

**SALE**

## 2 Daytona Beach Office Buildings - 1 Parcel

**240 NORTH RIDGEWOOD AVENUE**

Daytona Beach, FL 32114

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,350,000
<b>BUILDING SIZE:</b>	12,058 SF
<b>LOT SIZE:</b>	0.66 Acres
<b>YEAR BUILT:</b>	1980
<b>ZONING:</b>	RDD3 - City of Daytona Beach
<b>TRAFFIC COUNT:</b>	27,000
<b>APN:</b>	533902530051

## PROPERTY HIGHLIGHTS

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## ADDITIONAL PHOTOS



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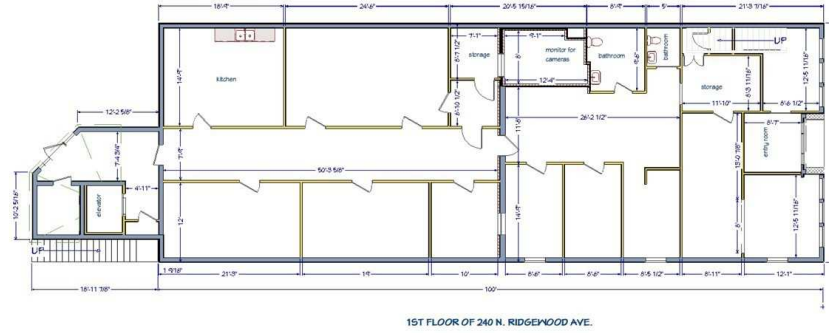
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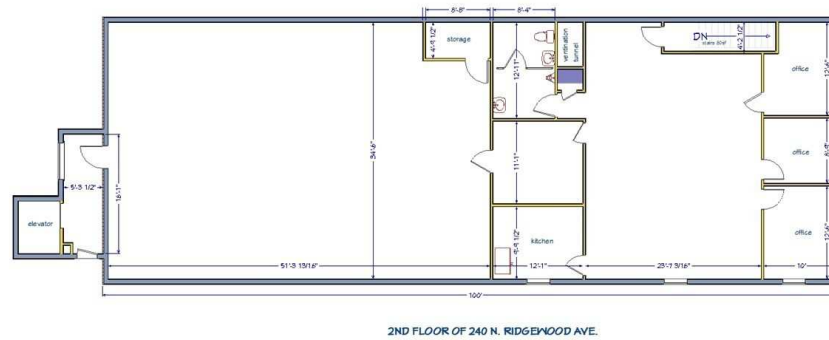


# 240 RIDGEWOOD FLOOR PLANS

## 240 N Ridgewood Floor Plan – First Floor



## 240 N Ridgewood Floor Plan – Second Floor



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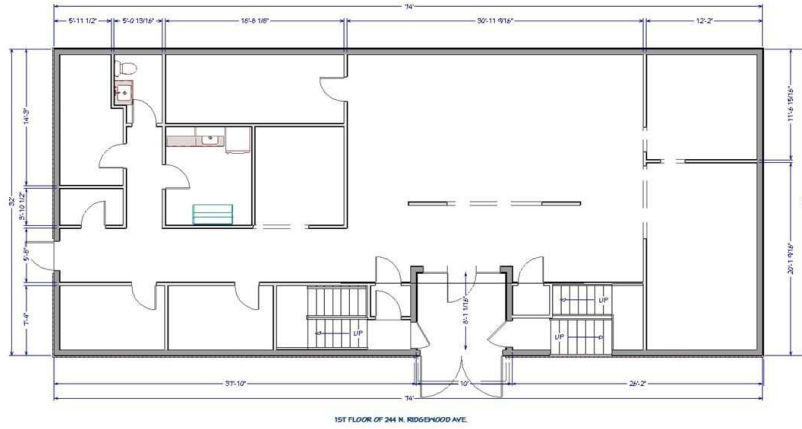
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# 244 RIDGEWOOD FLOOR PLANS

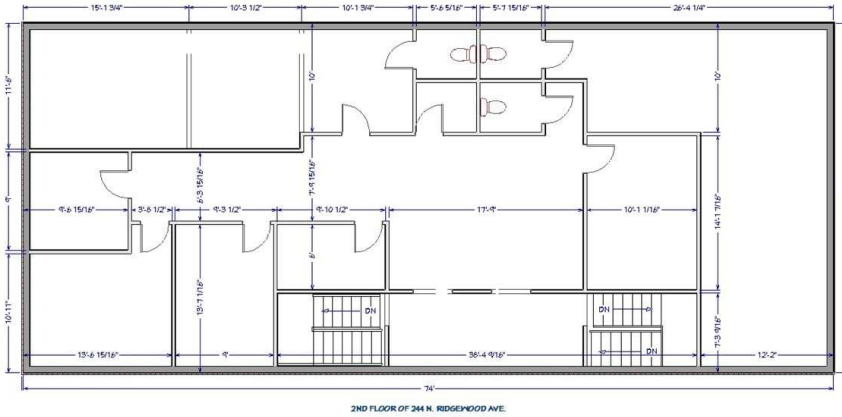
244 N Ridgewood Floor Plan – First Floor



244 N Ridgewood 3D – First Floor



244 N Ridgewood Floor Plan – Second Floor



244 N Ridgewood 3D – Second Floor



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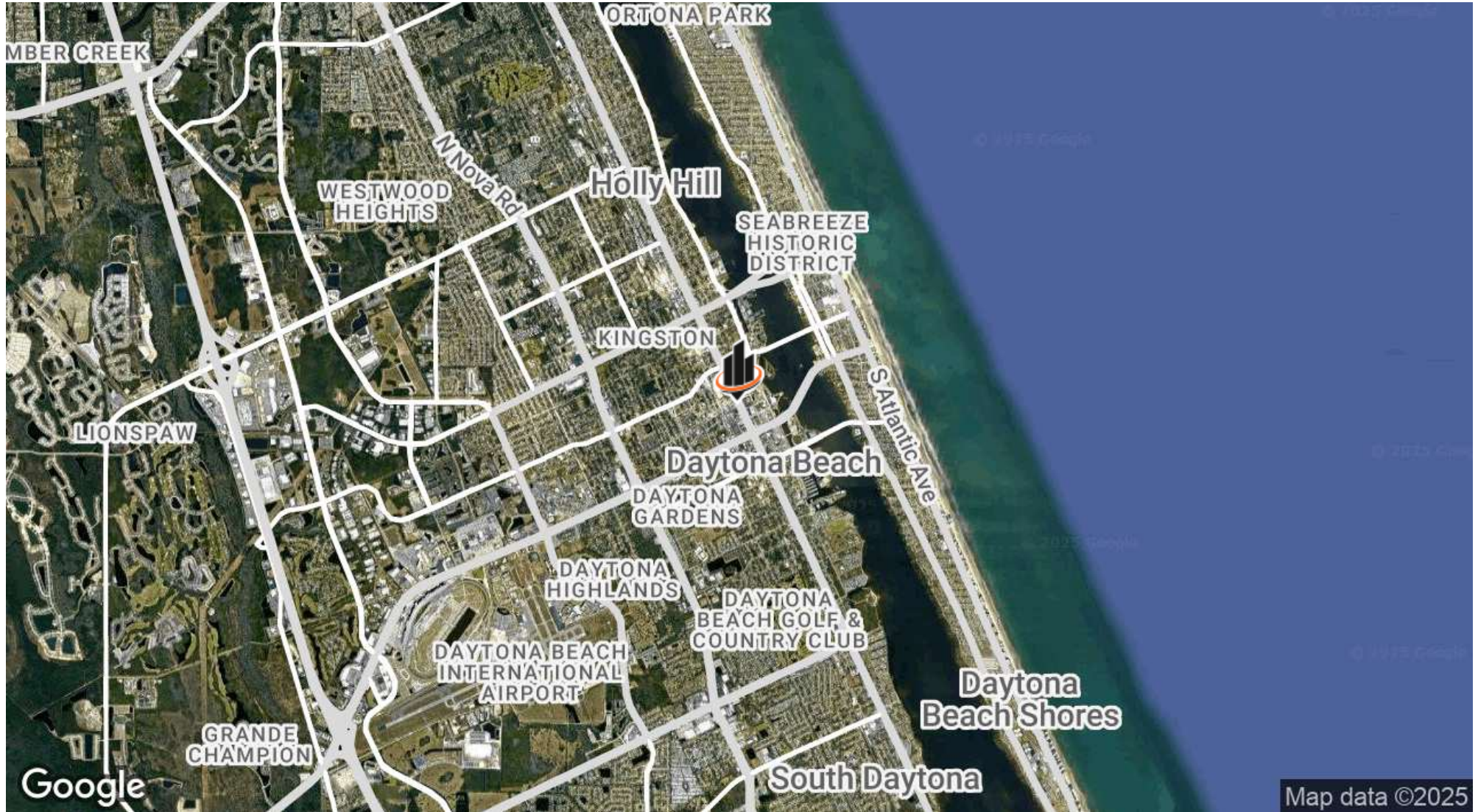
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

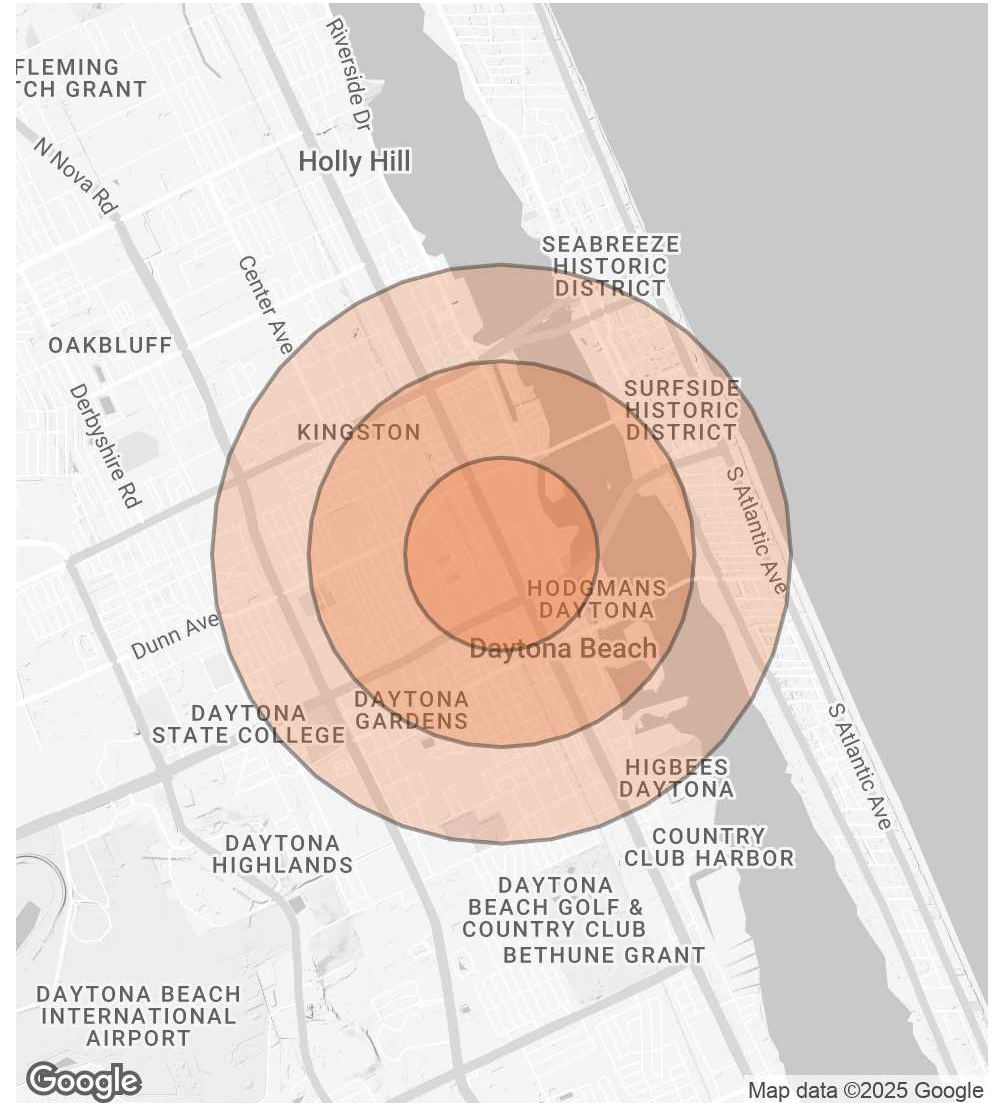
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,377	10,899	23,076
AVERAGE AGE	32.3	32.9	35.8
AVERAGE AGE (MALE)	26.7	30.9	34.9
AVERAGE AGE (FEMALE)	35.6	36.5	38.3

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	900	5,017	12,114
# OF PERSONS PER HH	2.6	2.2	1.9
AVERAGE HH INCOME	\$29,249	\$29,038	\$30,835
AVERAGE HOUSE VALUE	\$70,534	\$99,513	\$124,495

\* Demographic data derived from 2020 ACS - US Census



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