

**SALE**

# Downtown Daytona Beach - 27,000 SF on 3 Acres

**130 N. RIDGEWOOD AVENUE**

Daytona Beach, FL 32114

**PRESENTED BY:**

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

O: 386.566.3726

[carl.lentz@svn.com](mailto:carl.lentz@svn.com)

FL #BK3068067

## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	Downtown Daytona Beach - 27,000 SF on 3 Acres
<b>ASKING PRICE</b>	\$2,650,000
<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Building
<b>APN</b>	533901210030
<b>BUILDING SIZE</b>	26,808 SF
<b>LOT SIZE</b>	2.773 Acres
<b>BUILDING CLASS</b>	B
<b>YEAR BUILT</b>	1964
<b>YEAR LAST RENOVATED</b>	2014
<b>NUMBER OF FLOORS</b>	2
<b>PARKING SPACES</b>	152
<b>CONSTRUCTION STATUS</b>	Existing
<b>NUMBER OF BUILDINGS</b>	2



- Former Wells Fargo Bank Branch With Drive Through
- Property For Sale or Lease-Investment or End User
- Primary Building - 25,368 SF - Main Floor 16,622 SF
- Downstairs - 8,746 SF Maintenance Building - 1,440 SF
- Clean, High Ceiling Space
- Active Drive Throughs Available - Vaults in Place
- Ample Parking With Covered Parking Areas-152 Spaces
- Located Downtown With Easy Interstate Access
- RDD-3 & M-1 City of Daytona Beach
- Easily Split Into Multi-Tenant Space

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**ADDITIONAL PHOTOS**



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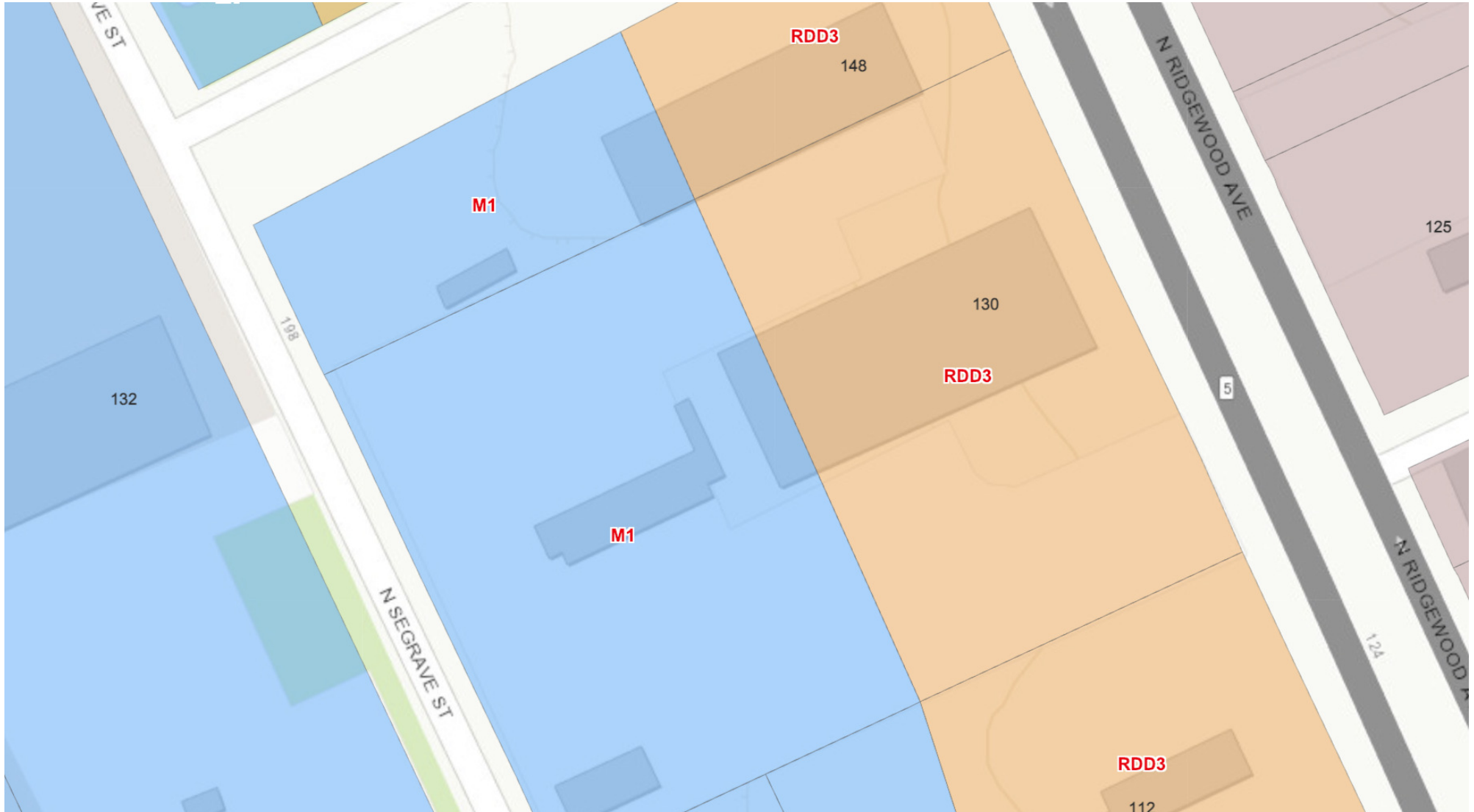
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# ZONING MAP



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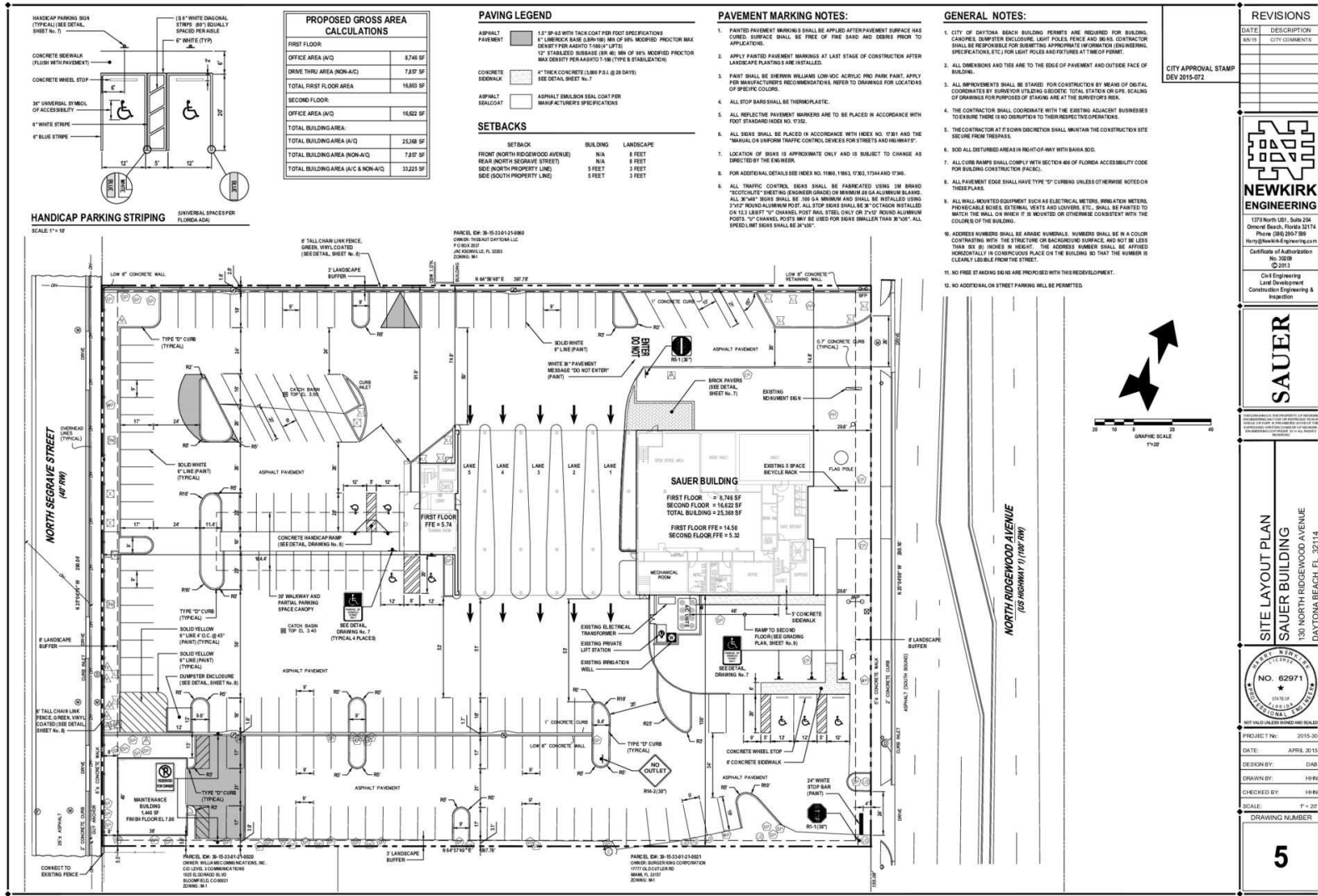
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# SITE PLAN



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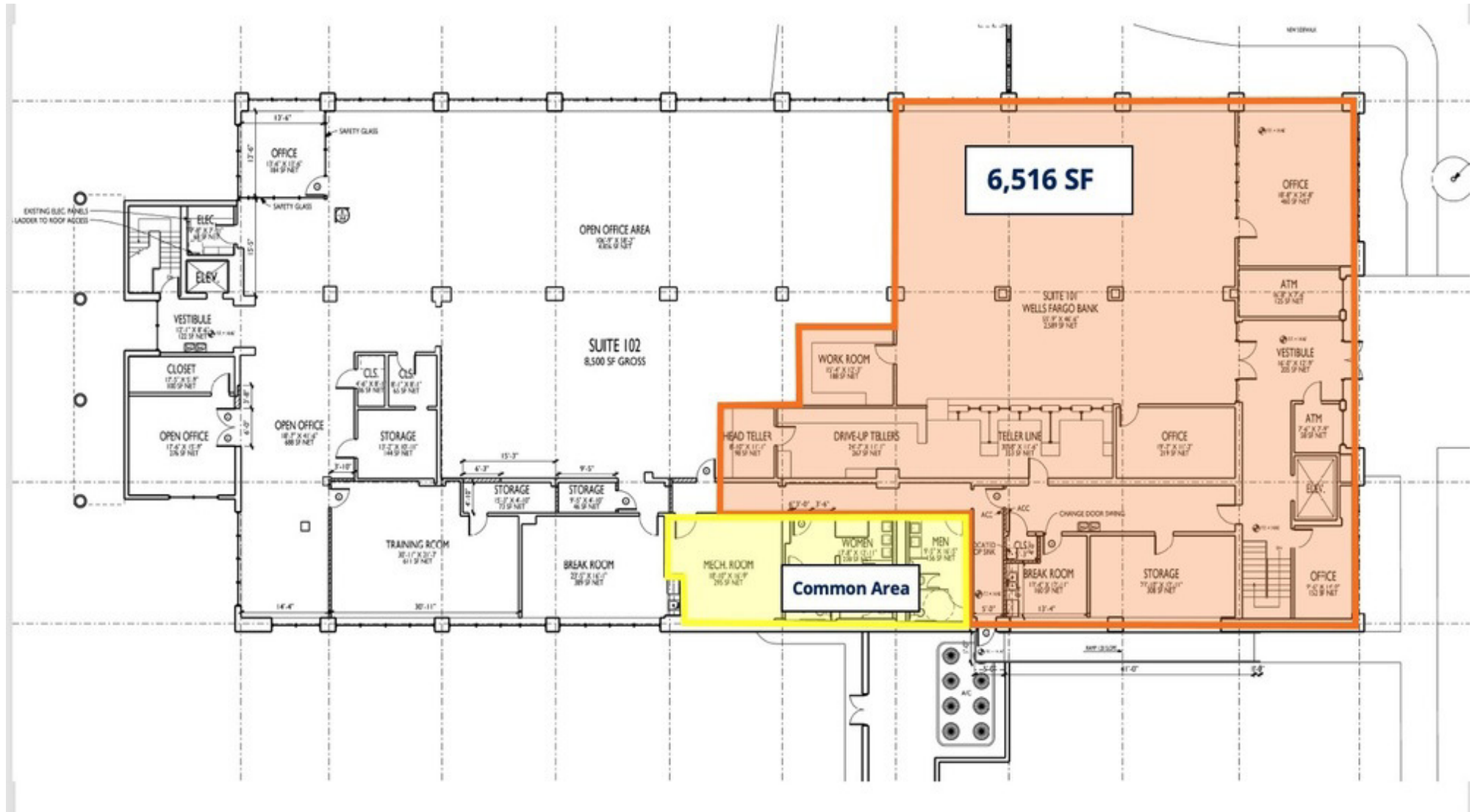
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# TOP FLOOR



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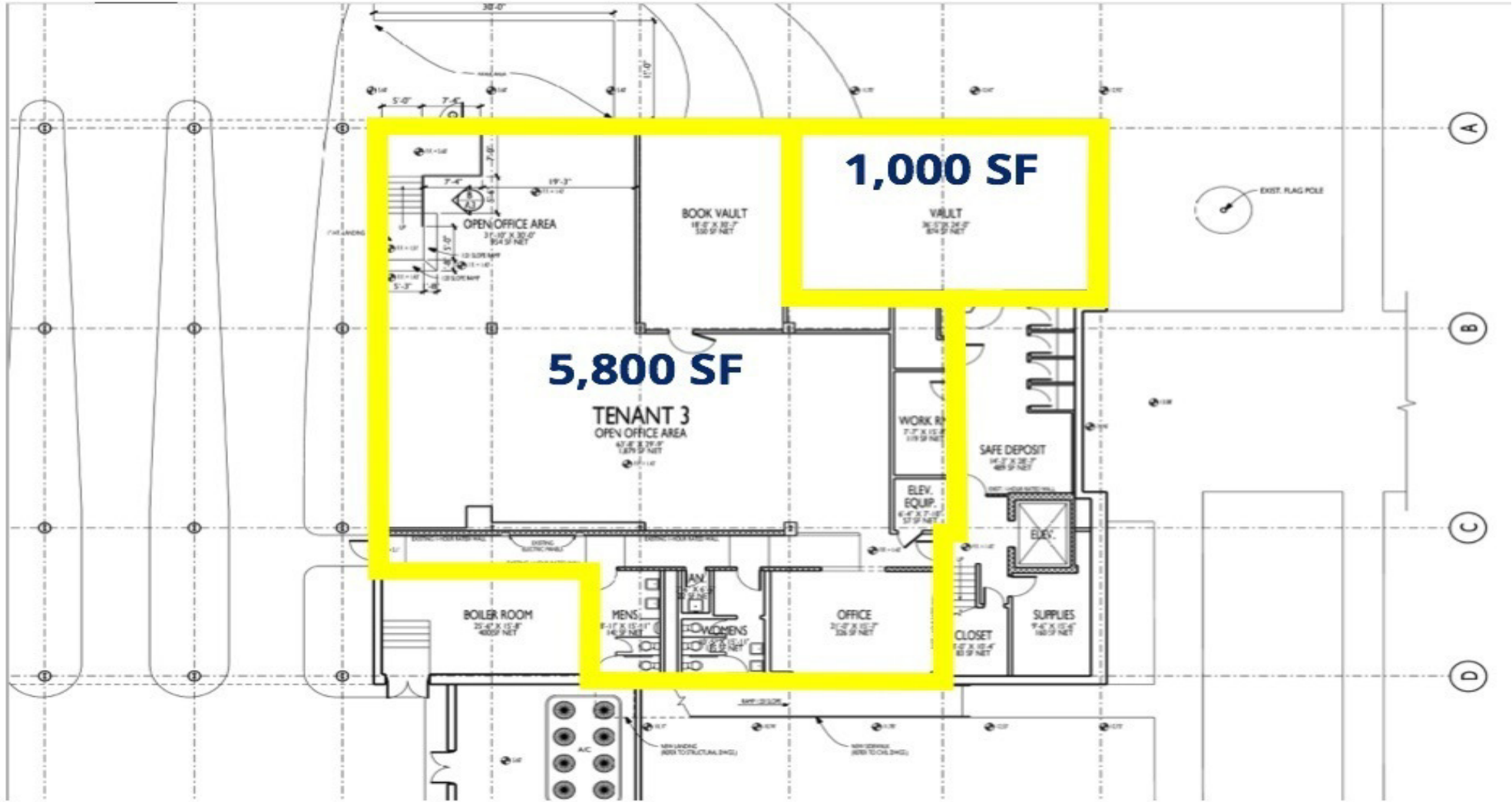
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# BOTTOM FLOOR



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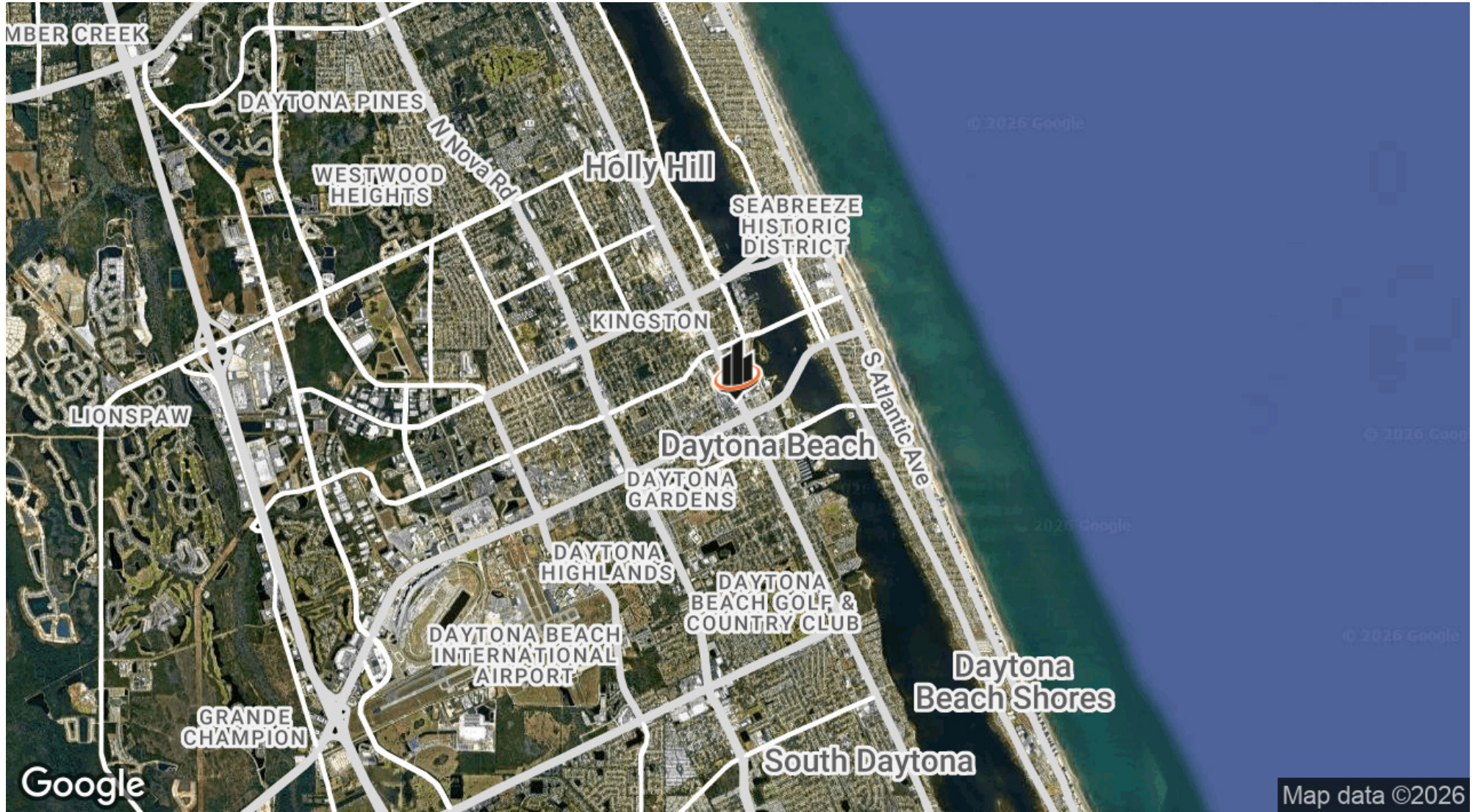
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

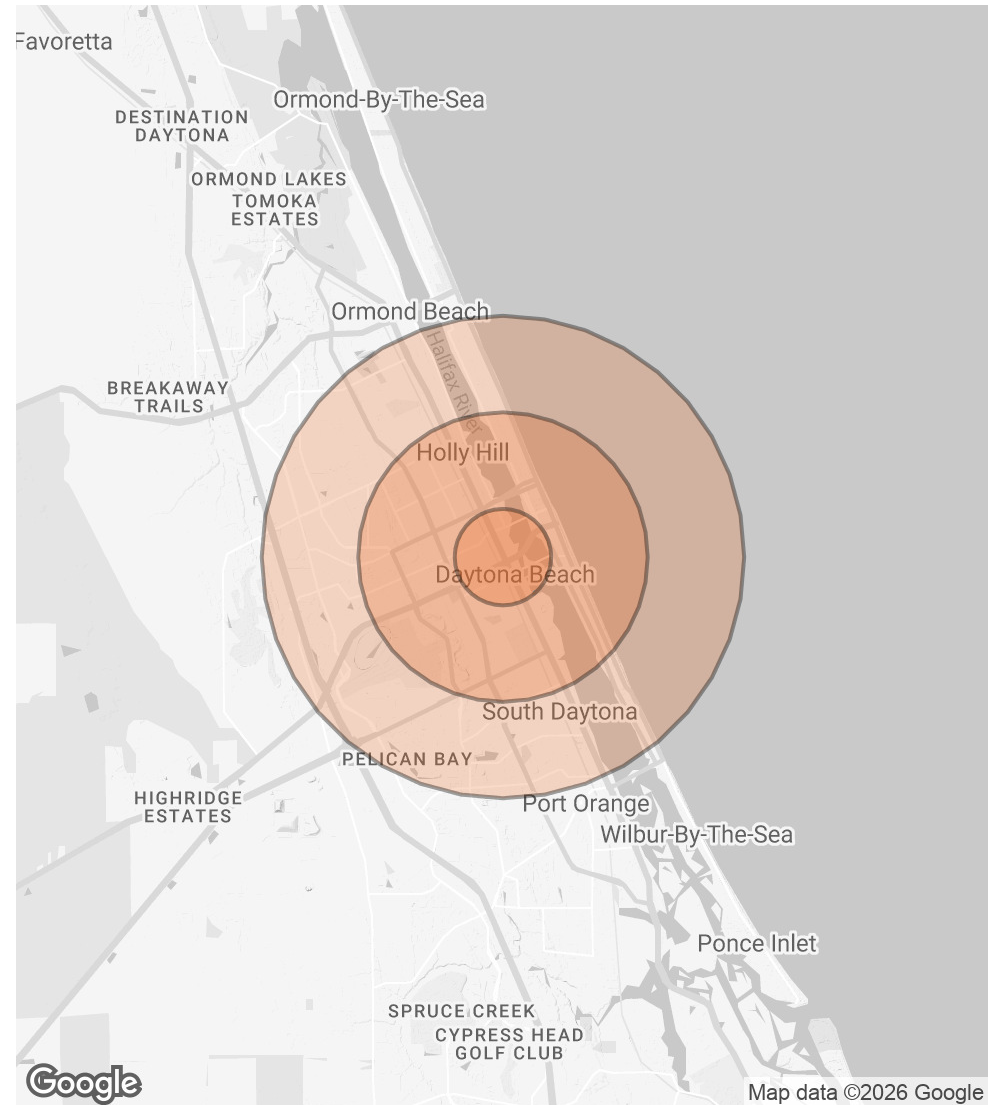
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,870	57,732	120,850
<b>AVERAGE AGE</b>	30.1	37.5	40.5
<b>AVERAGE AGE (MALE)</b>	29.1	36.4	38.8
<b>AVERAGE AGE (FEMALE)</b>	30.7	39.1	42.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,242	23,158	50,385
<b># OF PERSONS PER HH</b>	2.7	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$28,882	\$40,017	\$43,368
<b>AVERAGE HOUSE VALUE</b>	\$204,801	\$171,837	\$190,143

\* Demographic data derived from 2020 ACS - US Census



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