

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
AVAILABLE SF:	5,161 SF
LOT SIZE:	0.74 Acres
ZONING:	Business Automotive(BA) & Residential Professional(RP)-N Ridgewood Overlay
MARKET:	Daytona Beach
APN:	533808000040

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

818 N RIDGEWOOD AVE | Daytona Beach, FL 32114

PROPERTY OVERVIEW

Office / Retail / Professional Services For Lease - 5,181 SF
Split Zoning in Daytona Beach - BA(Front) & RP(Back)
North Ridgewood Overlay District
Storefront Area - 2,565 SF Storage Area 2,616 SF
Block Construction - Back Double Door
Access From N Ridgewood and Pierce Ave
Ample Parking - 50+ Spaces
Will Consider a Sale @ \$600,000
NNN Expenses @ +/- \$4/SF

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

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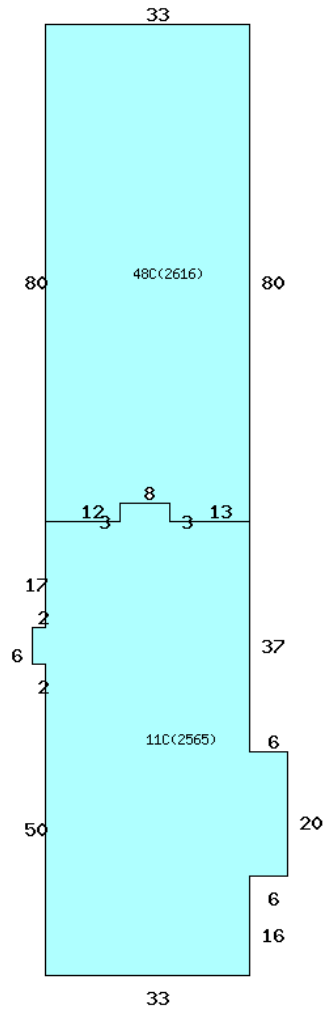
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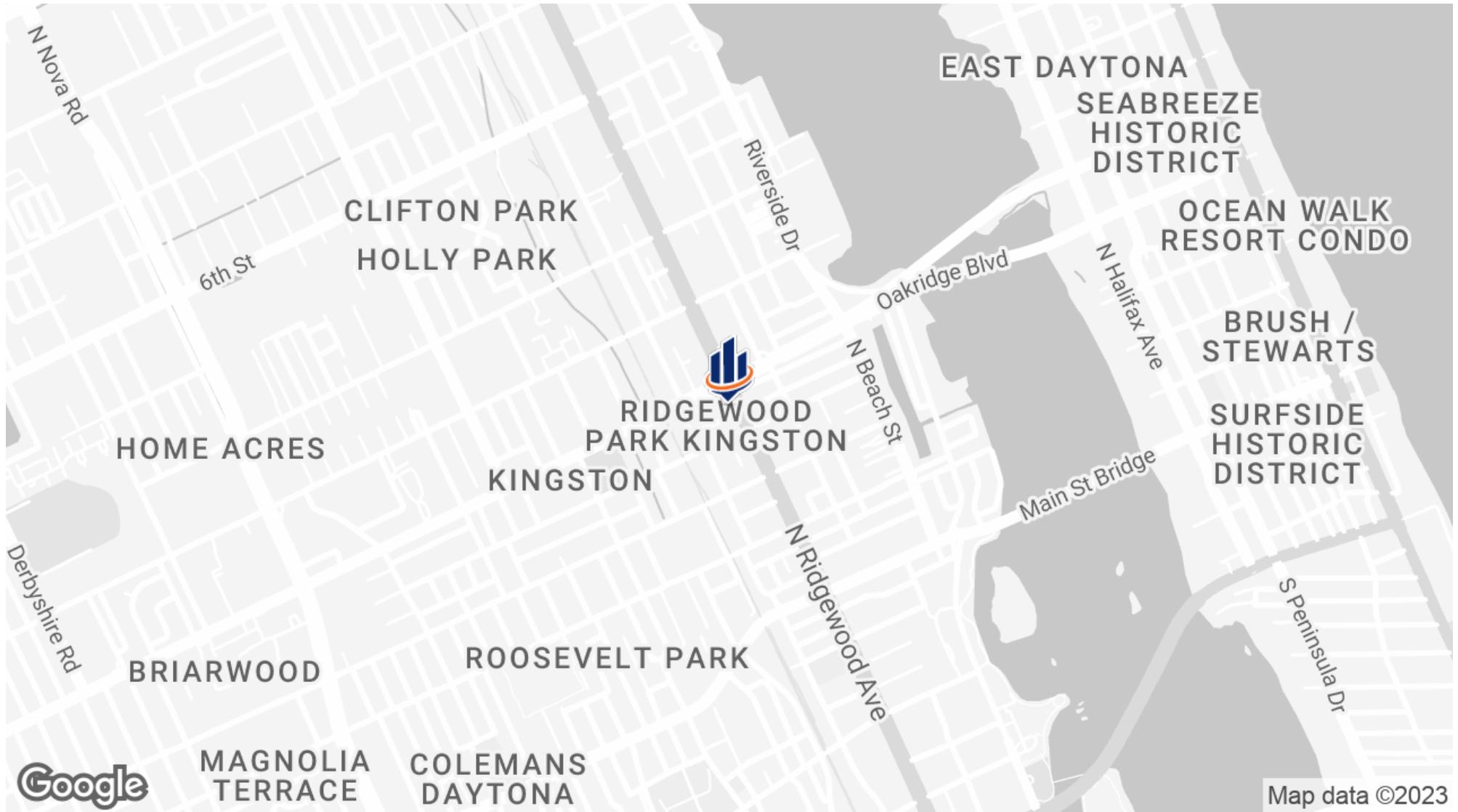
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

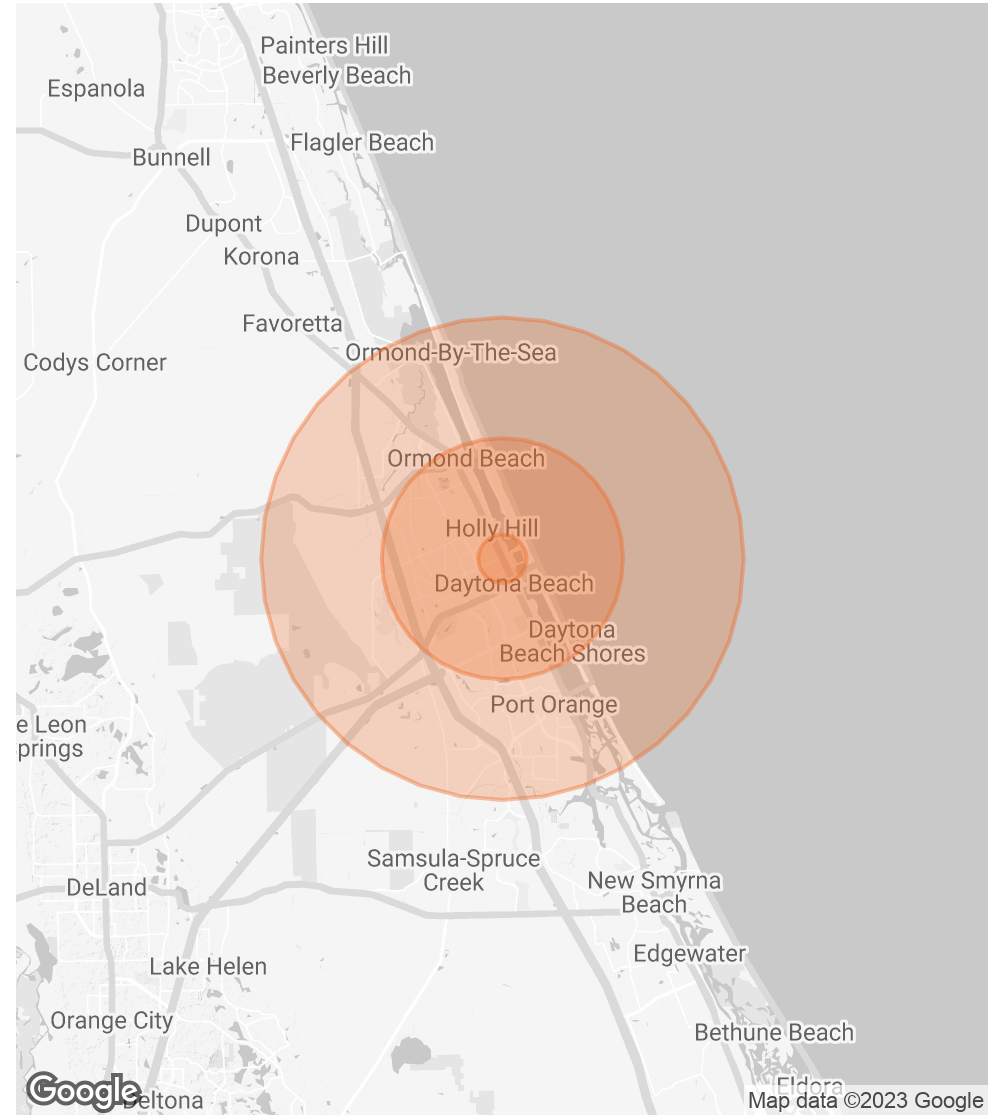
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,543	117,873	222,358
AVERAGE AGE	35.3	43.9	46.5
AVERAGE AGE (MALE)	34.2	43.0	45.4
AVERAGE AGE (FEMALE)	37.7	45.6	47.8

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	5,365	63,181	117,762
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$32,283	\$43,818	\$52,867
AVERAGE HOUSE VALUE	\$170,373	\$147,609	\$180,645

* Demographic data derived from 2020 ACS - US Census



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