

Opportunity Zone | Income Producing Mixed-Use Building

4180 S. Ridgewood Avenue

Port Orange, FL 32127



OFFERING SUMMARY

SALE PRICE: \$410,000

LOT SIZE: 0.37+/- Acres

BUILDING SIZE: 3,900 SF

YEAR BUILT: 1984

PARCEL NO: 6341-03-00-0050

TRAFFIC COUNT: 20,400 AADT

ZONING: RD Ridgewood
Development

PROPERTY OVERVIEW

Fully Leased Office, Retail, Two Apartments, and Two Car Garage.

First Floor: Two 435 SF Retail/Office units - Currently occupied by hair salon and CPA.

Apartment 1/1 approximately 545 SF with granite counter tops in the kitchen.

Oversized Two Car Garage, approximately 30x30.

Second Floor: Apartment 2/2 approximately 1,500 SF plus balcony facing the river.

Front and rear parking with access off Ridgewood Avenue & Monroe Street.

Annual Gross Income \$32,400.

Located in an OPPORTUNITY ZONE.

LOCATION OVERVIEW

Located just south of Dunlawton Avenue on the west side of Ridgewood Avenue.

One block to Halifax River.

Approximately 1.2 miles to the beach and 3.6 miles to Interstate 95.

John W. Trost, CCIM

Principal | Senior Advisor

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

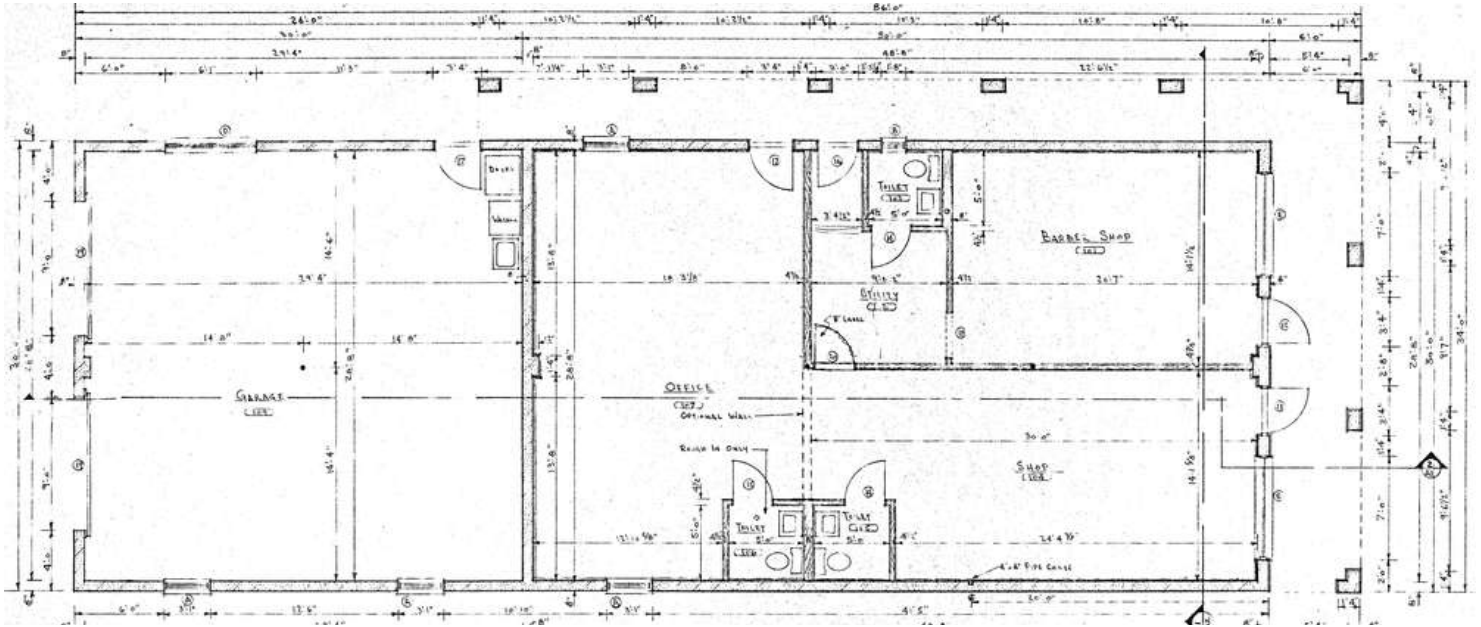


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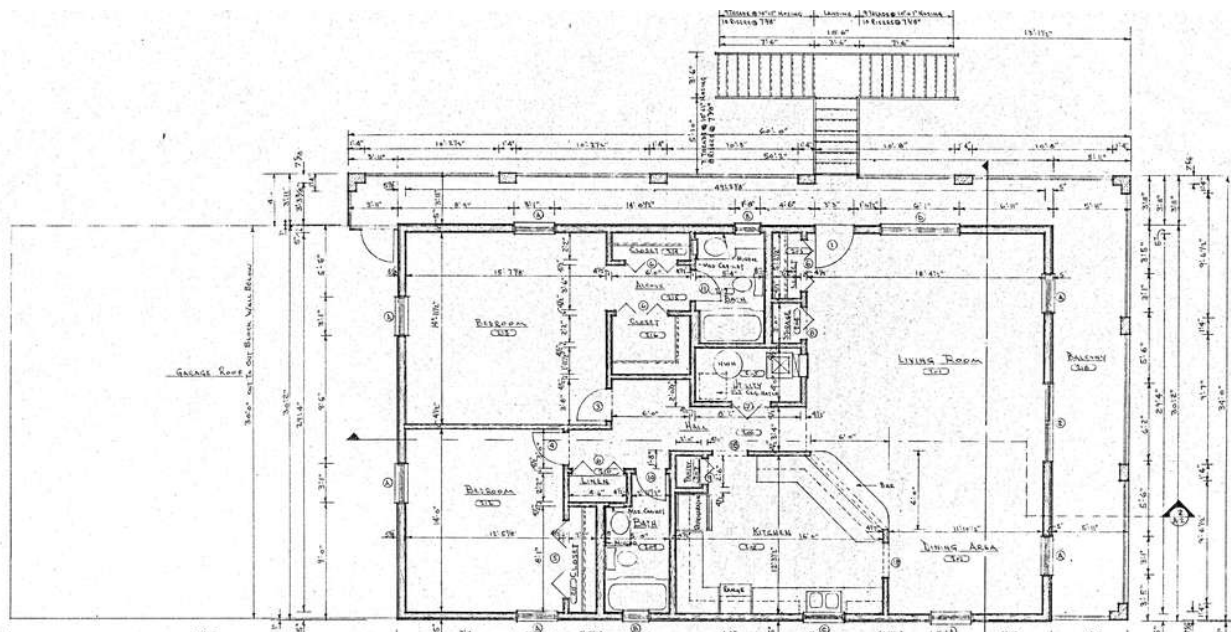


Floor Plans



1

FIRST FLOOR PLAN



2

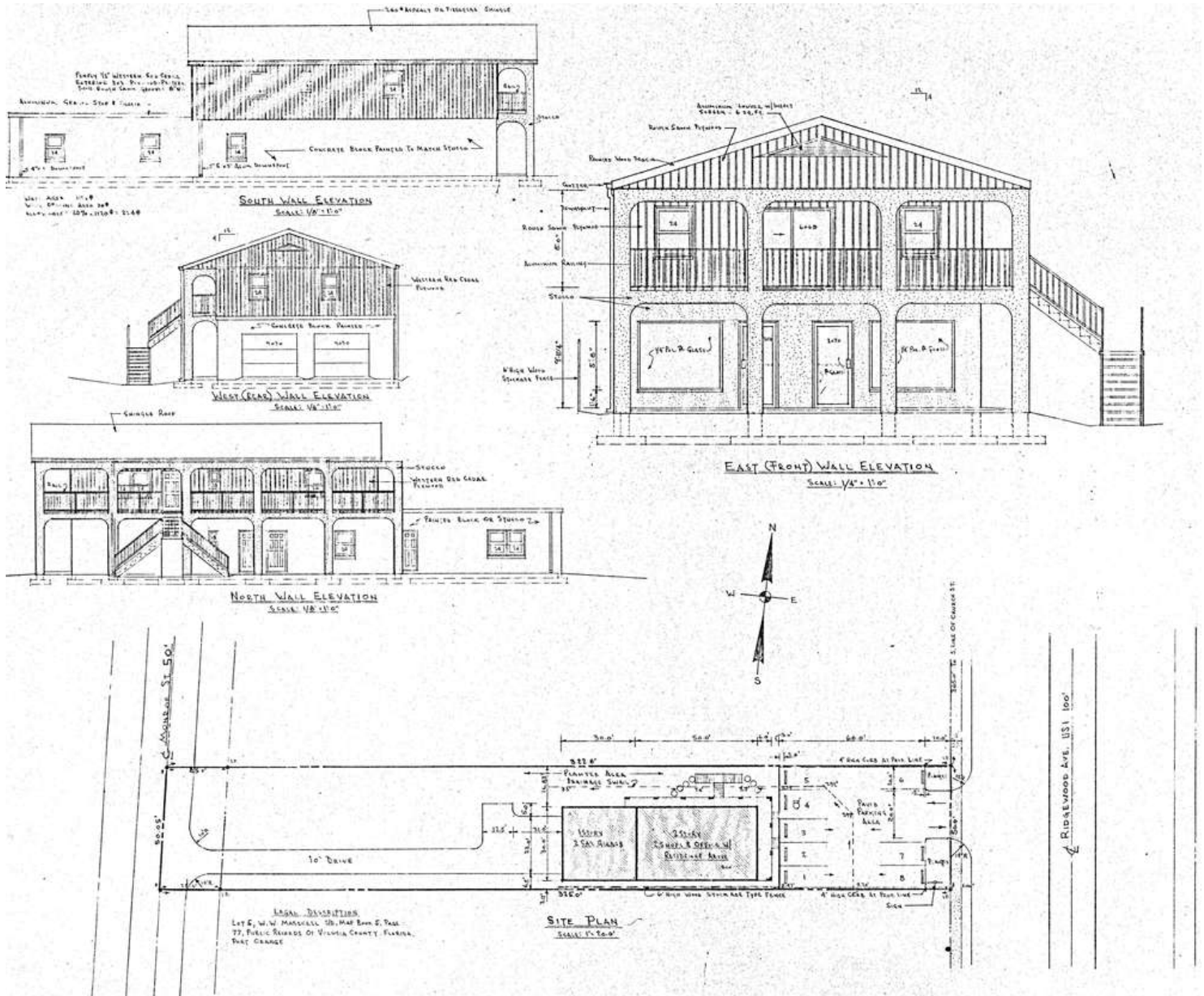
SECOND FLOOR PLAN

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Site Plan & Elevations

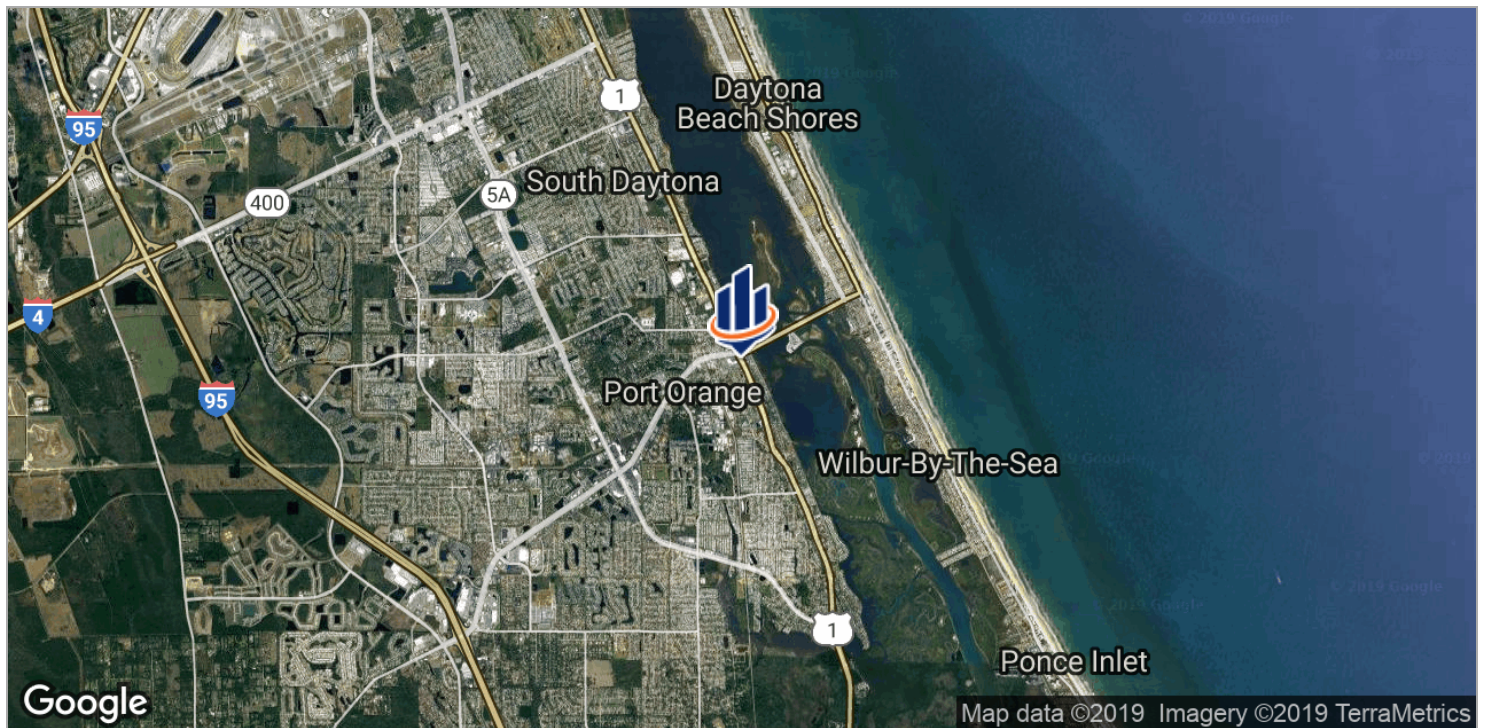


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Location Maps

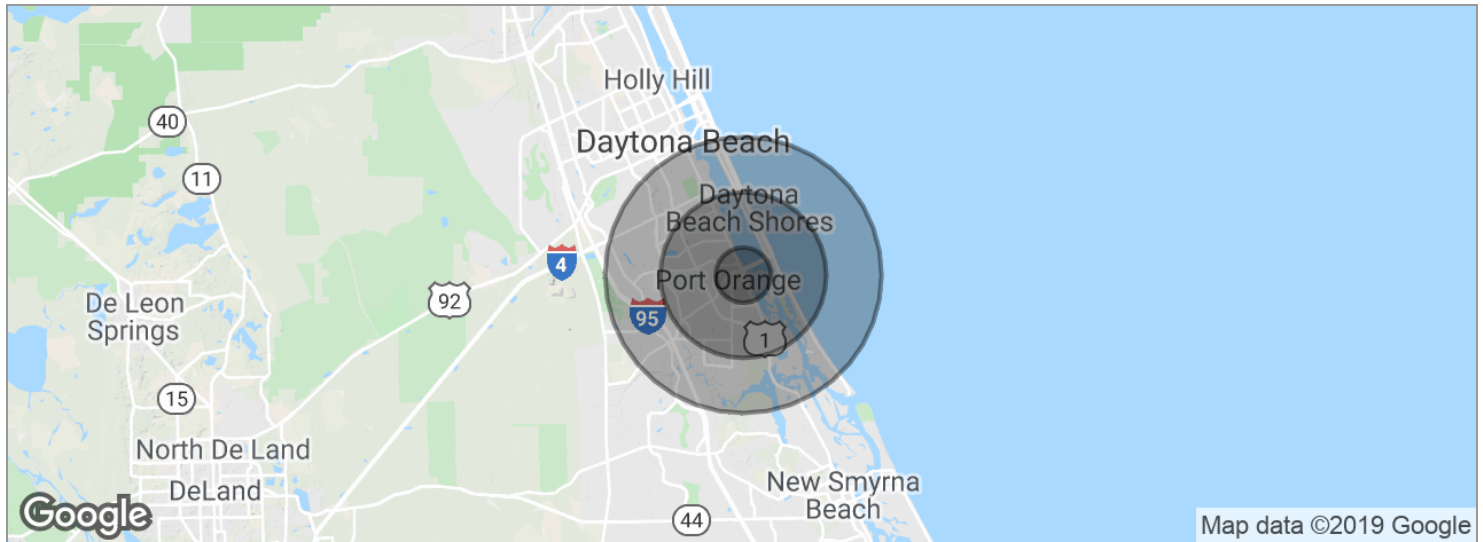


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,073	47,731	100,385
Median age	47.4	48.7	46.7
Median age [Male]	44.9	45.3	44.4
Median age [Female]	50.3	50.9	48.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,393	21,611	44,197
# of persons per HH	2.1	2.2	2.3
Average HH income	\$43,932	\$50,891	\$53,517
Average house value	\$130,032	\$221,114	\$255,805

* Demographic data derived from 2010 US Census

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