

EXECUTIVE SUMMARY

• 3790 S Ridgewood Ave Port Orange, FL 32129



OFFERING SUMMARY

Available SF: 0.68 Acres

Lease Rate: Negotiable

Building Size: 2,094 SF

Zoning: RD

PROPERTY OVERVIEW

Prime commercial property for Ground Lease or BTS in Port Orange, FL. Convenient access and ample parking, this property is perfectly situated for attracting clientele and accommodating staff. Property leased with a 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

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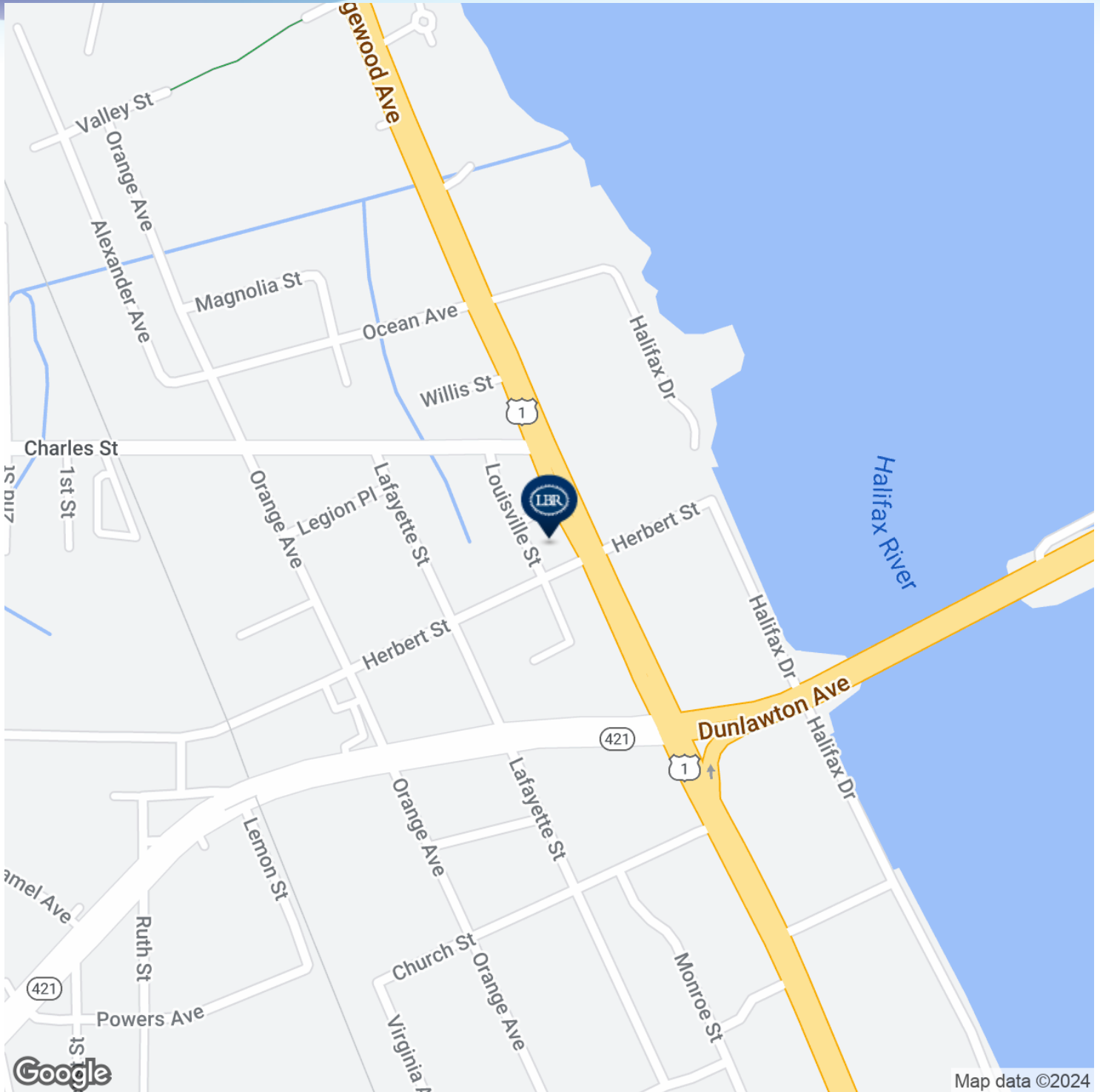
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LOCATION MAP

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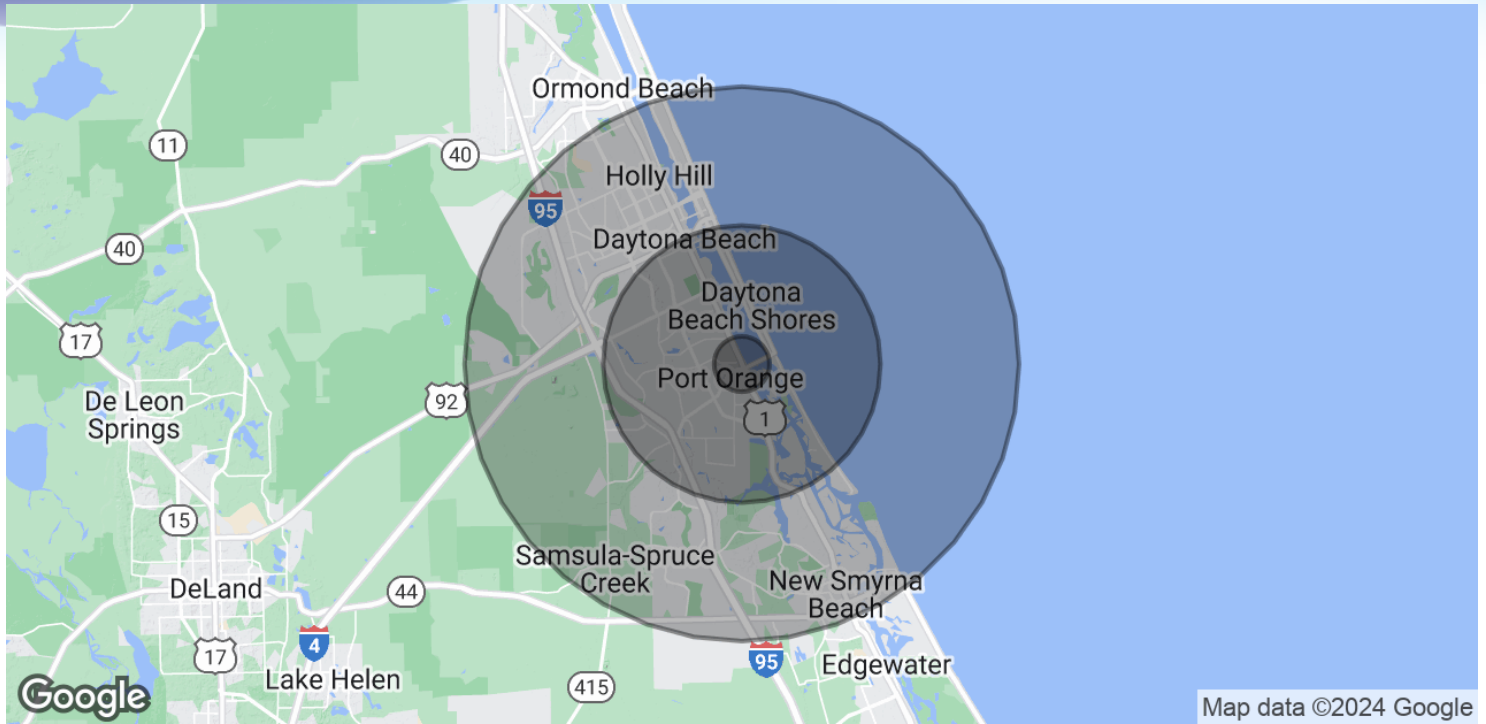
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DEMOGRAPHICS MAP & REPORT

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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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