



**FLYER**

# Former Bank Building For Sale

**1600 RIDGEWOOD AVENUE**

Holly Hill, FL 32117

**PRESENTED BY:**

**JOHN W. TROST, CCIM**

Principal | Senior Advisor

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# FORMER BANK BUILDING FOR SALE



## PROPERTY DESCRIPTION

Former Bank Building For Sale.  
4,513 SF freestanding building on 1.17+/- Acres.  
Located on a signalized corner.  
Roof replaced in 2011, Two 4-ton HVAC units replaced in 2020, and flooring replaced in 2023.  
Well maintained building ready for occupancy.  
Six drive-thru lanes.  
27 parking spaces.  
Frontage on three streets; Ridgewood Avenue, Flomich Street, and Espanola Avenue.  
Restriction against use as a financial institution for 2 years.  
Tenant not to be contacted or disturbed.  
All communication to be conducted exclusively through the listing broker.

## LOCATION DESCRIPTION

Located at the northwest corner of Ridgewood Avenue and Flomich Street.  
Approximately 1 mile to LPGA Boulevard and 2.2 miles to Granada Boulevard.

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## OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	1.17+/- Acres
BUILDING SIZE:	4,513 SF
PARKING:	27
YEAR BUILT:	1963
PARCEL NO:	4242-20-10-0010
TRAFFIC COUNT:	24,000 AADT
ZONING:	CC-1, Commercial Corridor District

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# PROPERTY APPRAISER

**Alternate Key:** 3183983  
**Parcel ID:** 424220100010  
**Township-Range-Section:** 14 - 32 - 42  
**Subdivision-Block-Lot:** 20 - 10 - 0010  
**Owner(s):** FIRST UNION NATL BANK OF FLA - FS - Fee Simple - 100%  
**Mailing Address On File:** CO: % RYAN LLC  
 PO BOX 3609  
 CARLSBAD CA 92018  
**Physical Address:** 1600 RIDGEWOOD AVE, HOLLY HILL 32117  
**Building Count:** 1  
**Neighborhood:** 7254 - HOLLY HILL - RIDGEWOOD (HWY 1)  
**Subdivision Name:**  
**Property Use:** 2300 - FINANCIAL  
**Tax District:** 203-HOLLY HILL  
**2023 Final Millage Rate:** 18.223  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 42-14-32 LOTS 1 THRU 3 & LOT 4 EXC N 30 FT & LOTS 41 & 42 & LOT 40 EXC N 30 FT & EXC PART IN RD & LOT 43 EXC ROW PARCEL 106 AS DESC IN OR 7957 PG 4299 BLK 10 RIO VISTA MB 6 PG 150

## Property Values

<b>Tax Year:</b>	2024 Working	2023 Final	2022 Final
<b>Valuation Method:</b>	1-Market Oriented	1-Market Oriented	1-Market Oriented
<b>Improvement Value:</b>	Cost	Cost	Cost
<b>Land Value:</b>	\$275,871	\$284,347	\$263,024
<b>Just/Market Value:</b>	\$259,497	\$212,316	\$207,261
	\$535,368	\$496,663	\$470,285

## Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2023	\$212,316	\$284,347	\$496,663	\$496,663	\$0	\$496,663	\$0
2022	\$207,261	\$263,024	\$470,285	\$470,285	\$0	\$470,285	\$0
2021	\$202,206	\$237,878	\$440,084	\$440,084	\$0	\$440,084	\$0
2020	\$202,328	\$244,958	\$447,286	\$447,286	\$0	\$447,286	\$0
2019	\$202,328	\$215,335	\$417,663	\$417,663	\$0	\$417,663	\$0
2018	\$202,328	\$226,952	\$429,280	\$429,280	\$0	\$429,280	\$0
2017	\$202,328	\$199,610	\$401,938	\$397,025	\$0	\$397,025	\$0

## Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	2300-FINANCIAL	N	S-SQUARE FEET			51,062			4.20	\$259,497
<b>Total Land Value:</b>										\$259,497

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PROPERTY APPRAISER

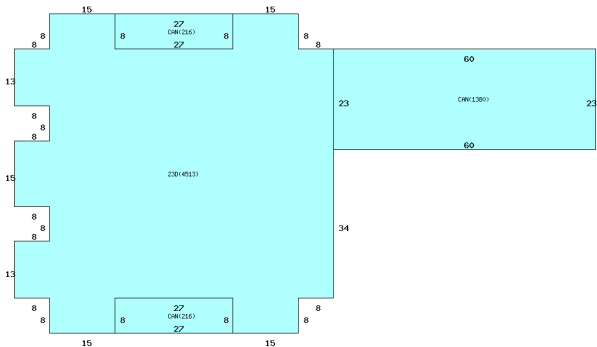
Building(s) - Commercial

Card (Bldg) #1

Structure	C -	Base RCN	\$847,548
Code:	CONCRETE/MASONRY	Percent	30.38 %
Class:	-	Good	
Grade:	300	Total RCNLD	\$257,447
Built / Effective	1963 / 1973	Market (NBHD)	1
Year:		Factor	
Total / Business Area	6325 / 4513	Cost Value	\$257,447

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	23D - BRANCH BANK	1	4,513	4,513	4,513	
2	01 -01	CAN - CANOPY	1	1,380	1,380	N/A	1994
3	01 -01	CAN - CANOPY	1	216	216	N/A	
4	01 -01	CAN - CANOPY	1	216	216	N/A	
				6,325		4,513	



Property Description

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
42-14-32 LOTS 1 THRU 3 & LOT 4 EXC N 30 FT & LOTS 41 & 42 & LOT 40 EXC N 30 FT & EXC PART IN RD & LOT 43 EXC ROW PARCEL 106 AS DESC IN OR 7957 PG 4299 BLK 10 RIO VISTA MB 6 PG 150 PER OR 3750 PG 3254	203	14 - 32 - 42	20 - 10 - 0010	26-DEC-81

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## ADDITIONAL PHOTOS



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## LOCATION MAPS



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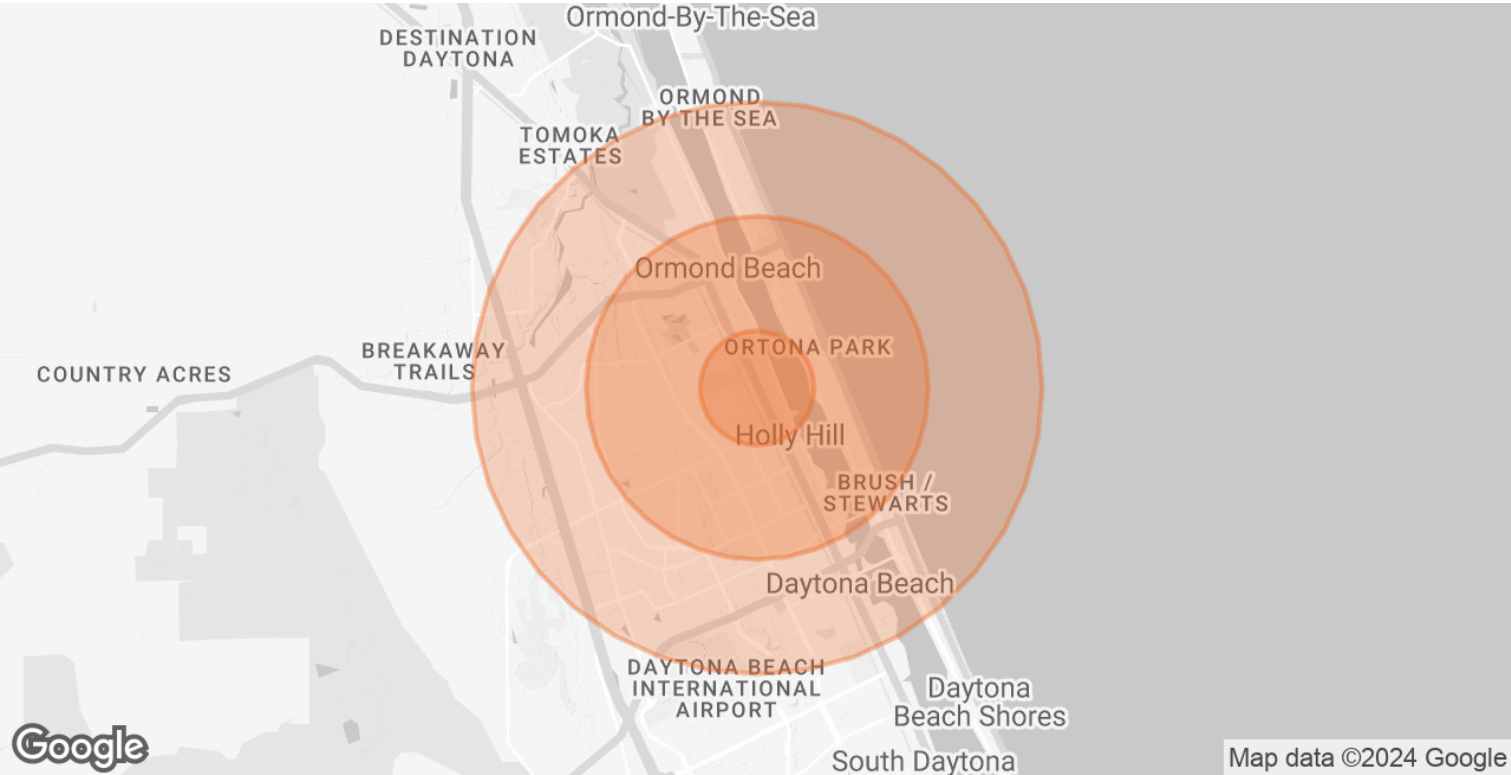
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,760	61,695	108,177
AVERAGE AGE	50.2	45.4	44.5
AVERAGE AGE (MALE)	50.4	44.2	43.7
AVERAGE AGE (FEMALE)	50.5	47.6	46.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,399	32,220	55,856
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$45,104	\$45,439	\$48,356
AVERAGE HOUSE VALUE	\$138,923	\$162,452	\$159,579

2020 American Community Survey (ACS)

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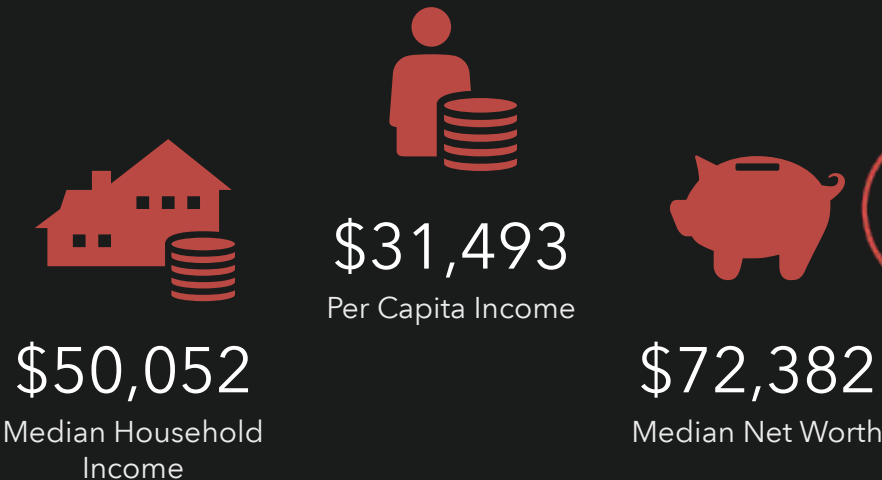


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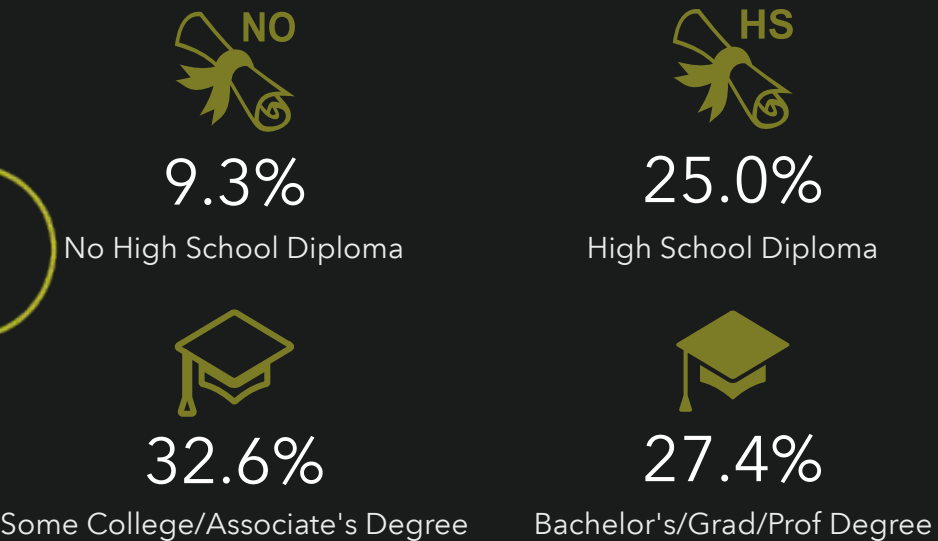
# Employment Overview

1600 Ridgewood Ave, Daytona Beach, Florida, 32117  
2  
Ring of 5 miles

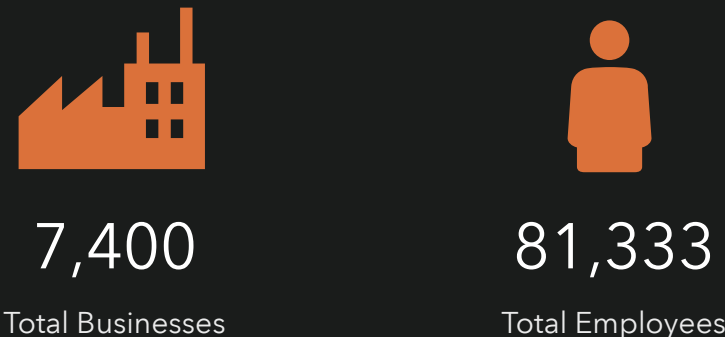
## INCOME



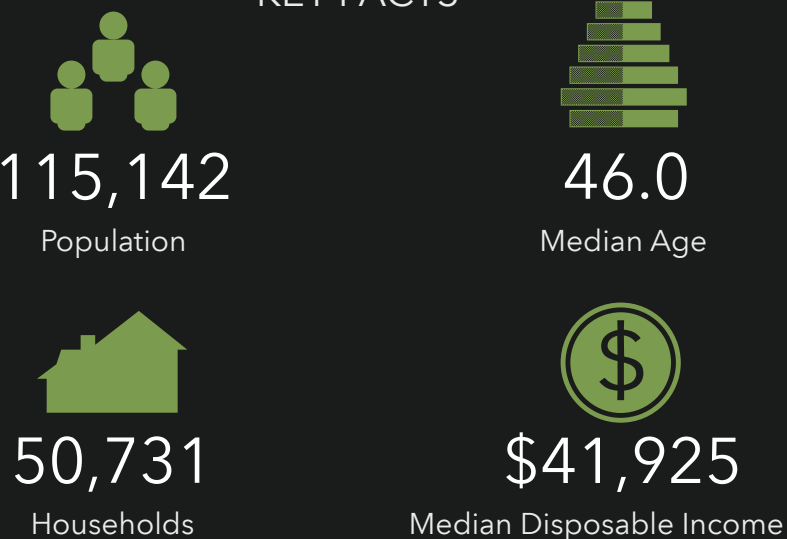
## EDUCATION



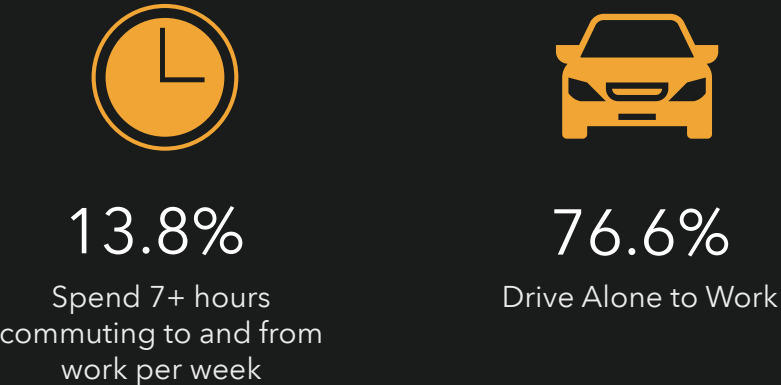
## BUSINESS



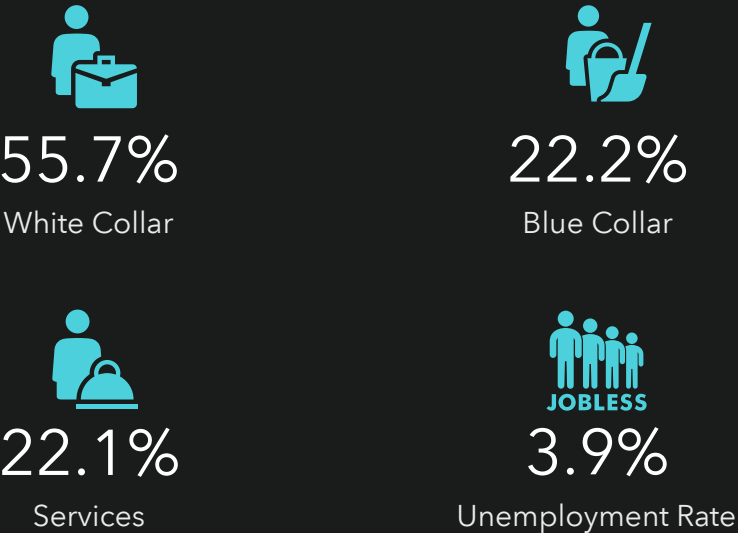
## KEY FACTS



## COMMUTERS



## EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).