



For Sale or Lease

4,480± SF Building on 1.01± AC

645 Ridgewood Avenue | Daytona Beach, FL 32117

Property Features

- › Large 1.01± acre parcel located at the south-east quadrant of Ridgewood Ave (US-1) and 7th Street
- › 4,480± SF building formerly used as a medical office, with traditional buildout including a large waiting/reception area, multiple exam rooms, abundant storage and private office spaces
- › Plenty of on-site parking with 30 existing spaces (including ADA)
- › Large parcel allows room for expansion of the building, parking lot or a new structure
- › Concrete block storage shed in rear of building with a 7x9 roll-up door
- › Highly visible corner location with easy access from Ridgewood Avenue, the primary commercial corridor
- › About 2 mi from International Speedway (29,500± AADT)

Asking Price: \$440,000

1080013

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Contact us:

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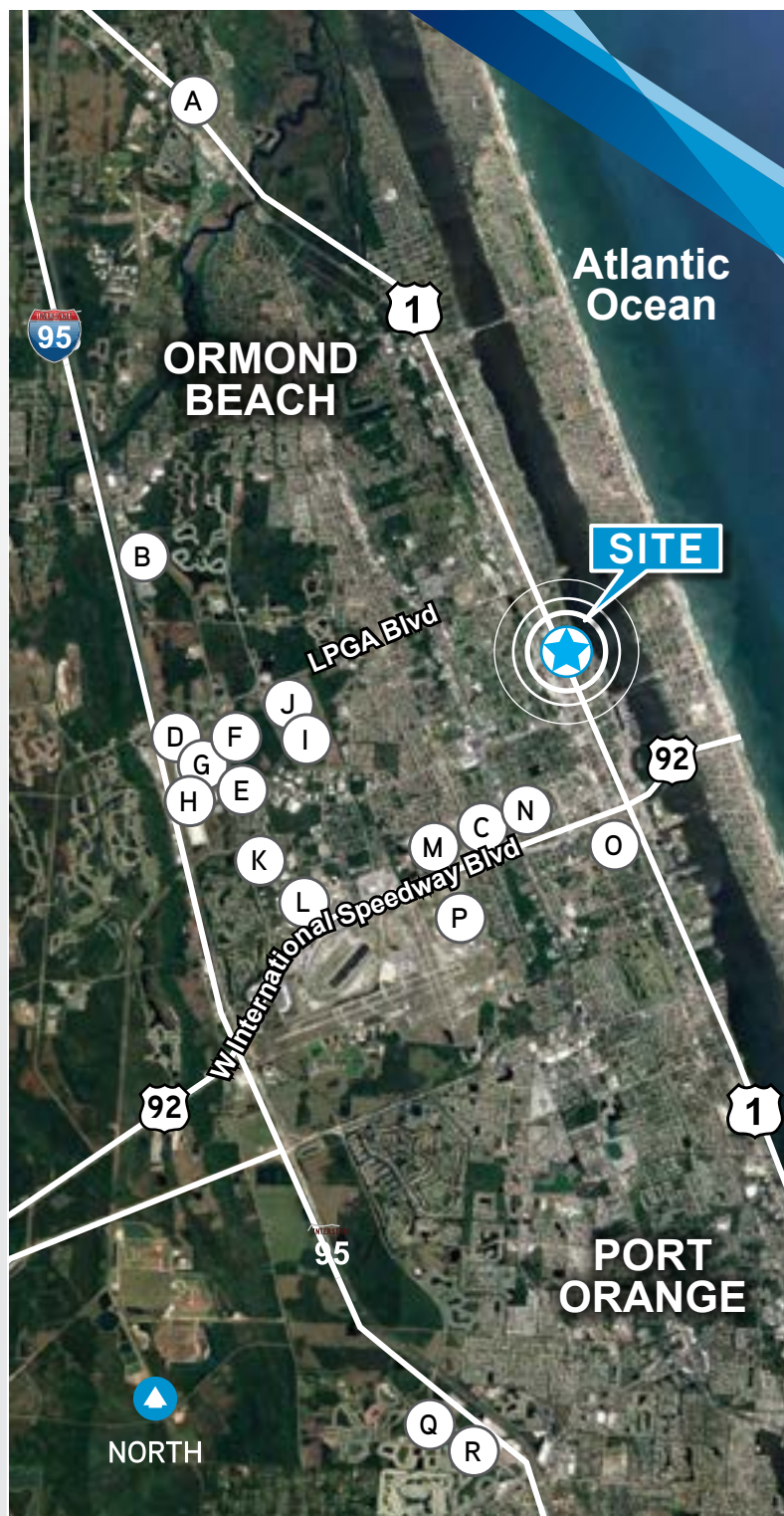


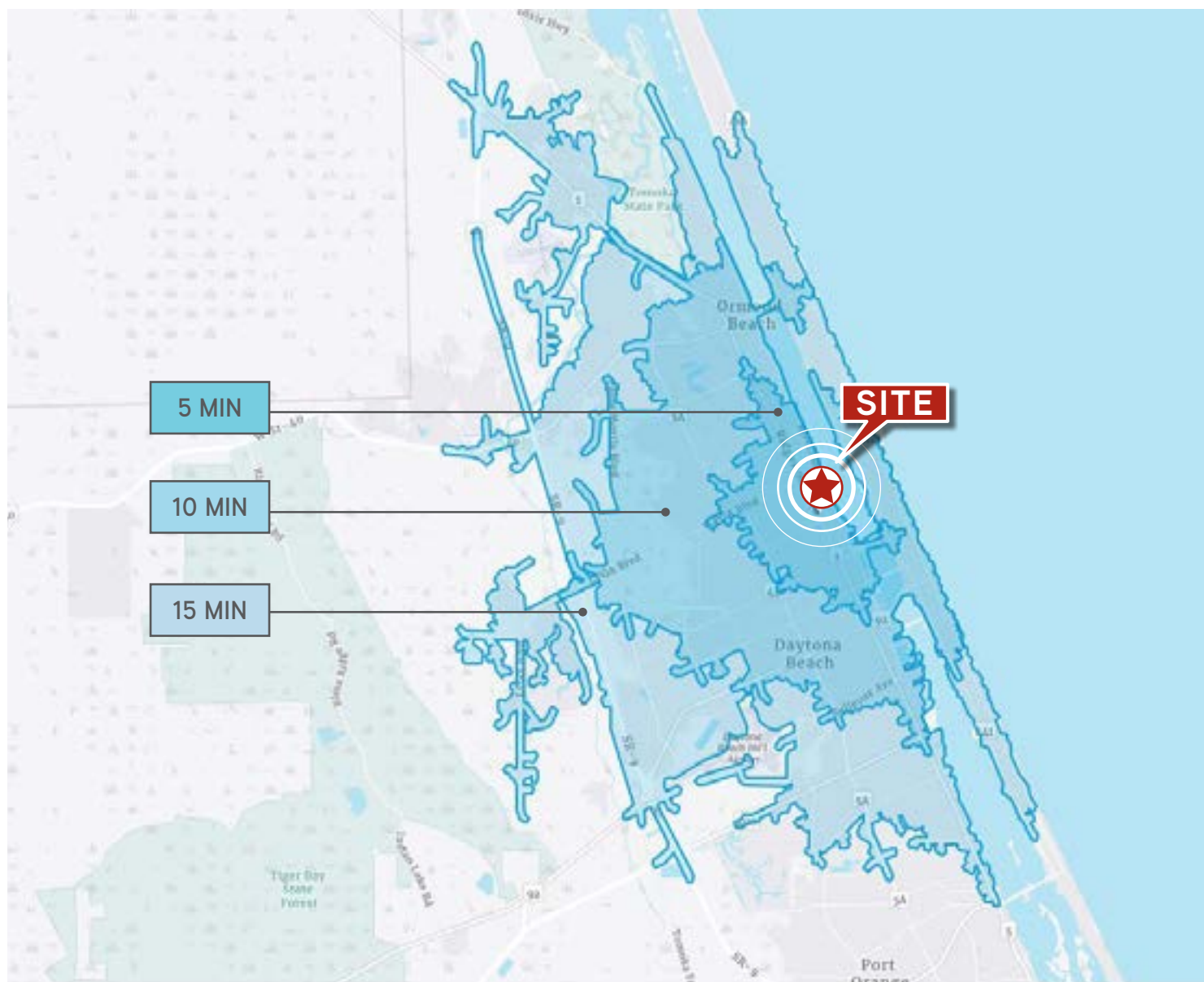
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MAJOR EMPLOYERS

	INDUSTRY	EMPLOYER	EMPLOYEES
A.	(MFG)	Energizer (NYSE: ENR)	250
B.	(HC)	Florida Hospital	3,250
C.	(UNIV)	Daytona State College	980
D.	(RET)	Tanger Outlets (NYSE: SKT)	900
E.	(O&G)	Teledyne (NYSE:TDY)	525
F.	(DIST)	Daytona Beverages	140
G.	(MFG)	Costa	230
H.	(DIST)	Trader Joe's	500
I.	(MFG)	AO Precision	135
J.	(MFG)	B. Braun/Gambro	135
K.	(HM)	TopBuild (NYSE: BLD)	250
L.	(SPRT)	International Speedway Corp. (NYSE: ISCA)	1,000
M.	(HC)	Halifax Health	4,700
N.	(UNIV)	Bethune Cookman University	650
O.	(INS)	Brown & Brown (NYSE:BRO)	600+
P.	(UNIV)	Embry Riddle Aeronautical University	1,070
Q.	(MFG)	Raydon	250
R.	(DIST)	U.S. Foods	550





DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population (2020)	16,793	79,267	135,983
Total Daytime Population (2020)	19,018	90,286	157,400
2025 Estimated Population	17,394	82,342	143,533
2010 - 2025 Projected Population Growth	11.5%	14.0%	16.1%
Number of Households (2020)	7,505	34,892	61,334
Average Household Income	\$47,303	\$50,522	\$61,400
Median Age (2020)	45.6	43.7	46.7

Source: Esri 2020



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