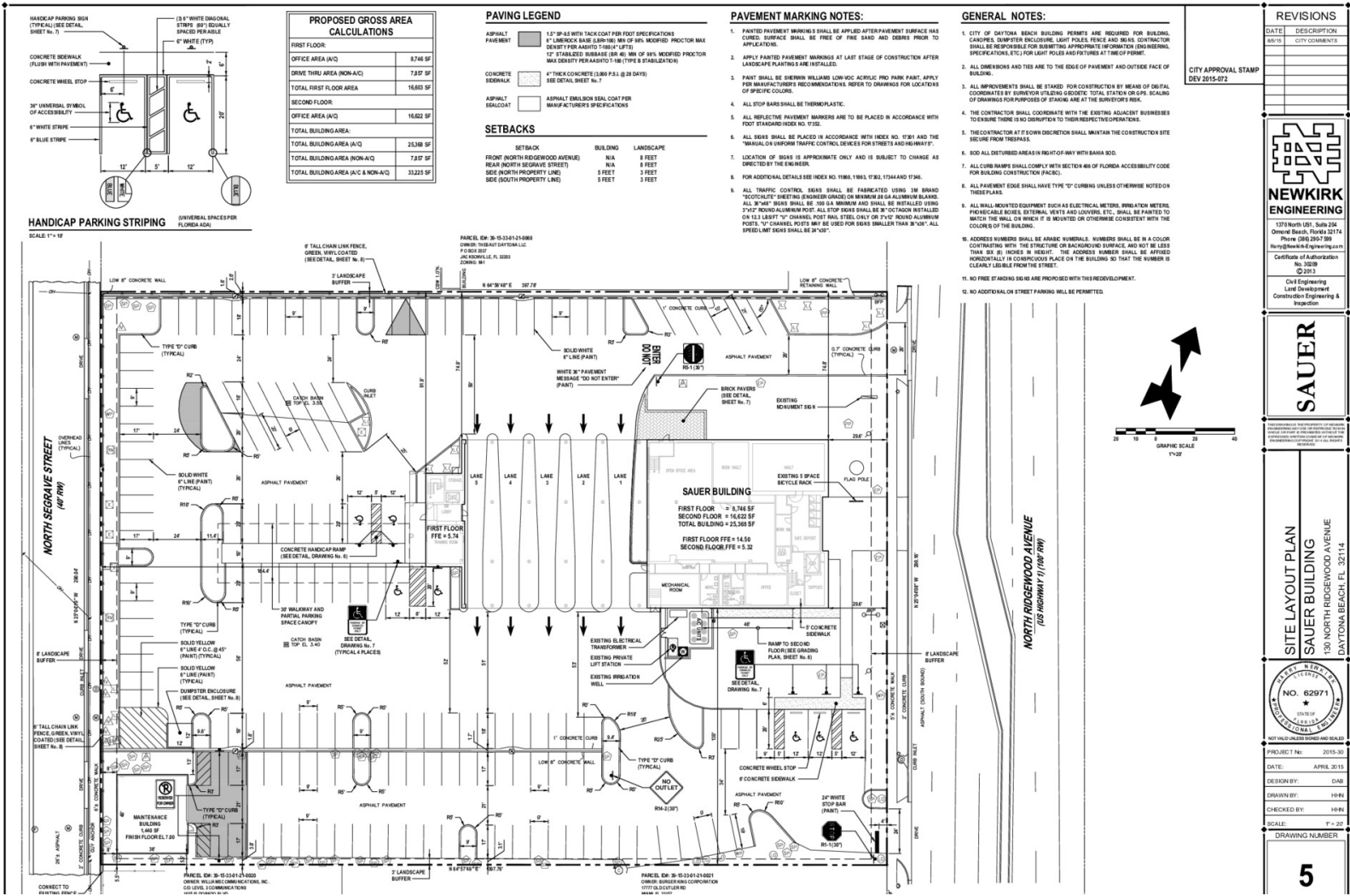
FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SITE PLAN



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



SUITE 102
8,500 SF GROSS

SUITE 101
6,516 SF

Common Area

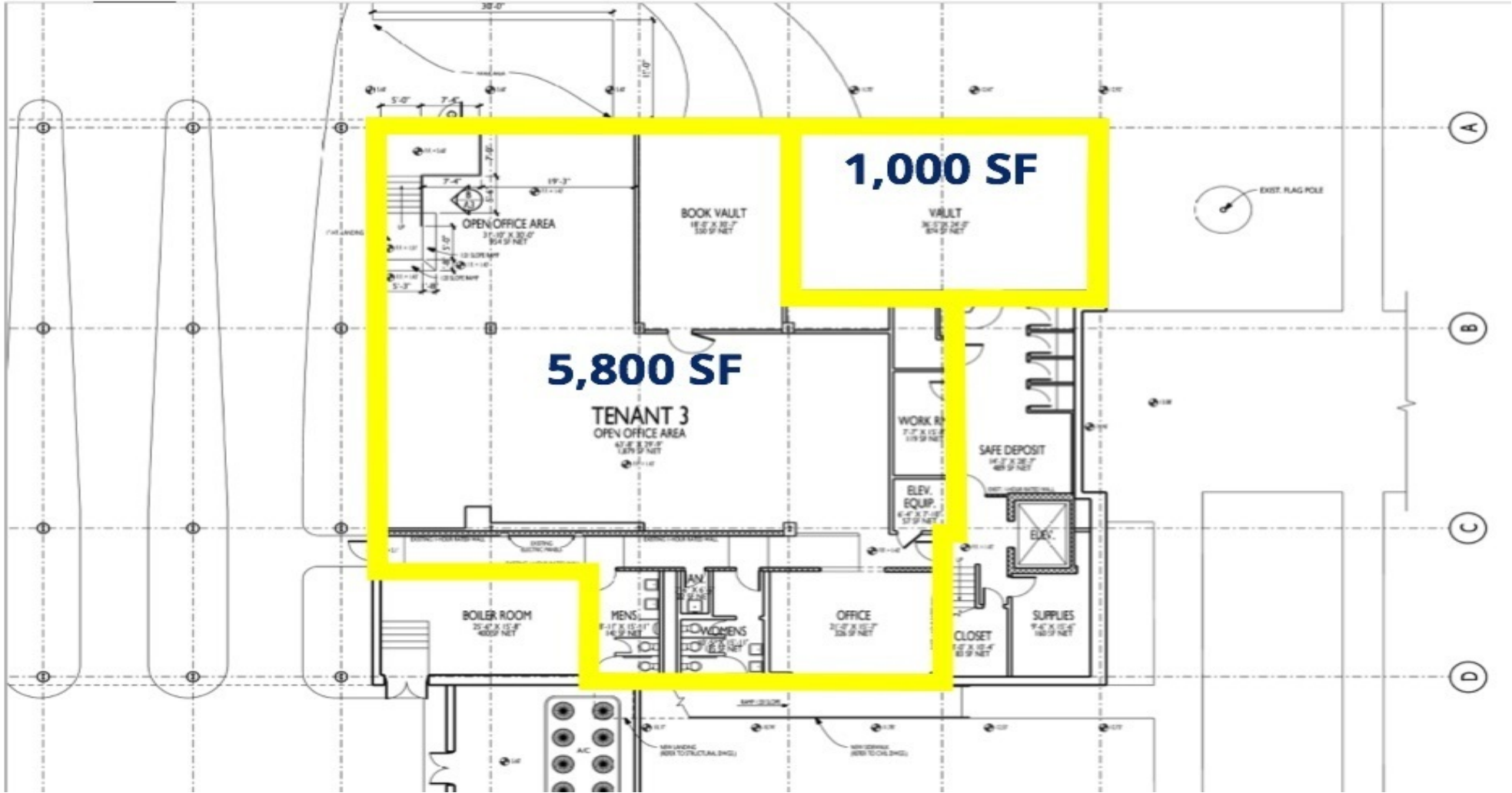
Room Details:

- SUITE 102:**
 - OPEN OFFICE AREA: 79'0" x 13'7"
 - OFFICE: 13'4" x 13'4" (144 SF NET)
 - SAFETY GLASS
 - VESTIBULE: 15'1" x 10'0" (151 SF NET)
 - CLOSET: 10'0" x 10'0" (100 SF NET)
 - OPEN OFFICE: 10'0" x 10'0" (100 SF NET)
 - STORAGE: 13'2" x 10'11" (144 SF NET)
 - CL. (Closets)
 - TRAINING ROOM: 30'1" x 20'7" (611 SF NET)
 - BREAK ROOM: 20'0" x 10'0" (200 SF NET)
 - MECH. ROOM: 10'0" x 10'0" (100 SF NET)
- SUITE 101:**
 - WORK ROOM: 10'0" x 10'0" (100 SF NET)
 - HEAD TELLER: 10'0" x 10'0" (100 SF NET)
 - DRIVE-UP TELLERS: 10'0" x 10'0" (100 SF NET)
 - TELLER LINE: 10'0" x 10'0" (100 SF NET)
 - OFFICE: 10'0" x 10'0" (100 SF NET)
 - ATM: 10'0" x 10'0" (100 SF NET)
 - VESTIBULE: 10'0" x 10'0" (100 SF NET)
- Common Area:**
 - MECH. ROOM: 10'0" x 10'0" (100 SF NET)
 - WOMEN: 10'0" x 10'0" (100 SF NET)
 - MEN: 10'0" x 10'0" (100 SF NET)
 - BREAK ROOM: 10'0" x 10'0" (100 SF NET)
 - STORAGE: 10'0" x 10'0" (100 SF NET)
 - OFFICE: 10'0" x 10'0" (100 SF NET)

O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

BOTTOM FLOOR



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

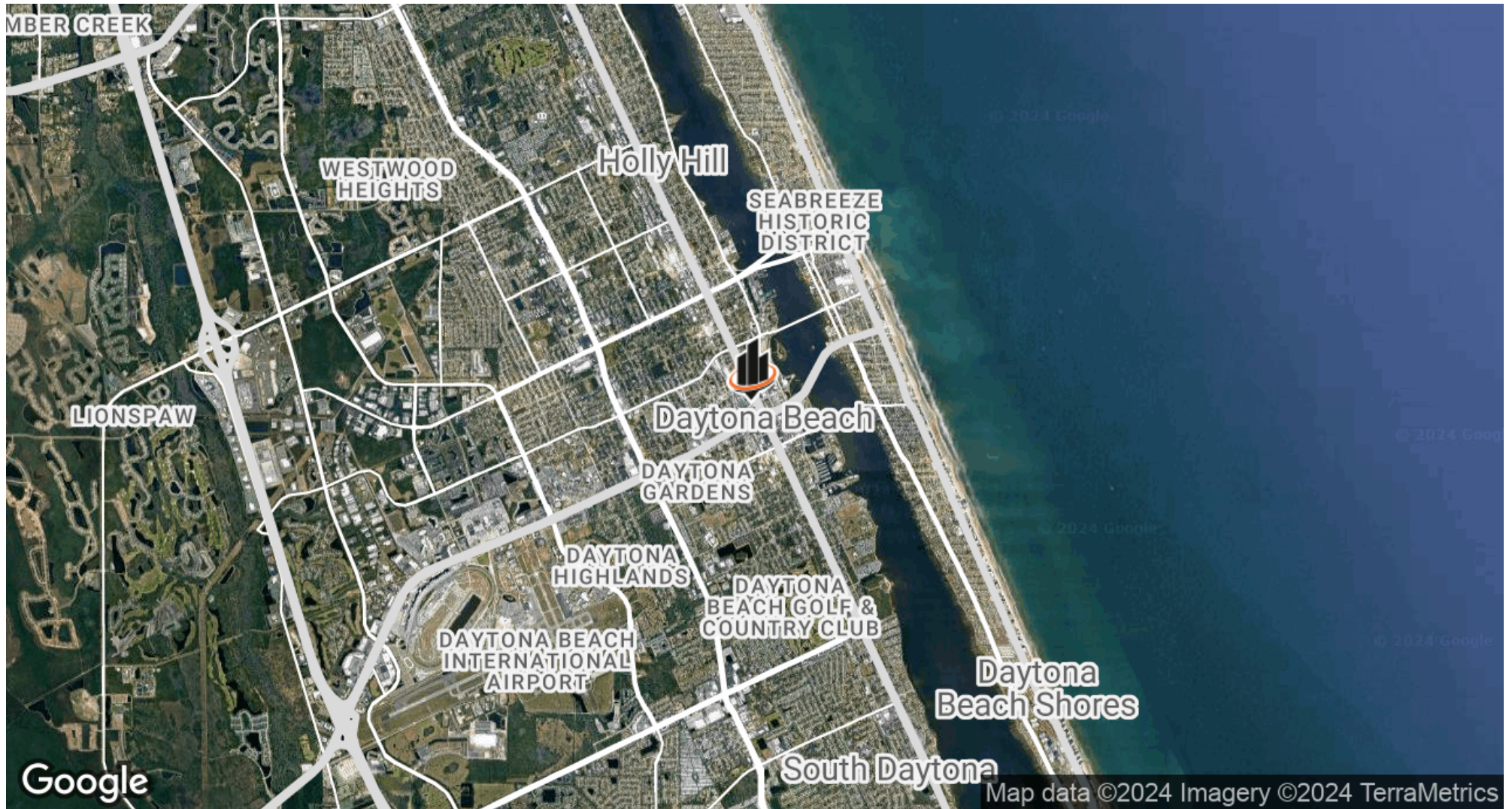
FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

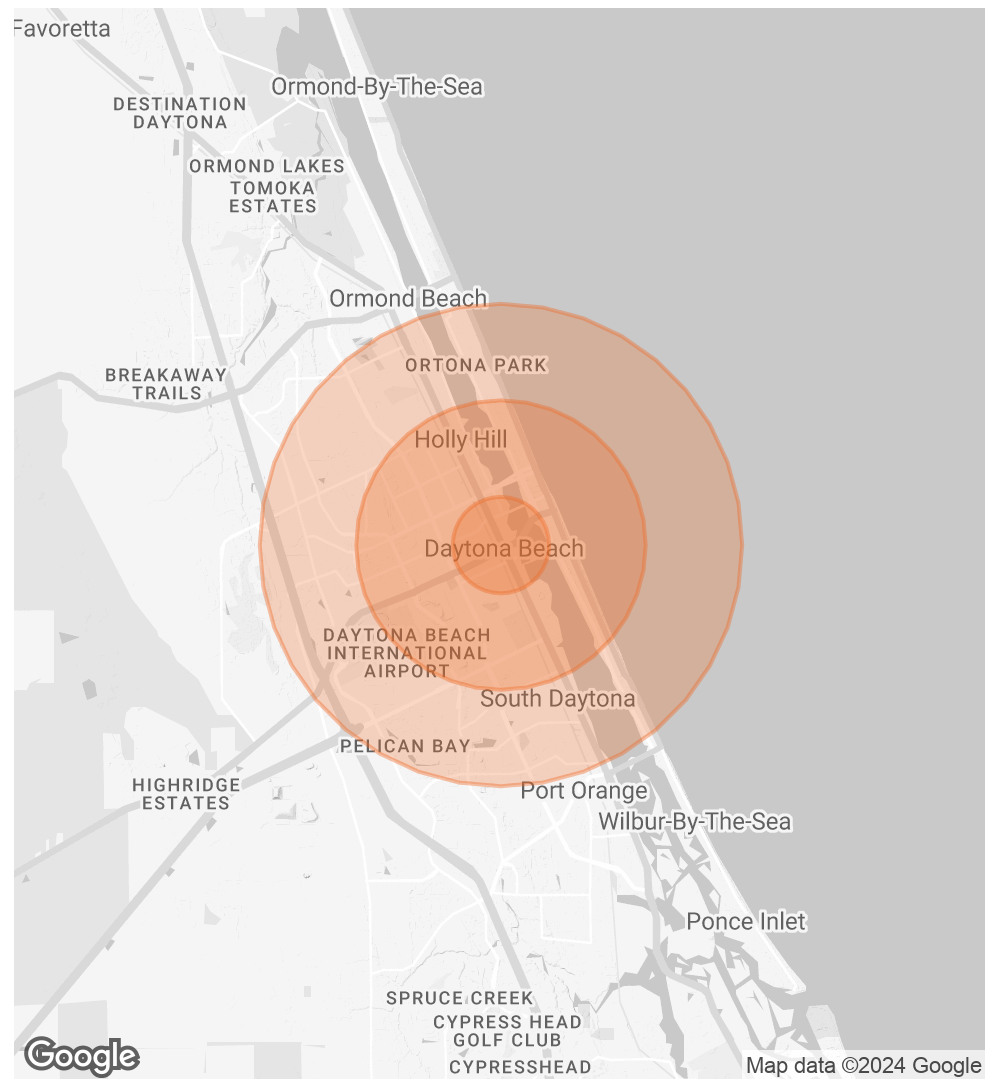


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,870	57,732	120,850
AVERAGE AGE	30.1	37.5	40.5
AVERAGE AGE (MALE)	29.1	36.4	38.8
AVERAGE 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



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

FORMER BANK BRANCH-DOWNTOWN DAYTONA BEACH INVESTMENT | 130 N. Ridgewood Avenue Daytona Beach, FL 32114

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

