

EXECUTIVE SUMMARY

• 3790 S Ridgewood Ave Port Orange, FL 32129



OFFERING SUMMARY

Sale Price: Subject To Offer

Price / SF: -

Lot Size: 0.68 Acres

Building Size: 2,094 SF

Zoning: RD

APN#: 630311040010

PROPERTY OVERVIEW

Redevelopment opportunity for retail and vehicle-related ventures. This 2,094SF building, situated in Port Orange and zoned RD provides an ideal canvas for a variety of business endeavors. With its prime location and versatile space, the property offers a strategic foothold in a thriving commercial hub.

Property will be sold with fuel restriction.

LOCATION OVERVIEW

Excellent location on the NW Corner of Ridgewood Ave (US Hwy-1) and Herbert Street. The area boasts a strong consumer base and enjoys a steady stream of traffic, making it an attractive prospect for tenants and investors alike.

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ADDITIONAL PHOTOS

• 3790 S Ridgewood Ave Port Orange, FL 32129



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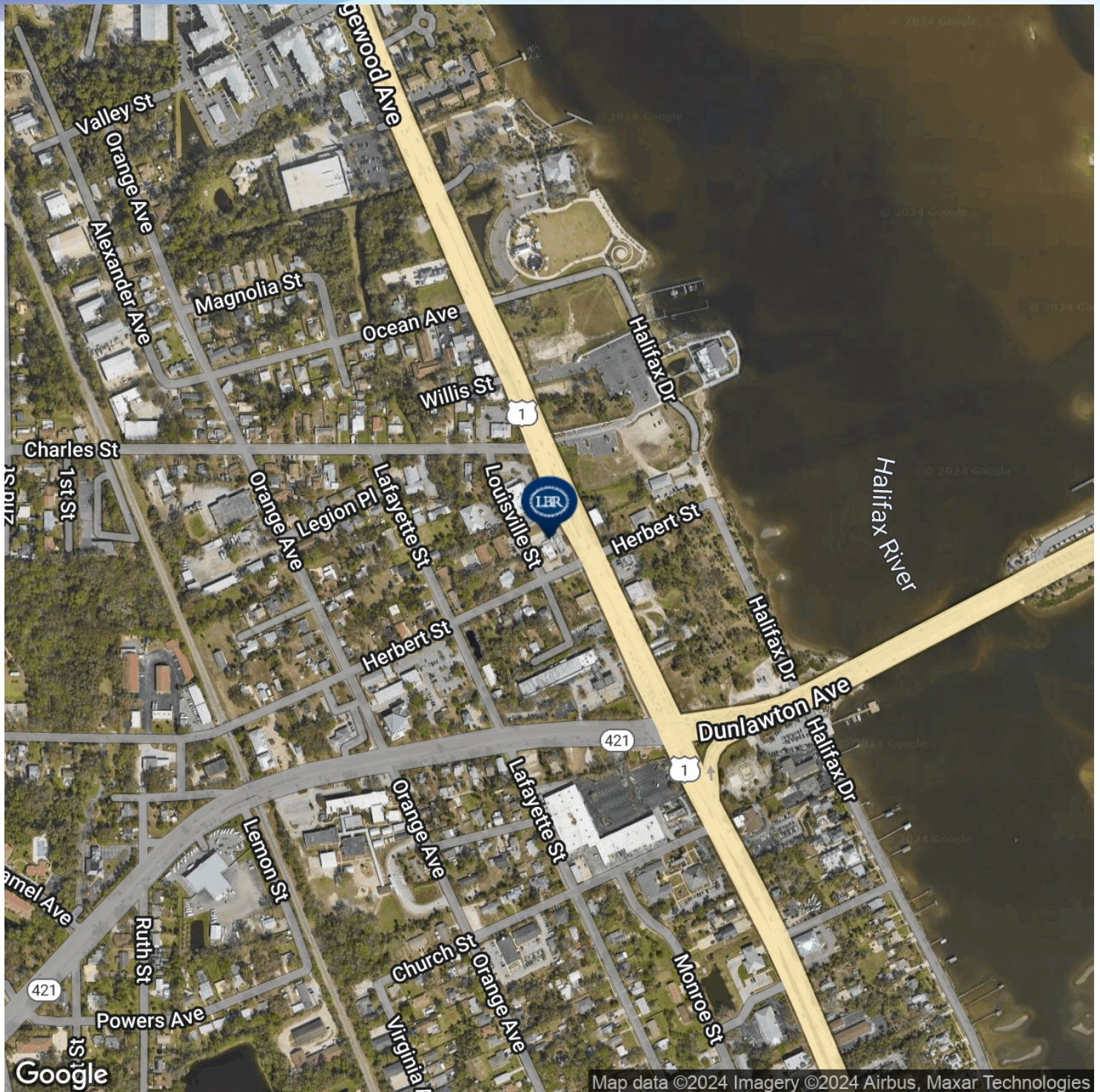
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LOCATION MAP

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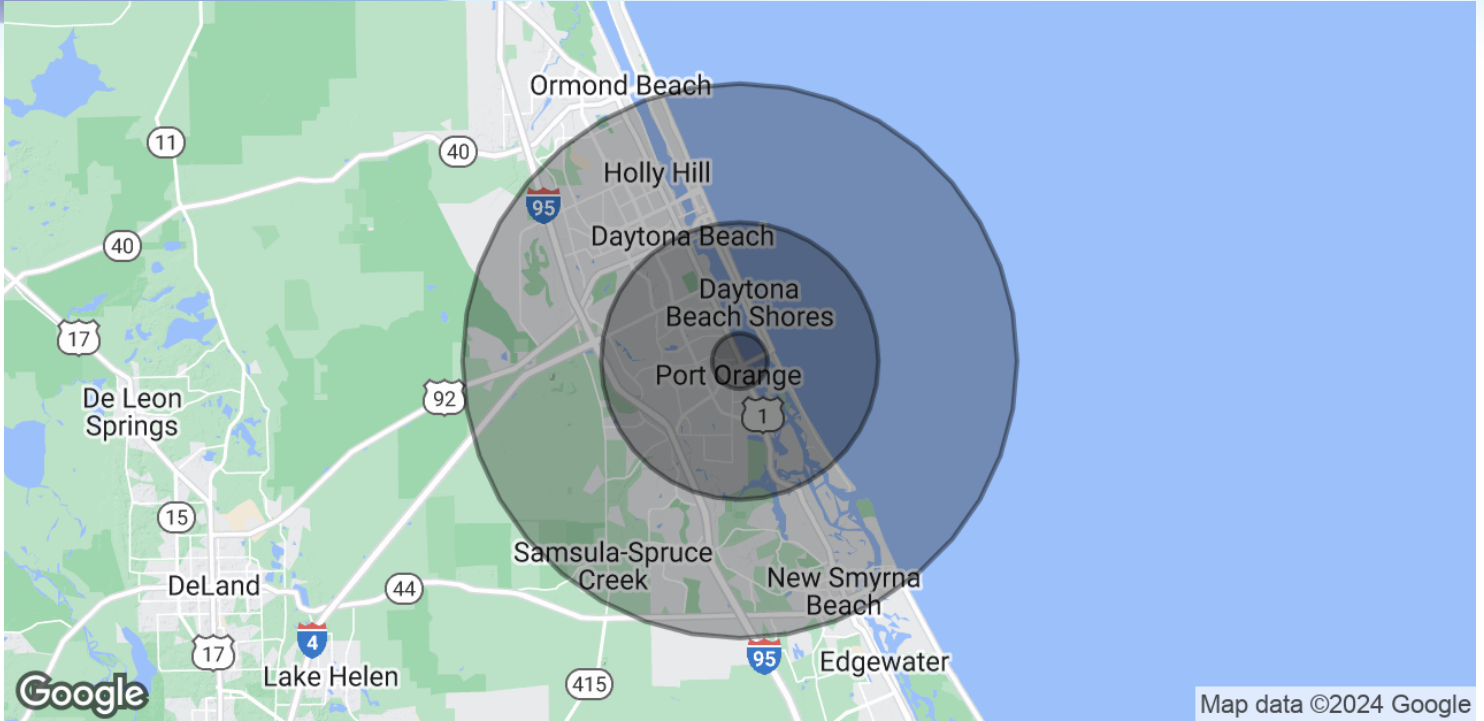
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,602	111,657	235,383
Average Age	47	48	48
Average Age (Male)	46	47	47
Average Age (Female)	48	49	48

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,611	51,476	106,340
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$59,556	\$73,337	\$75,388
Average House Value	\$234,397	\$293,391	\$309,192

Demographics data derived from AlphaMap

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