

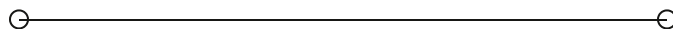


## LEASE

# Small Offices For Lease in Daytona Beach

**737-747 SOUTH RIDGEWOOD AVENUE**

Daytona Beach, FL 32114



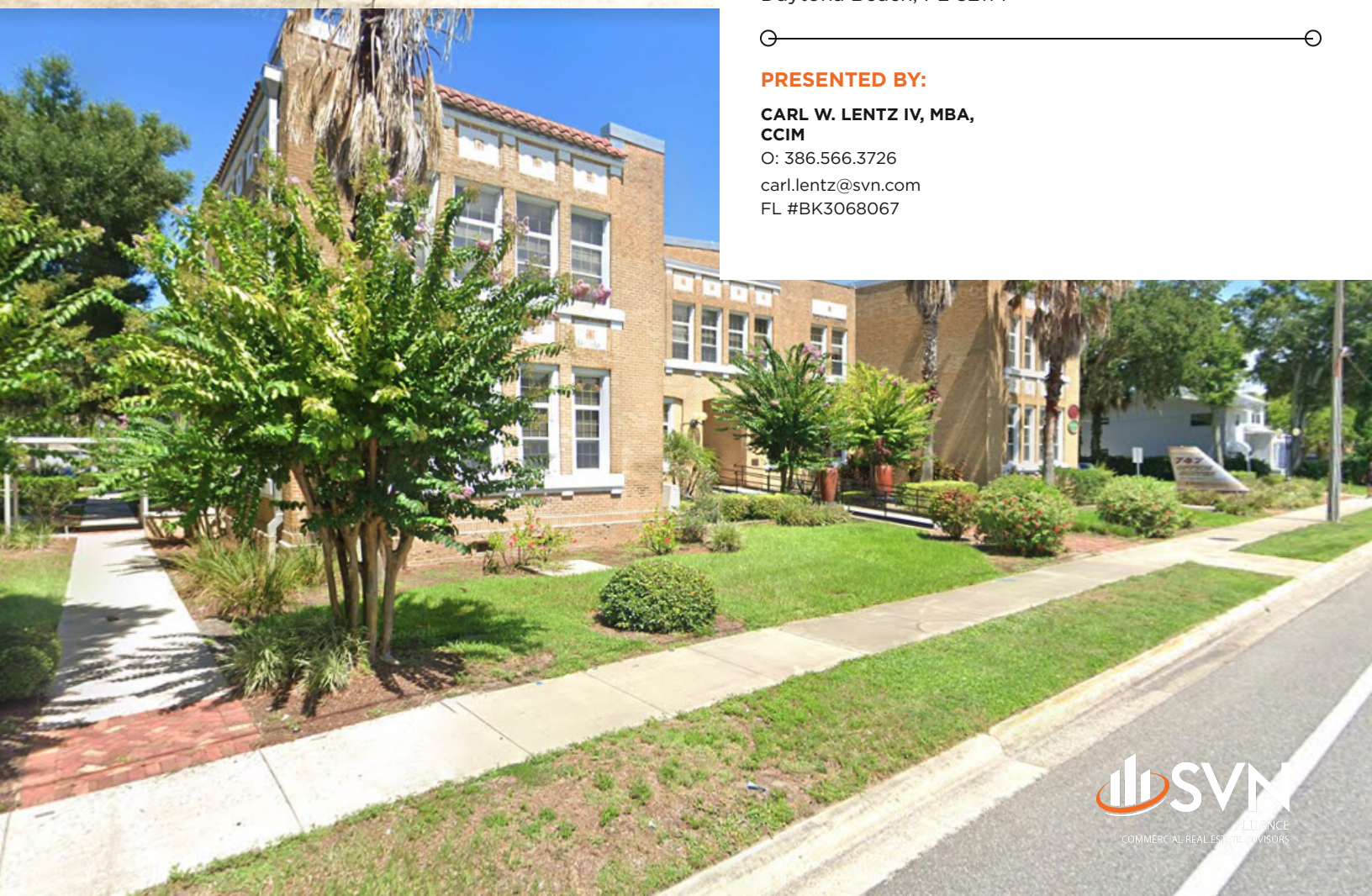
## PRESENTED BY:

**CARL W. LENTZ IV, MBA,  
CCIM**

O: 386.566.3726

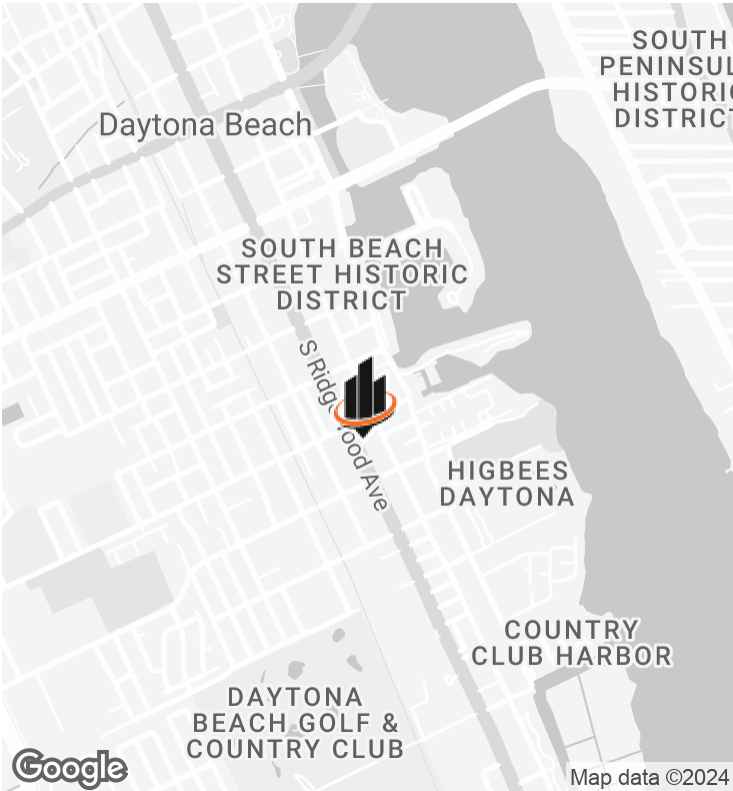
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FL #BK3068067





PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	76,023 SF
AVAILABLE SF:	175 - 1,759 SF
YEAR BUILT:	1916
ZONING:	PD-G Daytona Beach
APN:	533903650020

PROPERTY OVERVIEW

Two Office Buildings with Spaces Available From 175 SF to 1,759 SF.

Available Units:  
737 S Ridgewood Blvd-  
Unit 120 - 995 SF - Open Office Area with Two Private Offices, a Kitchen and a Bathroom.  
Unit 221 + 222- 1,759 SF - Four Private Offices and a Large, Open Space. Can be Split into Two Units; 848 SF and 911 SF.  
Pass Through Expenses for Building 737: \$4.75/SF

747 S Ridgewood Ave:  
Unit 101C - 175 SF - Private Room Within a Shared Office.  
Unit 209 - 1,595 SF - Open Area with Two Private Offices.  
Pass Through Expenses for Building 747: \$5.25/SF

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## 747 S RIDGEWOOD, UNIT 209

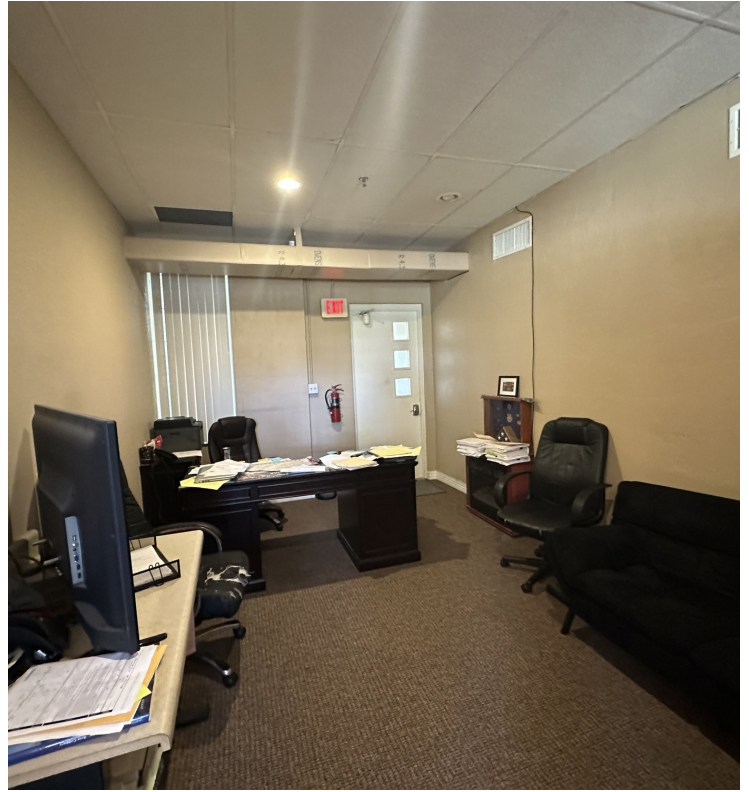


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## 737 S RIDGEWOOD, UNIT 120



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## 737 S RIDGEWOOD, 221+222

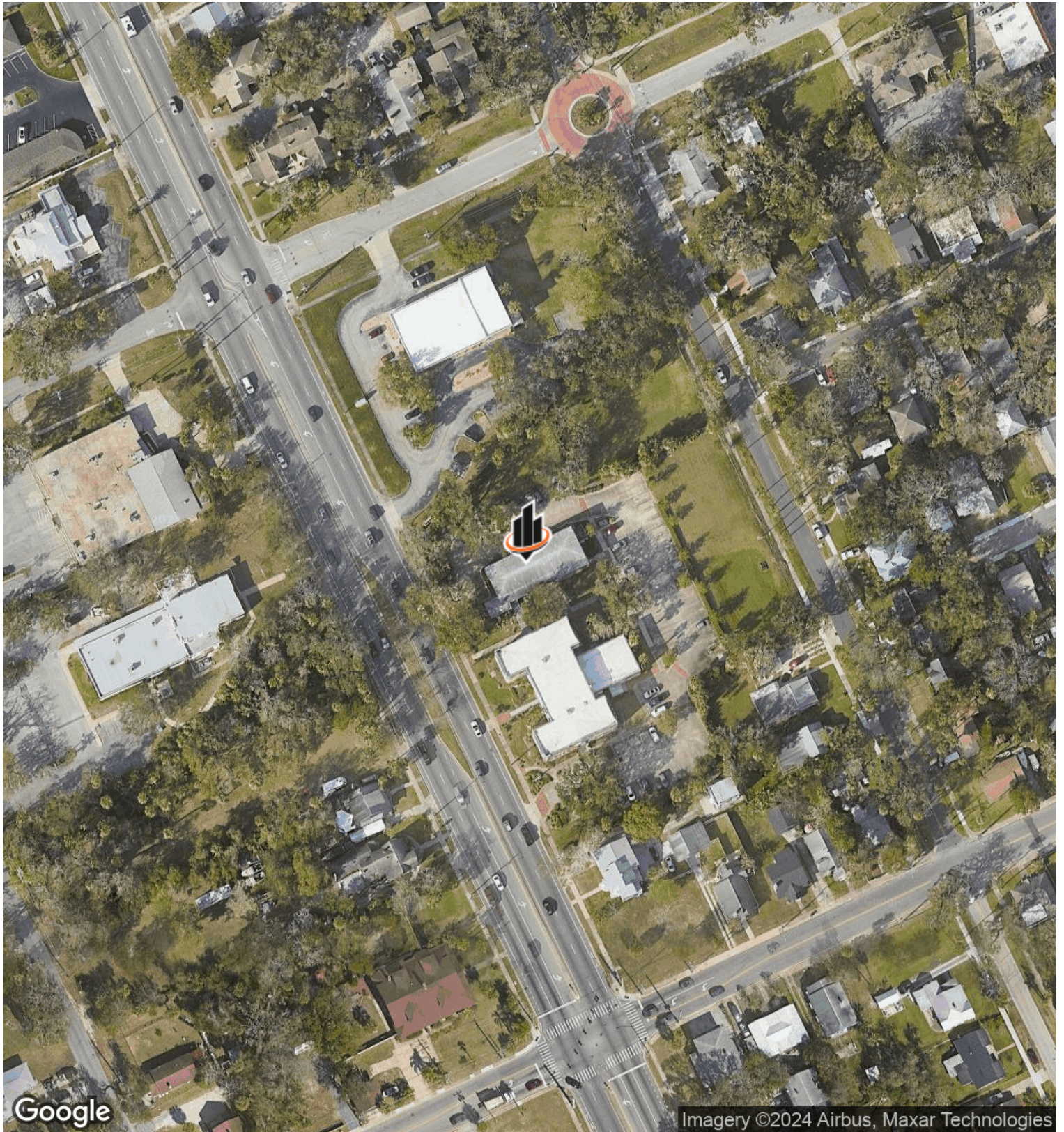


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## LOCATION MAP

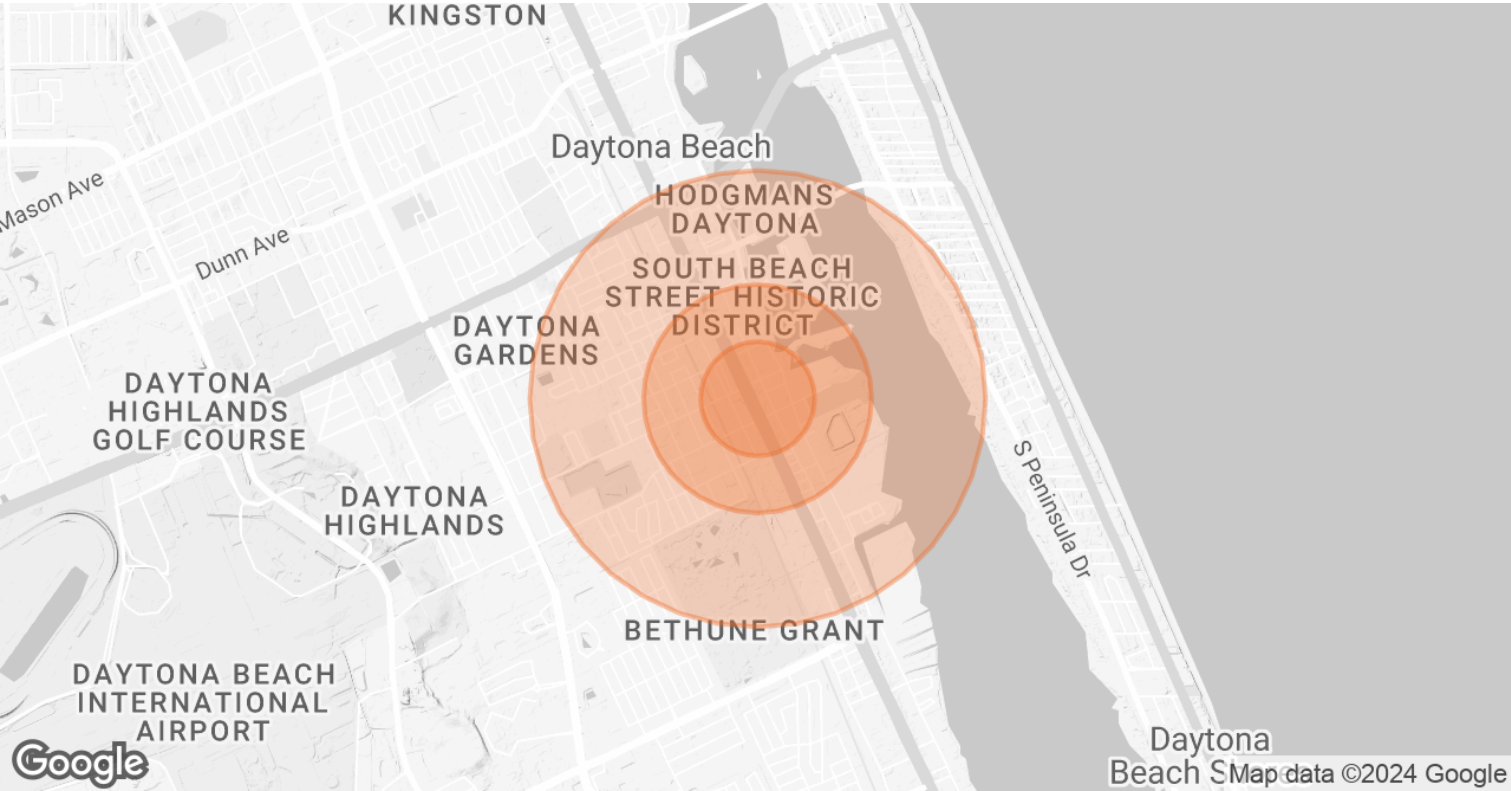


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	846	2,903	8,836
AVERAGE AGE	41.3	40.4	38.9
AVERAGE AGE (MALE)	39.8	40.5	39.3
AVERAGE AGE (FEMALE)	45.2	42.8	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	578	1,903	4,911
# OF PERSONS PER HH	1.5	1.5	1.8
AVERAGE HH INCOME	\$28,715	\$29,198	\$34,172
AVERAGE HOUSE VALUE	\$88,529	\$87,180	\$90,343

2020 American Community Survey (ACS)

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## ADVISOR BIO 1



### CARL W. LENTZ IV, MBA, CCIM

Managing Director

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Direct: **386.566.3726** | Cell: **386.566.3726**

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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

ICSC- International Council of Shopping Centers

### SVN | Alliance Commercial Real Estate Advisors

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