



AVAILABLE | FOR LEASE | BTS

100 N RIDGEWOOD AVE
DAYTONA BEACH, FL 32118

Property Highlights

- **0.29 Acre** - Corner Lot
- **Zoning: RDD3** (Retail, Professional services, Medical, Automotive)
- Excellent visibility & access with signalized intersection
- High traffic counts (30,500 VPD & 23,500 VPD)
- Less than two miles from **Daytona Beach**
- Great opportunity for redevelopment on prime retail corner
- Former building has been demolished. Site is clear and ready for your use



CONTACT

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LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	11,418	4,417	\$44,222	1,032	8,715
5 Miles	139,976	62,780	\$68,046	9,464	80,447
10 Miles	263,829	117,820	\$81,051	15,895	127,224



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AERIAL



DAYTONA BEACH
INTERNATIONAL
AIRPORT



Walgreens

W International
Speedway Blvd
23,500+VPD

100 N
RIDGEWOOD AVE



N Ridgewood Ave

30,500+VPD

POPEYES

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Downtown Daytona Beach

Summary of Recent Significant Investments (within 1 mile of site)

- Construction and occupancy by Brown and Brown Insurance, Inc. (NYSE:BRO) of its global headquarters located at 300 N Beach Street (0.6 miles) **\$65 million**, 11 story office building houses 500 employees each day
- **\$14 million** renovation of 220 S Ridgewood Avenue (0.2 miles) by Brown and Brown which houses another 600 employees of its Proctor Loan Protector subsidiary
- **\$31 million** investment in the Riverfront Esplanade (0.3 miles) to create a world-class botanical park and riverfront gathering space
- **\$30 million** Jackie Robinson Ballpark (0.6 miles) modernization which hosts 66 Single-A baseball games each year of the Daytona Tortugas
- 400 Beach (0.2 miles), a 6 story, 294 luxury unit multifamily apartment building with a construction cost of greater than **\$100 million**
- **\$6.3 million** purchase by Westplan Investors (Atlanta) of 6 acres located at the northeast corner of ISB and Ridgewood (directly across the street) for the planned construction of a 300-unit, market-rate apartment complex



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