



portunity | Offering Memorandum | Daytona Beach, FL

Retail/Office Space | \$650,000.00





Investment Summary

Offering Memorandum
Prime Retail/Office Building



Investment Summary

Prime retail/showroom opportunity located on a highly visible corner parcel of over one-half acre along a major corridor with approximately 27,500 AADT. This 6,500 square foot free-span concrete block building offers exceptional exposure, strong signage presence, and convenient access for both customers and deliveries. The interior features an open and flexible floor plan currently utilized as an office furniture showroom, allowing for a variety of retail, showroom, or commercial uses with minimal interior obstructions. The property includes three restrooms and is well-suited for both owner-users and investors seeking a functional layout with adaptability. Ample on-site parking and excellent ingress and egress enhance the property's usability and customer convenience. Surrounded by a mix of residential and commercial development, this location benefits from steady traffic flow and strong visibility, making it an ideal setting for businesses looking for exposure in a growing market.

Investment Highlights

- Large Corner Lot
- Solid CB Construction
- Clear Span Building
- 3 Bathrooms
- Zoned HVAC
- Subdividable
- Easy Ingress and Egress

Location Highlights

- Daytona Beach, FL
- High Visibility
- Path of Growth
- Central Location
- Proximity to schools, shopping
Historic sites, beach & river
- Liberal Zoning

Uses

- Retail Sales and Services
- Business/Prof Offices
- Medical/Dental Clinics
- Animal Grooming
- Restaurant
- Employment Center
- Place of Worship



Property Information



Property:

Street: 601 Ridgewood Ave
City State Zip: Daytona Beach, FL
Parcel ID: 5328-01-09-0080
Units: 1
Buildings: 1
Year Built: 1974
Year Reno: Various
Taxes: \$7,301 (2025)
Lot Size: .57 Acres
Lot SF: 24,829 SF
Building Size: 6,500 SF
Landscaping: Mature
Topography: Flat
Price: \$650,000.00
Financing: Traditional CRE/
Cash



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Historic Daytona Beach, FL



Historic Downtown Daytona Beach, situated along the Halifax River on Beach Street, is a cornerstone of the city's ongoing revitalization and a focal point for business and investment. The district is characterized by its early 20th-century architecture, walkable streetscape, and proximity to major attractions such as the Jackie Robinson Ballpark and the new Riverfront Esplanade. With a strong mix of local retailers, restaurants, professional services, and cultural venues, the area attracts both residents and visitors year-round. Supported by city-backed redevelopment initiatives, infrastructure upgrades, and steady growth in tourism and residential development, Historic Downtown Daytona Beach presents a compelling opportunity for commercial real estate investors and business owners seeking visibility, foot traffic, and long-term growth potential in a vibrant, historic setting.

Traffic Count

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Daily Traffic Info:
Road Name: N RIDGEWOOD AVE
From: INTL SPEEDWAY BLVD
To: SR-430/MASON AVE
Year: 2025
AADT: 27500
Roadway: 79030000
Cosite: 795074
County: Volusia
Lat/Long: 29.22234, -81.02889
[Historical AADT Chart...](#)



Contact Information

REALTY PROS
COMMERCIAL

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Confidentiality Statement

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.