



NNN

Retail Investment Group



158 RIDGEWOOD AVE. | HOLLY HILL, FL

PRICE: \$660,000 | **CAP:** 5.82%

\$660,000 | 5.82%

158 RIDGEWOOD AVE.
HOLLY HILL, FL 32117

RETAIL INVESTMENT GROUP, LLC
8255 E RAIN TREE DR SUITE 100, SCOTTSDALE, AZ 85260
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ANDREW THOMAS KNIGHT
Broker of Record
FL #BK 3287452



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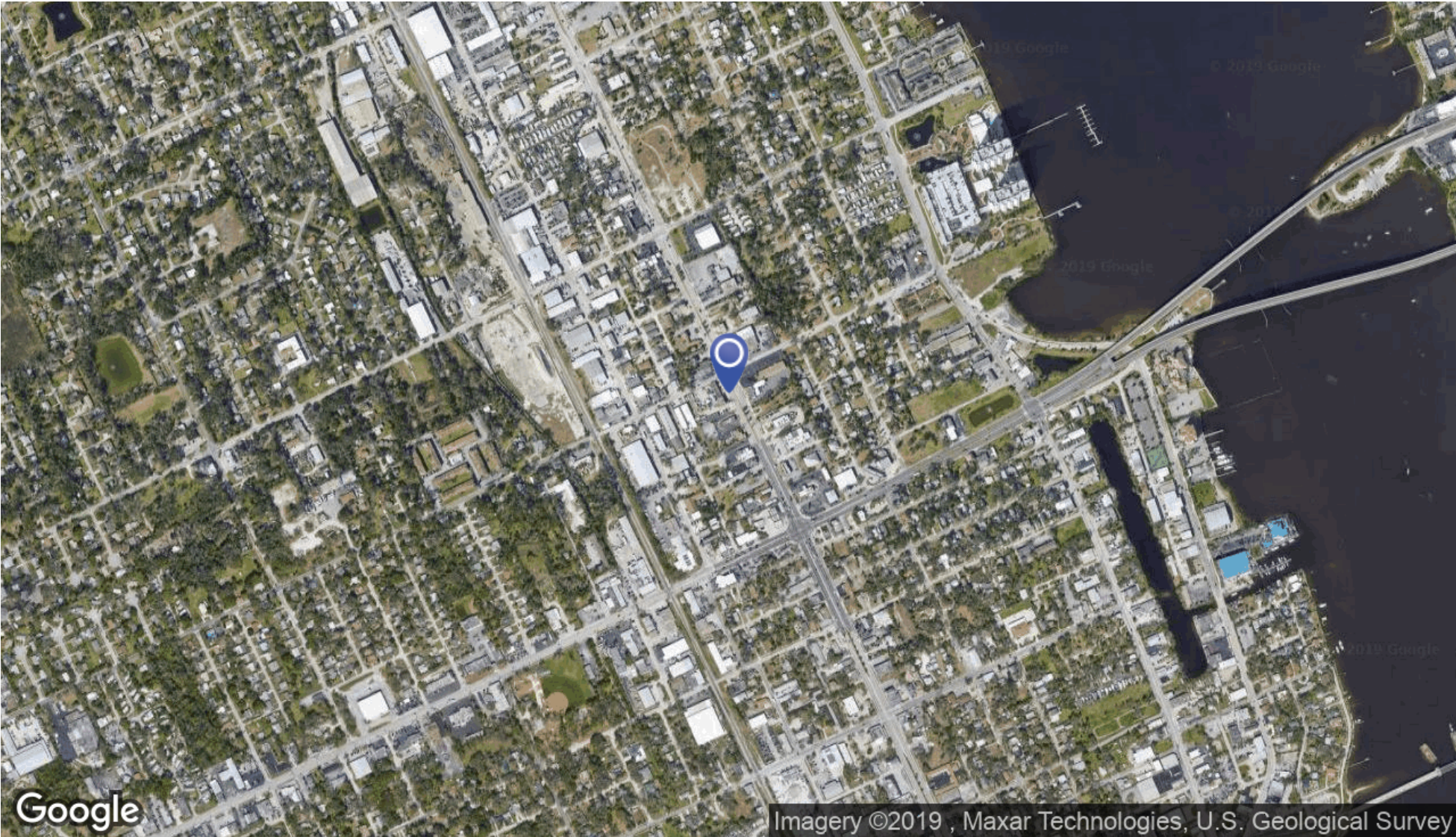
PROPERTY INFORMATION

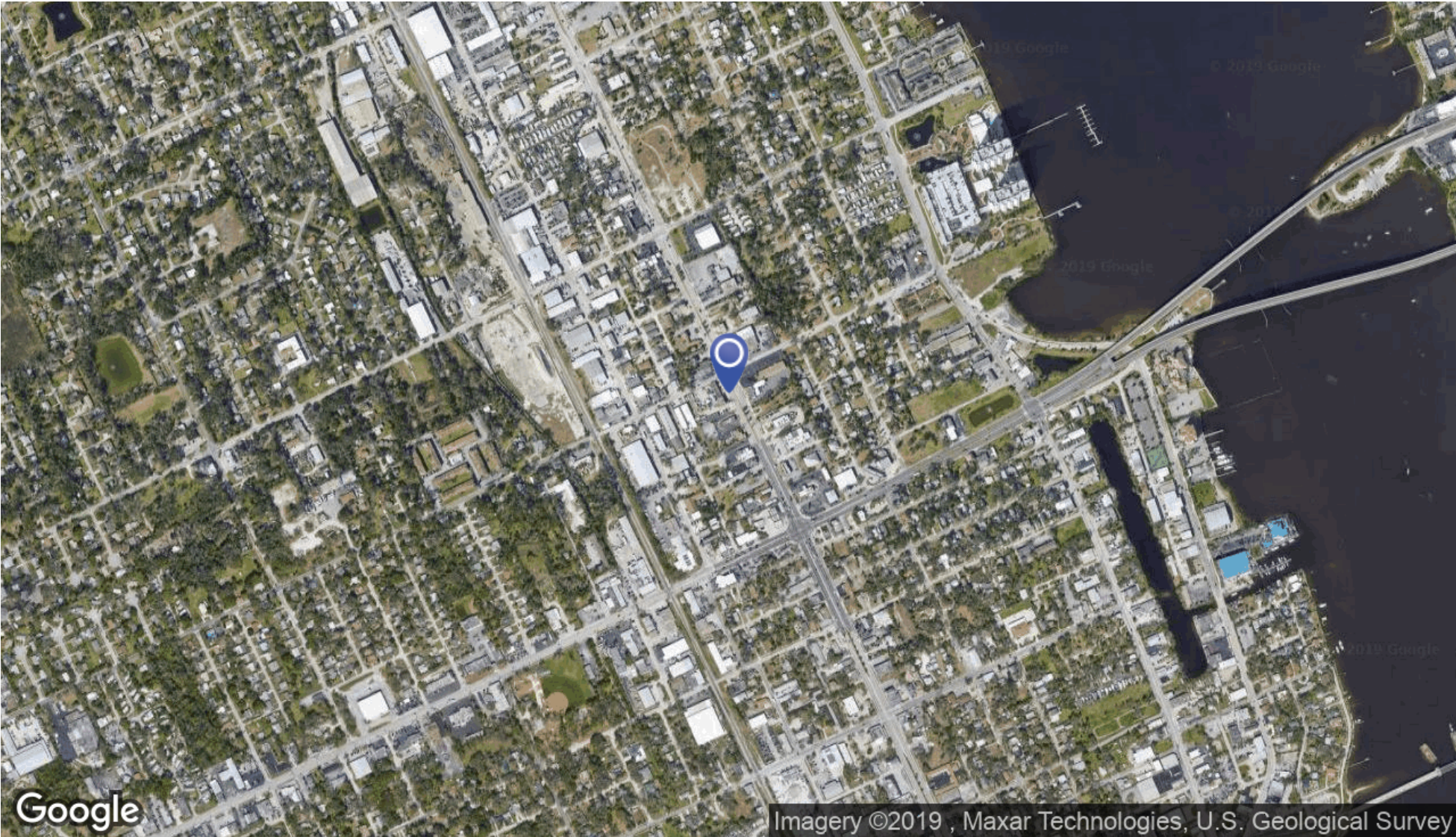
Address:	158 Ridgewood Ave., Holly Hill, FL 32117
Price:	\$660,000
Cap Rate:	5.82%
NOI	\$38,423
Lessee:	Fast Trac Pizza (Cornerstone Foods, LLC)
Building Size:	±2,296 Square Feet
Land Area:	±0.52 Acres
Lease Expiration:	-
Options:	-
Lease Type:	-
Increases:	-
Guarantee:	Fast Trac Pizza

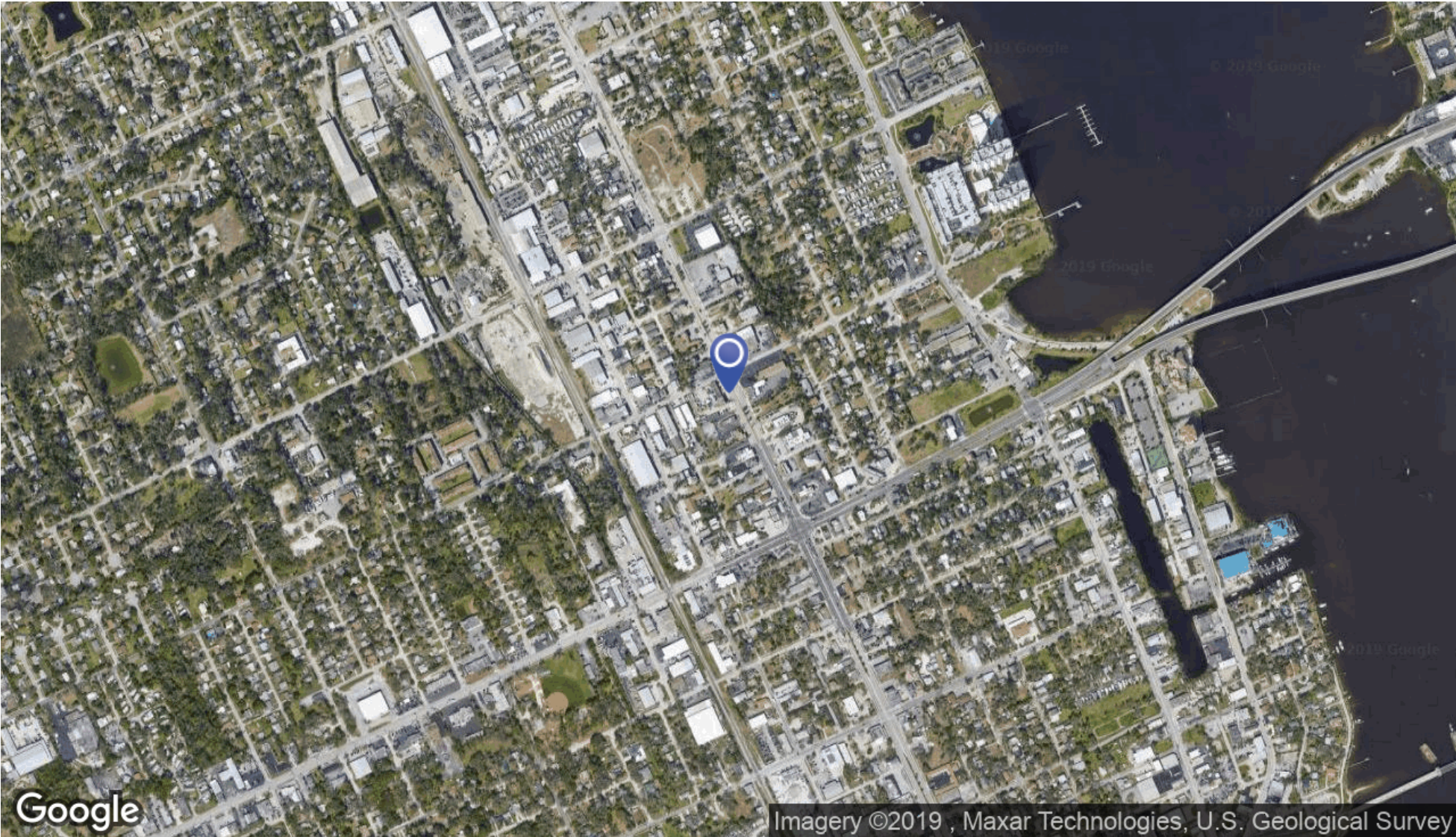
INVESTMENT HIGHLIGHTS

- Bite Size Deal
- Below Market Rent
- Updated McDonald's Across the Street
- Nearby Daytona Raceway
- Nearby Daytona International Airport
- ±28,380 VDP on Ridgewood Ave.











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POPULATION	1 MILE	3 MILES	5 MILES
2019	8,726	60,863	116,098
2024 (EST)	-	-	-



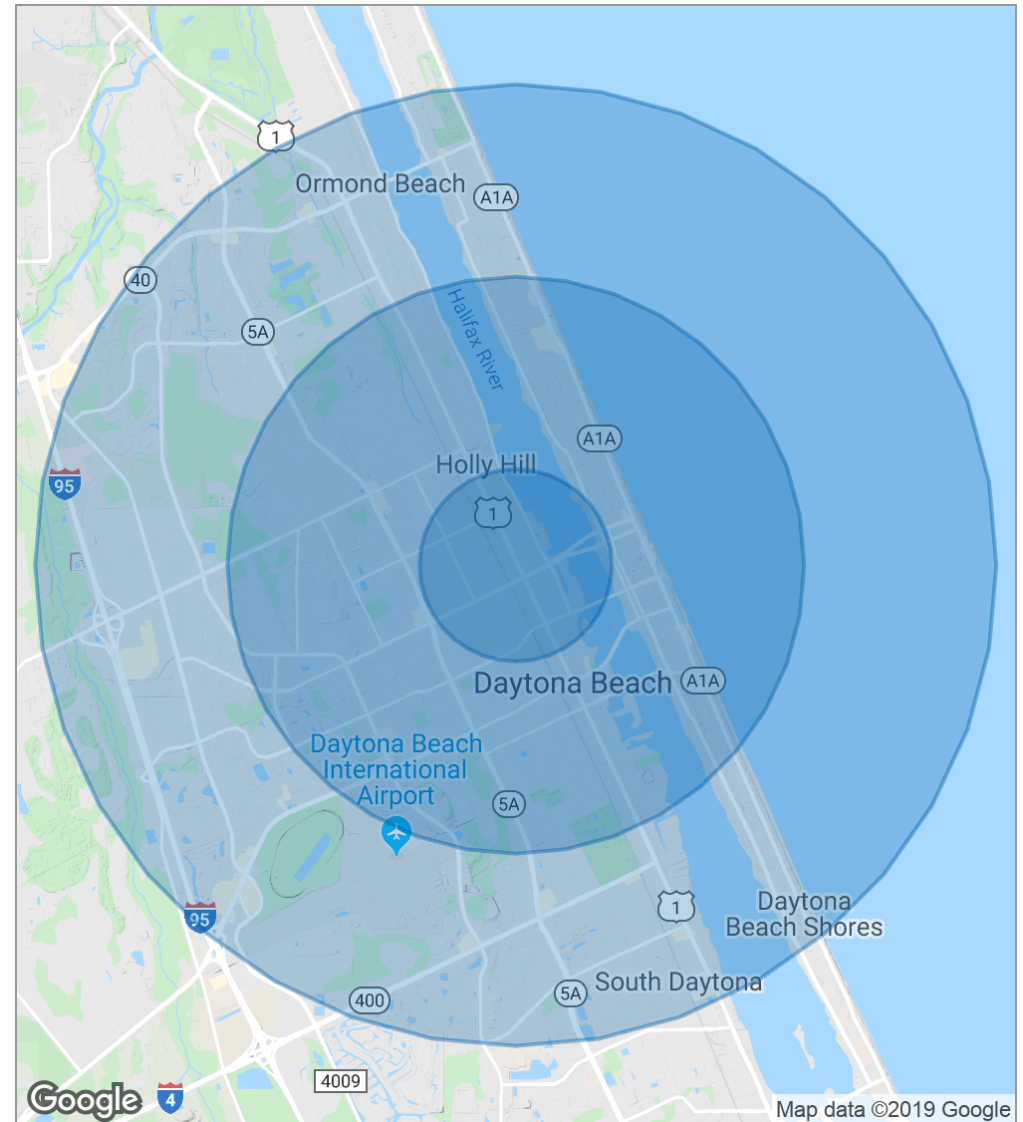
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019	\$38,440	\$39,164	\$43,504



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	3,903	24,883	48,269
AVG HH VALUE	\$167,041	\$165,403	\$171,623



TRAFFIC	1 MILE	3 MILES	5 MILES
	/day	-	-





**Little
Caesars**

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INVESTMENT OFFERING



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