



For Sale / Lease

12,610 SF Former Bank Building For Sale or Lease

2111 & 2119 S. Ridgewood Avenue, South Daytona, FL 32119



OFFERING SUMMARY

SALE PRICE:	\$1,900,000 (\$150.67 psf)
LEASE RATE:	\$13.00 - \$15.00 NNN
BUILDING SIZE:	12,610 SF
LOT SIZE:	2.2+/- Acres
YEAR BUILT:	1978
PARCEL NO:	5344-16-00-0242 5344-16-00-0240
TRAFFIC COUNT:	25,500 AADT
ZONING:	BGC

PROPERTY DESCRIPTION

Former Bank Building For Sale or Lease - a 12,610 SF freestanding two-story building on 2.2+/- acres.

The first floor retains its original vault and teller booth, with two restrooms and an open area proposed for conversion into five offices.

The second floor offers 11 offices, a large conference room, two restrooms, and a breakroom.

The property has ample parking, and an excess parcel of approximately 125' x 225' that could accommodate an additional building.

It fronts both Ridgewood Avenue and McDonald Street, just minutes from Beville Road and Dunlawton Avenue.

This highly visible property offers a unique opportunity for owner-users, investors, and tenants seeking a well-located facility in the Daytona Beach market.

Estimated CAM, Real Estate Taxes, and Insurance \$5.50 per SF.

LOCATION DESCRIPTION

Located on the southeast corner of Ridgewood Avenue and McDonald Street. Approximately 1 mile south of Beville Road and 2.3 miles north of Dunlawton Avenue.



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Additional Photos

12,610 SF Former Bank Building For Sale or Lease

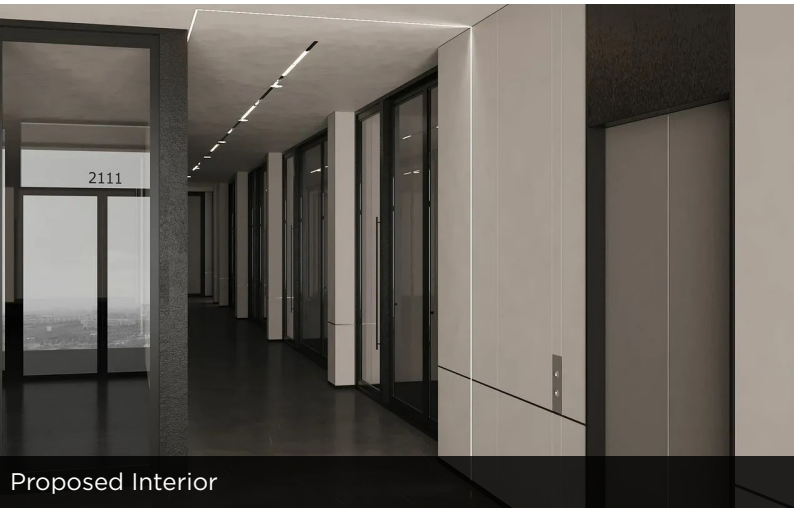
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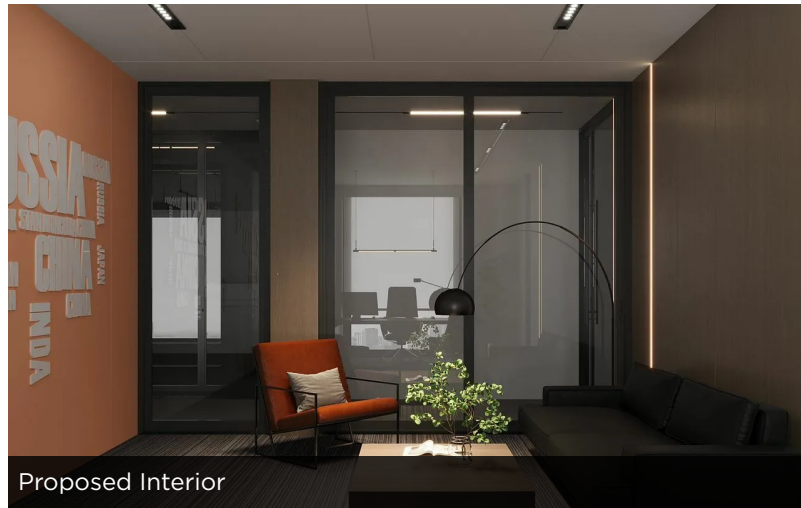
Building Exterior



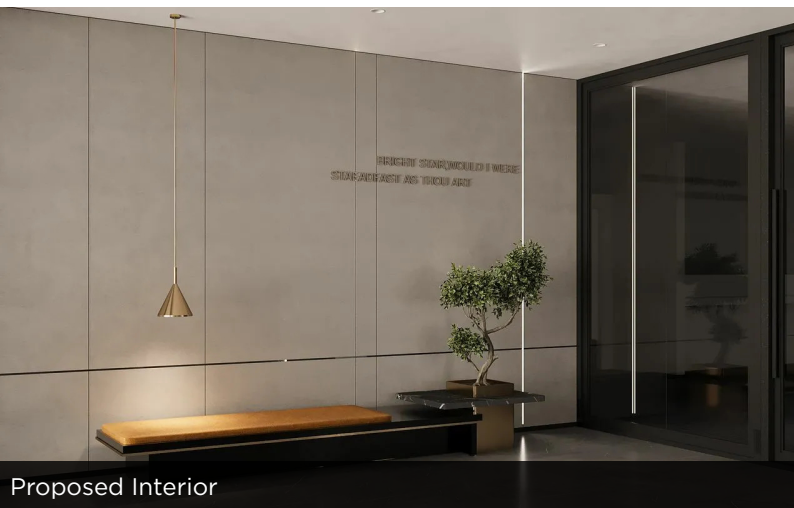
Proposed Exterior



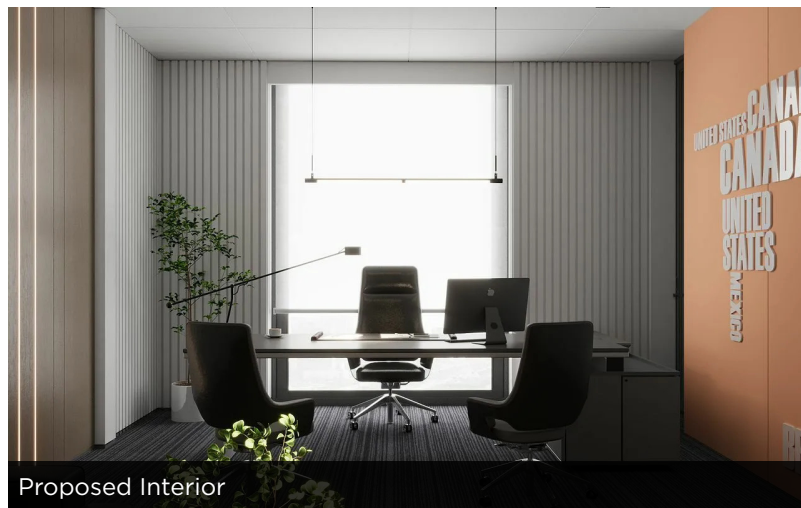
Proposed Interior



Proposed Interior



Proposed Interior



Proposed Interior



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Proposed First Floor Plan

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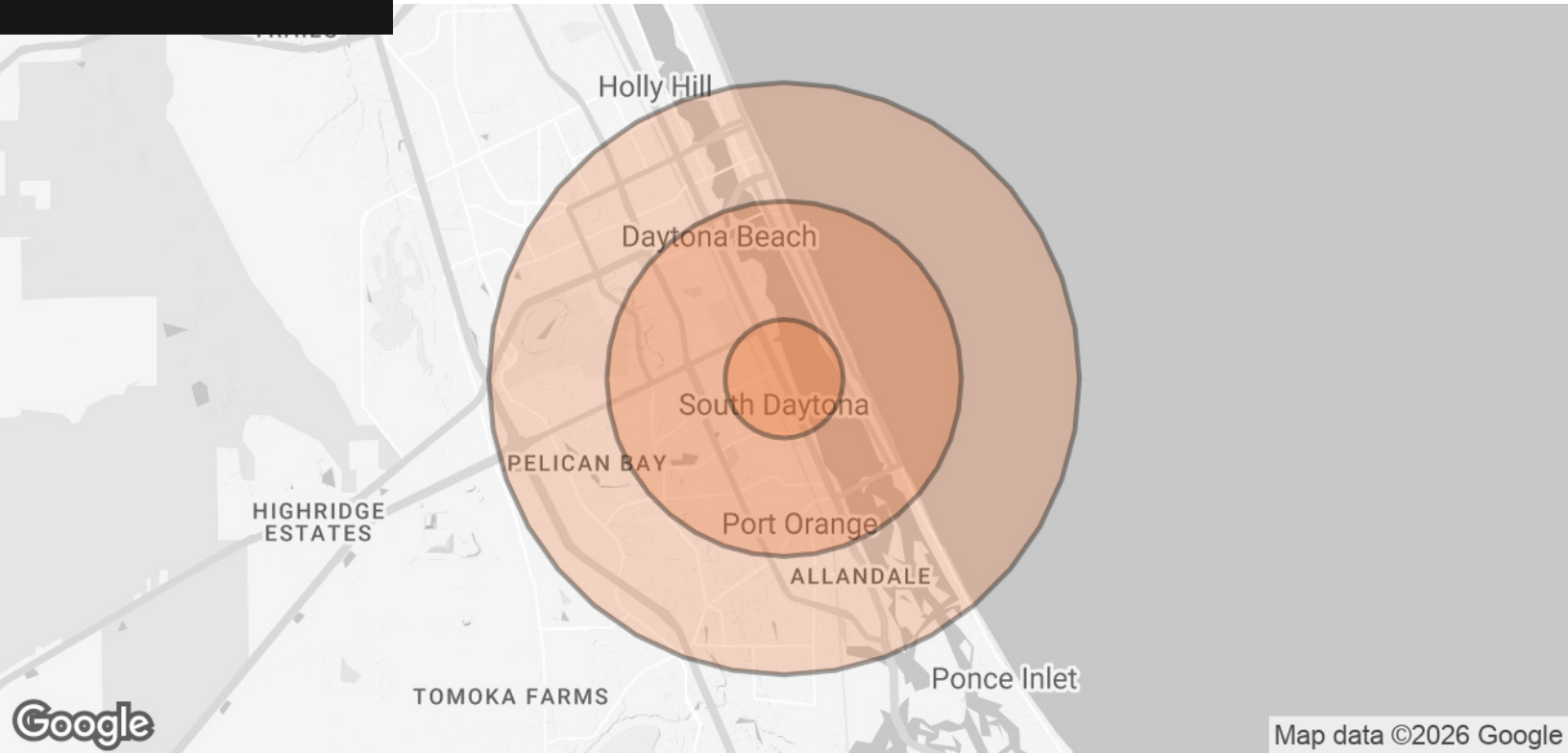
Proposed Second Floor Plan

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,848	57,267	121,633
AVERAGE AGE	48.8	46.5	44.2
AVERAGE AGE (MALE)	49.3	44.5	43
AVERAGE AGE (FEMALE)	50.8	47.7	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,266	27,726	55,185
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$70,542	\$66,560	\$69,682
AVERAGE HOUSE VALUE	\$257,900	\$245,940	\$249,712

2023 American Community Survey (ACS)



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