

FANTASTIC POTENTIAL FOR REPURPOSING

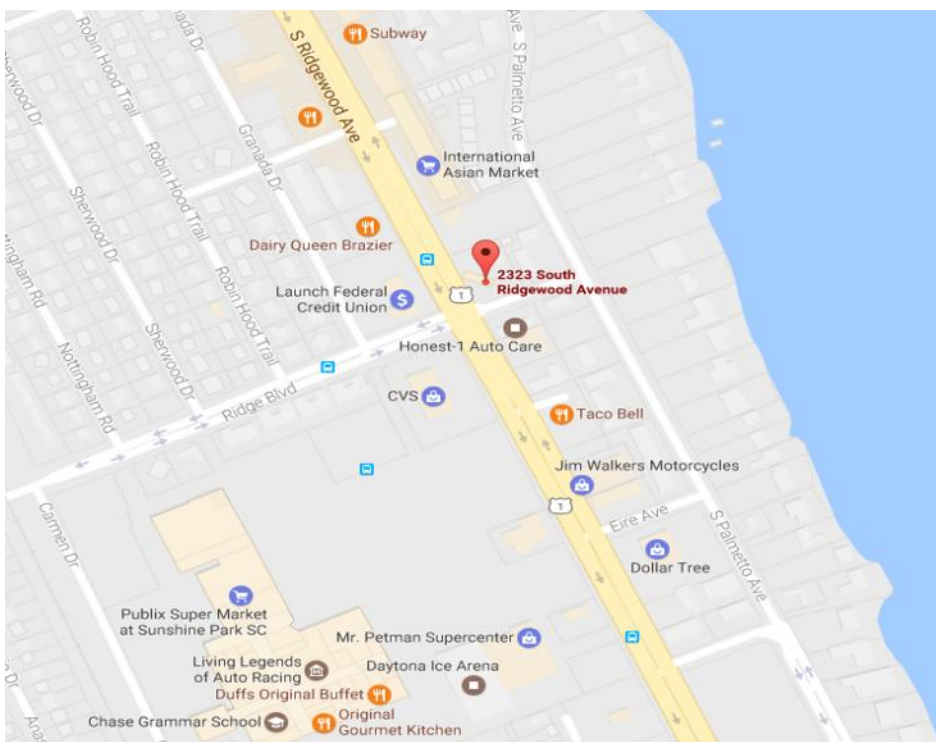
PREVIOUSLY A GAS STATION WITH GREAT VISIBILITY & HIGH TRAFFIC

2323 S Ridgewood Avenue, South Daytona, FL 32119



PROPERTY SPECIFICATIONS

Lease Price:	\$12.00 psf Annual \$2,407.00 Monthly Modified Gross
Parcel ID:	5344-12-00-0400
Land Size:	28,800 Sq Ft
Building Size:	2,407 Sq Ft
Year Built:	1962
Parking:	Ample Parking
Traffic Count:	28,500 AADT
Zoning:	BGC Business General Commercial



REMARKS Locate your business on this lighted corner of a main artery / commuter route with high visibility and high traffic count across from Publix and Sunshine Park Mall. This former gas station is the perfect location for your restaurant, retail shop, office.

See last pages for article on gas station conversions.



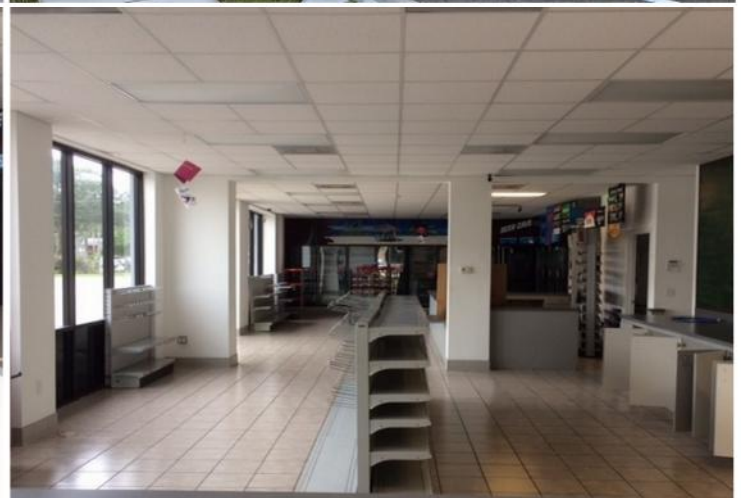
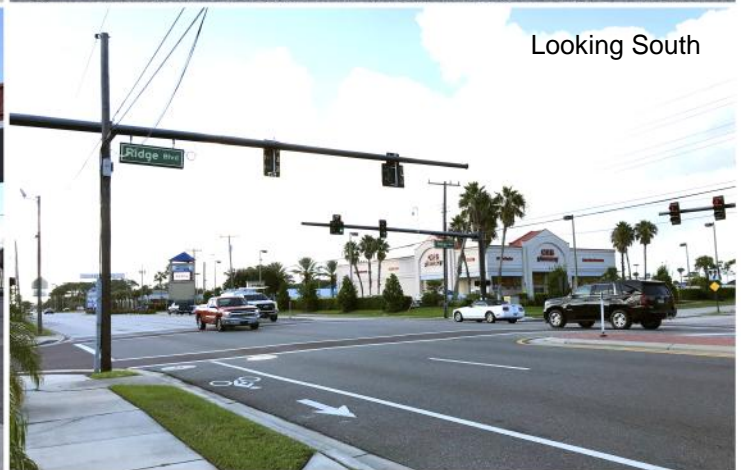
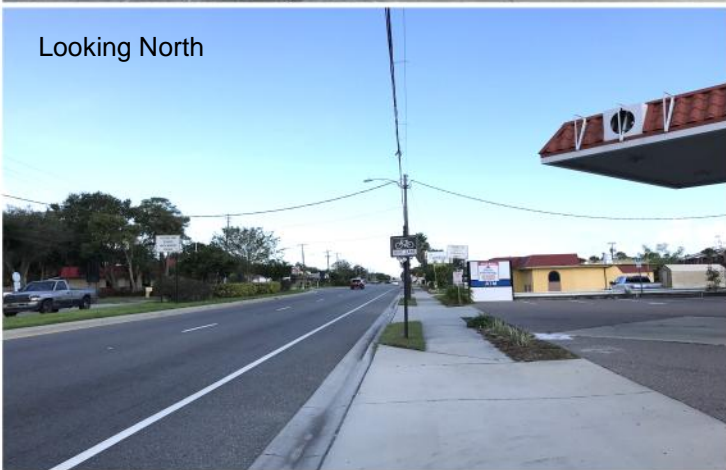
211 E Intl Speedway Blvd, Suite 104
Daytona Beach, FL 32118

www.buddyandron.com



Buddy Budiansky, CCIM
Vice President Commercial Services
386.334.2865

Ron Frederick
Broker/Associate
386.334.8997



ZONING

Business General Commercial (BGC) district.

Purpose and intent: This district is intended to provide for retail, service and professional business located along arterial roads. Automotive related uses and certain other types of businesses are permitted as special exceptions. It is intended that automotive uses be located on arterial roads in clusters at intersections with these arterial roads.

Permitted Uses

Advertising and promotions
Antique dealer (except within the CRA—Community Redevelopment Area Overlay District)
Business agencies
Schools, studio, instruction i.e. martial arts, dance, gymnastics (non-educational) 0308
Amusement centers
Gun shops
Auction sales
Contracting services (office only)
Financial agencies
Merchants wholesale and retail
Restaurants
Business services
Professional offices
Massage therapist establishments

Special Exceptions

Antique dealer (within the CRA—Community Redevelopment Area Overlay District)
Automotive leasing
Automotive sales, service, or repair
Taxicabs
Bar
Night club
Automobile service station
Automotive parts sales and service
Hotels and motels
Shopping centers
Boat sales with outdoor storage
Mobile home sales
Laboratories-scientific and industrial
" U-Haul" type trailer rental agency

Accessory Uses - Permanent make-up services in beauty parlors, physician offices and educational institutions

Screening: Any business abutting a residential district shall provide a six-foot high solid fence or wall conforming to the provisions of Section 5.6(E) with the following exception: Businesses located on property under a single ownership with zoning split between residential zoning and some other zoning classification shall not be required to erect a screening fence unless the community development director determines that different uses developed in different adjoining zones warrant such screening.

Development plan review: Prior to the issuance of a building permit, a development plan review shall be required as set forth in this Code.7.Dimensional requirements - see Figure 2.8.Massage therapists shall not operate between the hours of 10:00 p.m. and 5:00 a.m., unless one of the following exceptions applies: a, Located on the premises of a health care facility as defined in F.S. 408.07; a health care clinic as defined in F.S. 400.9905(4); a hotel, motel, or bed and breakfast inn, as those terms are defined in F.S. 509.242; a timeshare property as defined in F.S. 721.05; a public airport as defined in F.S. 330.27; or a pari-mutuel facility as defined in F.S. 550.002;b.In which every massage performed between the hours of 10:00 p.m. and 5 a.m. is performed by a massage therapist acting under the prescription of a physician or physician assistant licensed under F.S. Chapter 458, an osteopathic physician or physician assistant licensed under F.S. Chapter 459, a chiropractic physician licensed under F.S. Chapter 460, a podiatric physician licensed under F.S. Chapter 461, an advanced registered nurse practitioner licensed under part I of F.S. Chapter 464, or a dentist licensed under F.S. Chapter 466; orc.Operating during a special event if the county or municipality in which the establishment operates has approved such operation during the special event.

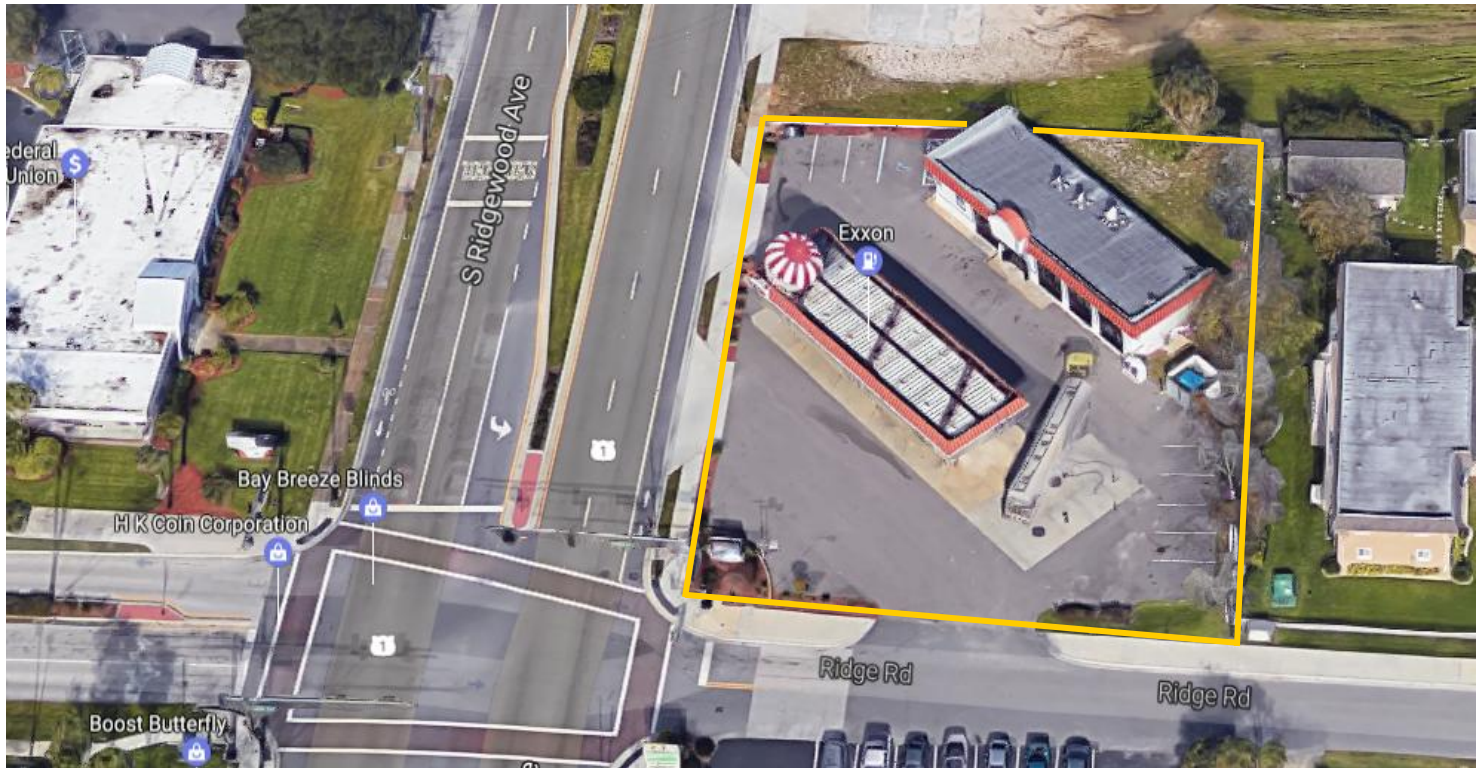


Realty Pros Commercial
211 E Intl Speedway Blvd, Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
386.334.2865

Ron Frederick
Broker/Associate
386.334.8997

AERIAL PHOTO - Gas pumps have been removed.



AERIAL MAP

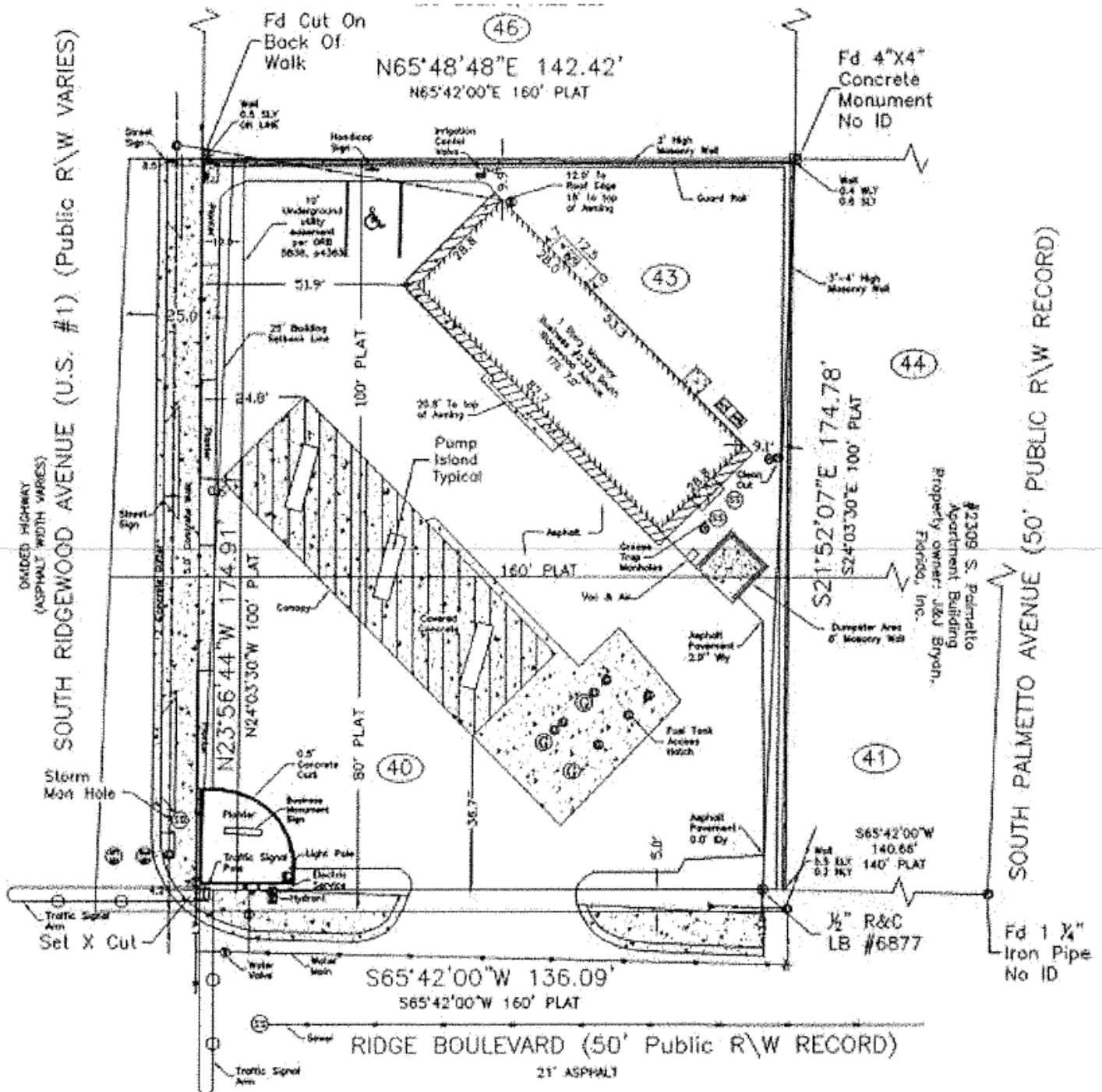


Realty Pros Commercial
211 E Intl Speedway Blvd, Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
386.334.2865

Ron Frederick
Broker/Associate
386.334.8997

SURVEY



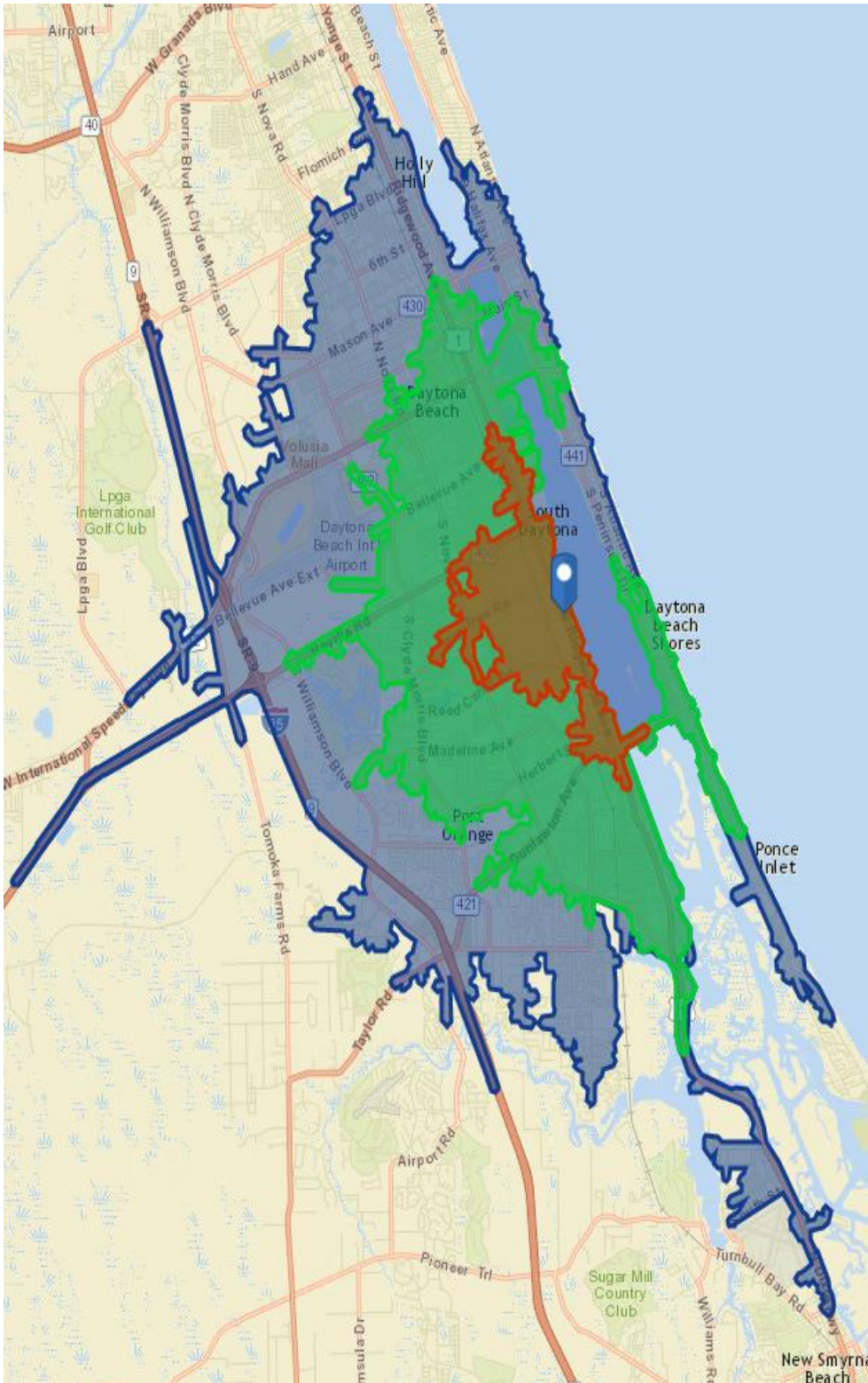
Realty Pros Commercial
211 E Intl Speedway Blvd, Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
386.334.2865

Ron Frederick
Broker/Associate
386.334.8997

DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**



KEY FACTS 5 MINUTE DRIVE TIME

13,167

Population



5,986

Households

43.1

Median Age

\$29,273

Median Disposable Income

BUSINESS



778

Total Businesses



5,288

Total Employees

KEY FACTS 10 MINUTE DRIVE TIME

67,668

Population



31,478

Households

47.1

Median Age

\$28,420

Median Disposable Income

BUSINESS



3,780

Total Businesses



32,578

Total Employees



Realty Pros Commercial
211 E Intl Speedway Blvd, Daytona Beach, FL 32118

Buddy Budiansky, CCIM
Vice President Commercial Services
386.334.2865

Ron Frederick
Broker/Associate
386.334.8997

CHANGE IS GOOD

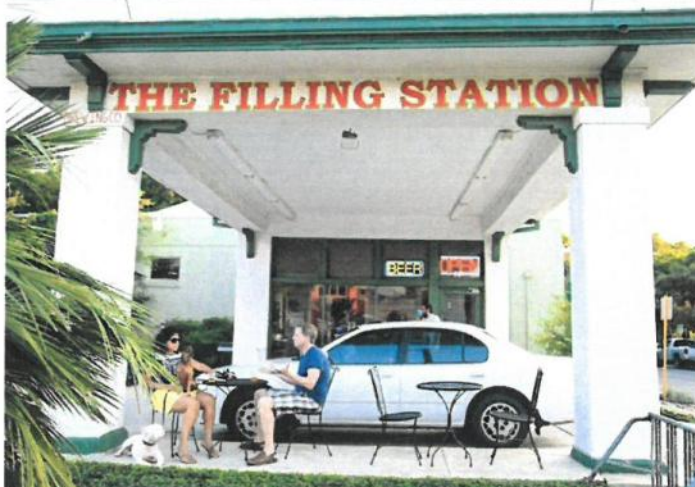
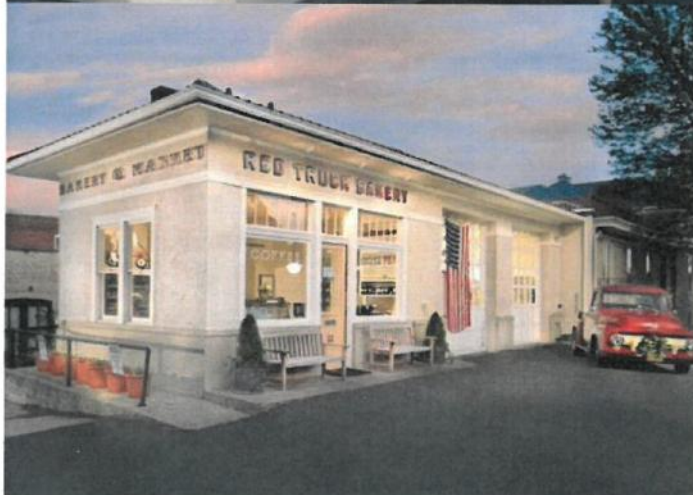
Repurposing Gas Stations

City of South Daytona, Florida

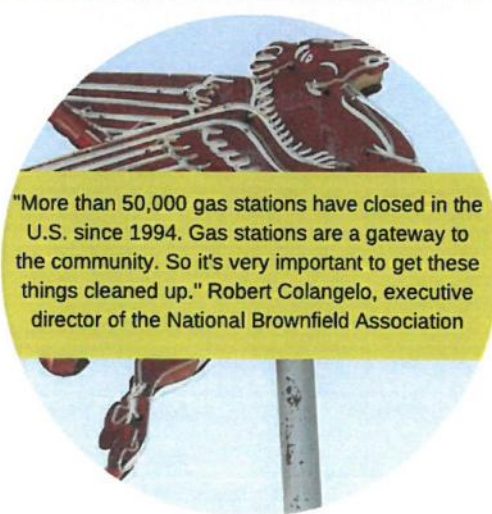
September 13, 2018



We have all seen vacant gas stations on corners throughout our communities. Are they eyesores or opportunities? The evidence supports they are fantastic opportunities for coffee shops, diners, bakeries, offices, ice cream shops, restaurants, florists, bicycle shops and so much more. Although these sites come with challenges, such as environmental issues and small lot sizes, they are usually located at higher traffic intersections creating the visibility needed for any retail business.



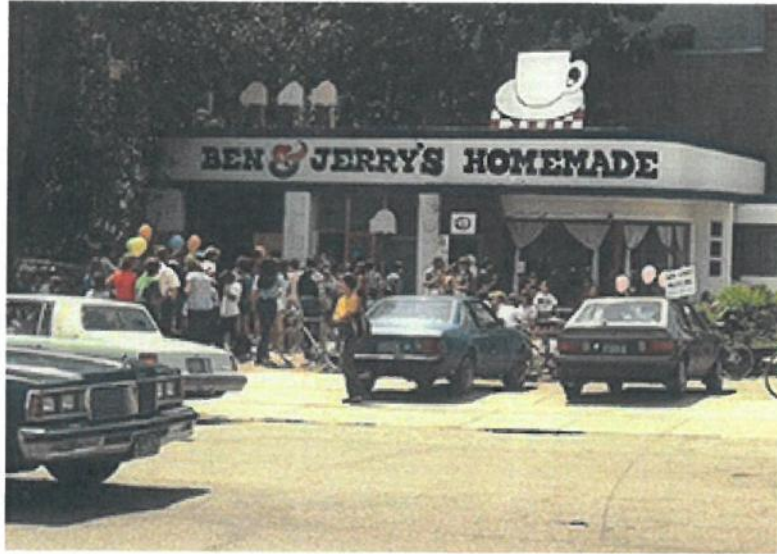
"More than 50,000 gas stations have closed in the U.S. since 1994. Gas stations are a gateway to the community. So it's very important to get these things cleaned up." Robert Colangelo, executive director of the National Brownfield Association



MORE ABOUT REPURPOSED GAS STATIONS

Abandoned gas stations make ideal homes for start-up businesses. In 1978 the first Ben and Jerry's Scoop Shop opened in a converted station in Burlington, VT. Photo: Ben & Jerry's Homemade, Inc. <https://www.nps.gov/tps/how-to-preserve/briefs/46-gas-stations.htm>

Want to find out more? Check out the NPS Preservation Brief, The Preservation and Reuse of Historic Gas Stations.
<https://www.nps.gov/tps/how-to-preserve/briefs/46-gas-stations.htm>



Olio interior. "Gas stations are almost always on corner sites, [and] they have good visibility and great accessibility, so they make great locations for restaurants," says Ellen Dunham-Jones, co-author of *Retrofitting Suburbia*.

*Image courtesy of Greg Rannells Photography
Source: Amara Holstein, Gas Station Reuse, Build a Better Burb, The Hub for Great Suburban Design, Congress for New Urbanism*