

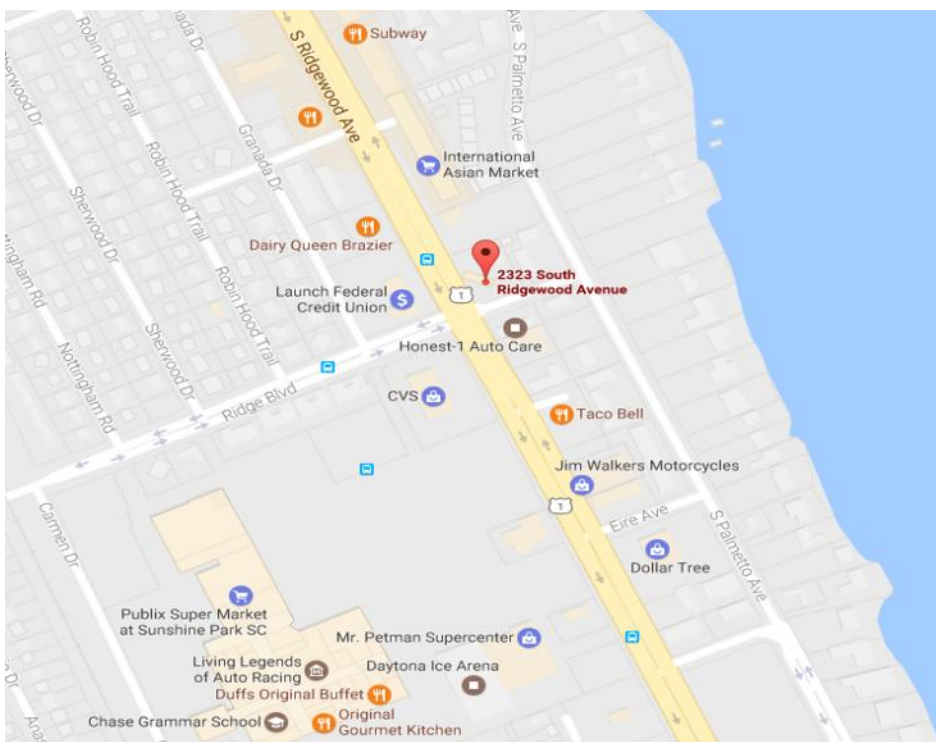
# RETAIL PROPERTY FOR SALE IN GREAT LOCATION

2323 S Ridgewood Avenue, South Daytona, FL 32119



## PROPERTY SPECIFICATIONS

Sale Price:	\$876,000
Parcel ID:	5344-12-00-0400
Property Taxes:	\$8,809.25
Land Size:	28,800 Sq Ft
Building Size:	2,407 Sq Ft
Year Built:	1962
Parking:	10 Spaces
Traffic Count:	28,500 AADT
Zoning:	BGC Business General Commercial



## REMARKS

EXCELLENT LOCATION AND FANTASTIC POTENTIAL for Repurposing a previous gas station with Great Visibility! Located on a lighted corner of a main artery / commuter route with high visibility and high traffic count of 28,500 AADT across from Publix and Sunshine Park Mall.



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

[www.buddyandron.com](http://www.buddyandron.com)



**Buddy Budiansky, CCIM**  
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386.334.2865

**Ron Frederick**  
Broker/Associate  
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All information believed to be from accurate sources, but cannot be warranted

## PHOTOS *pervious tenant*



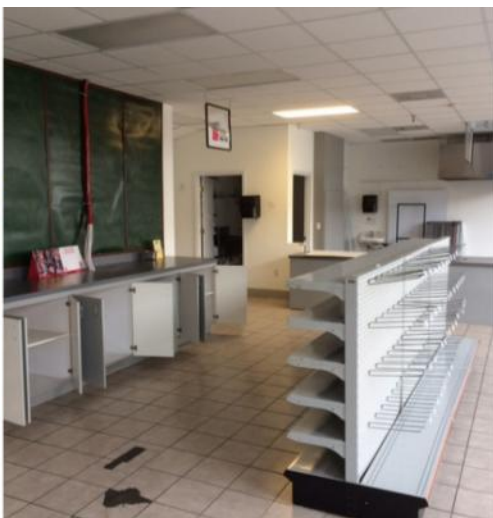
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## PHOTOS



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## 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.Dimensiona 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.



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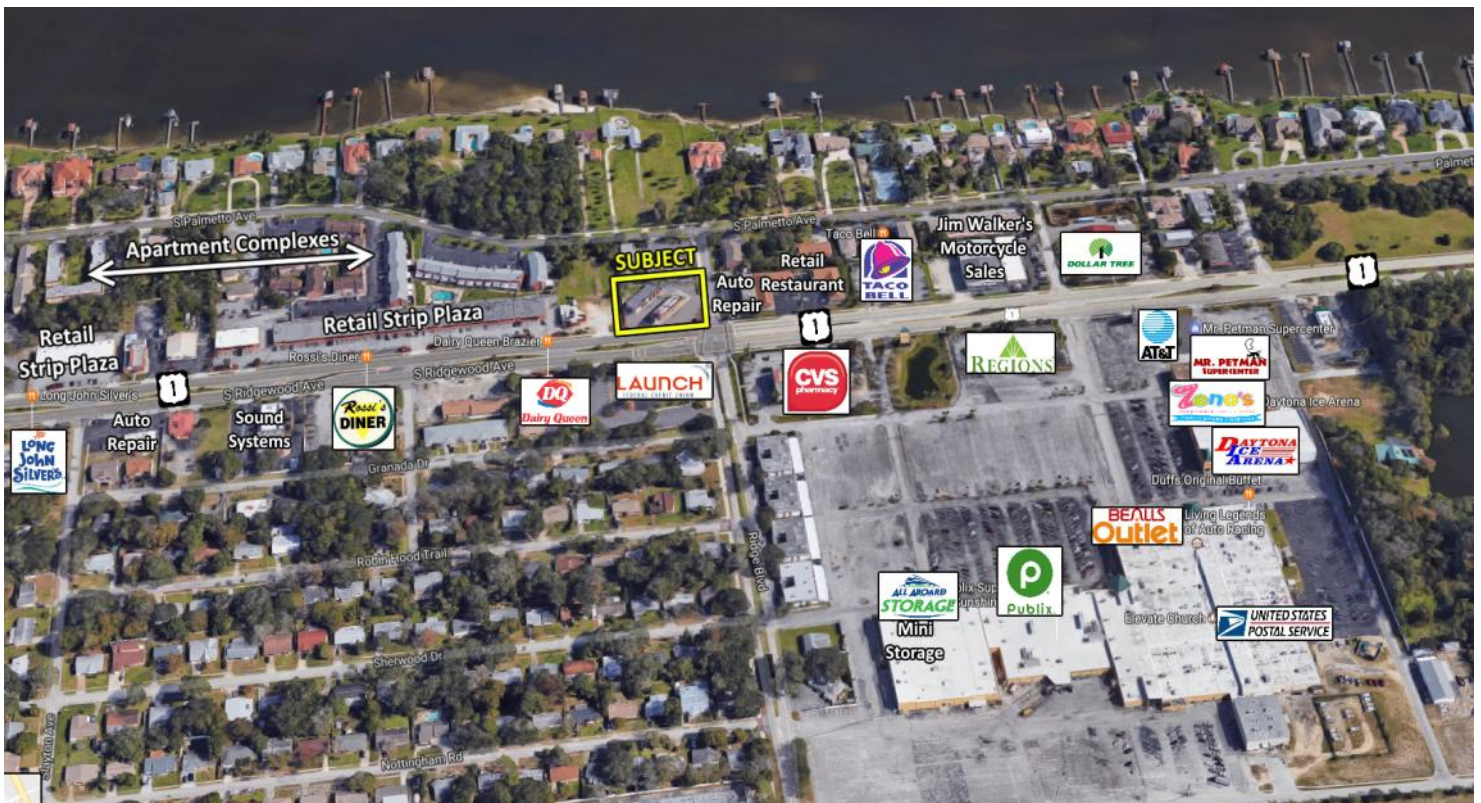
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## AERIAL PHOTO



## AERIAL MAP



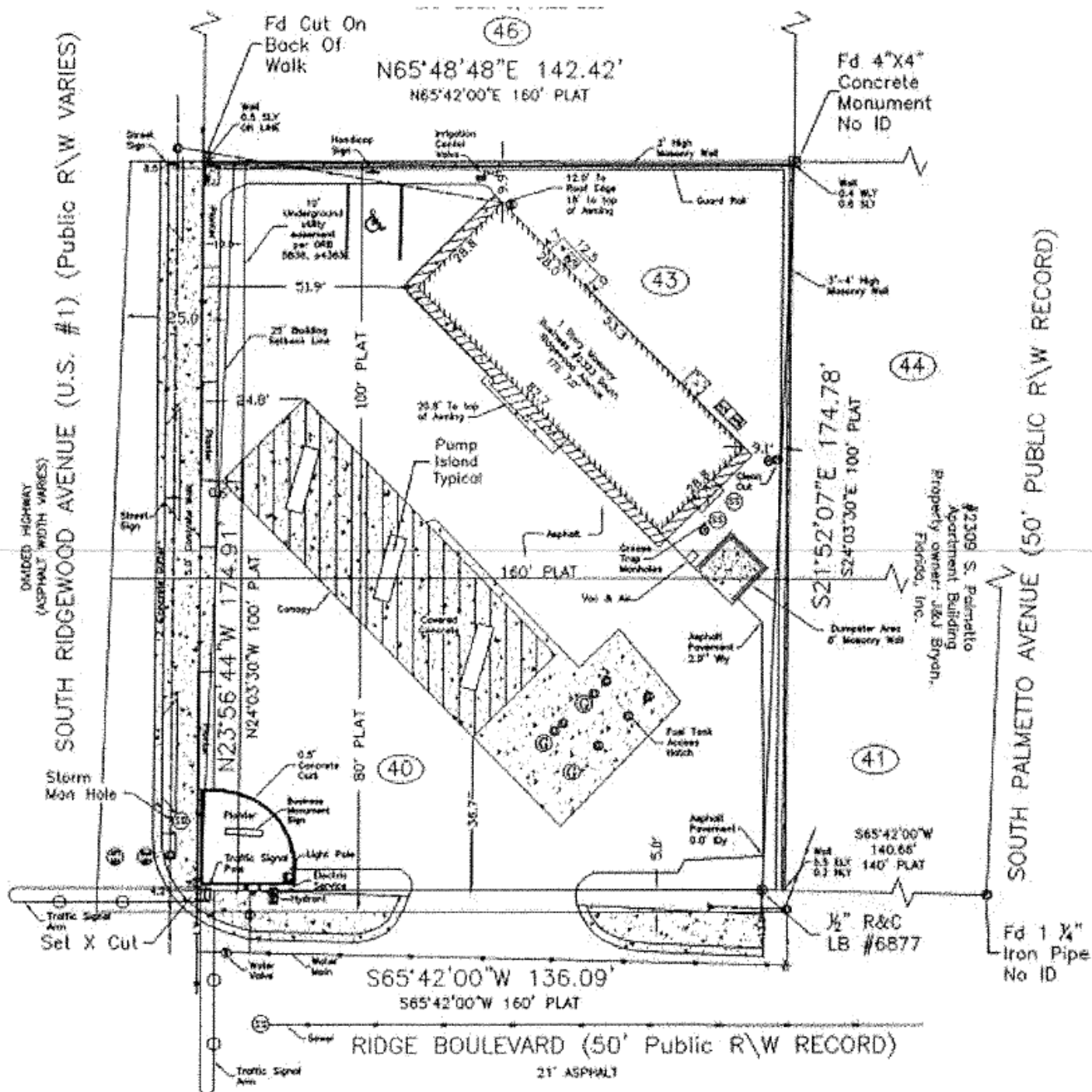
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## SURVEY

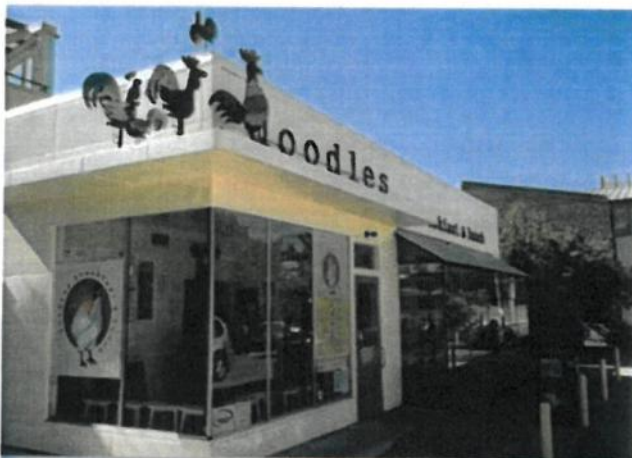


# CHANGE IS GOOD

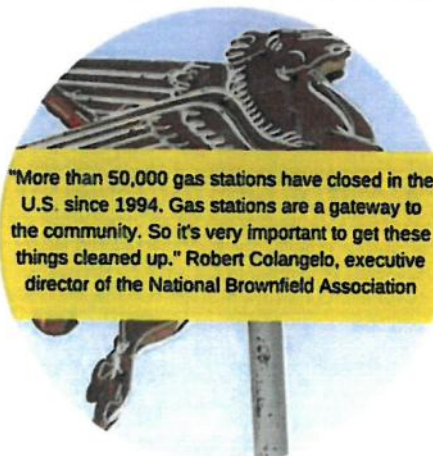
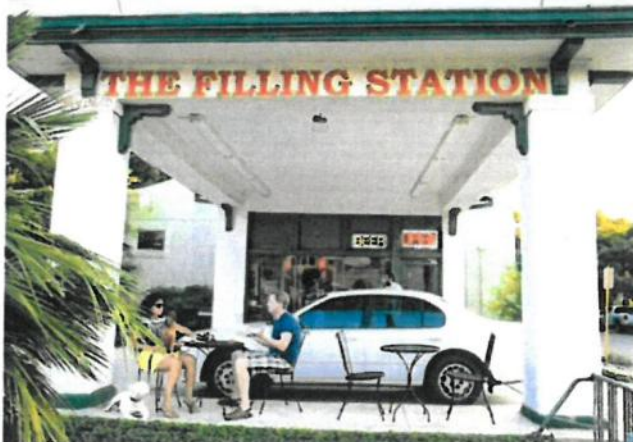
## Repurposing Gas Stations

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.



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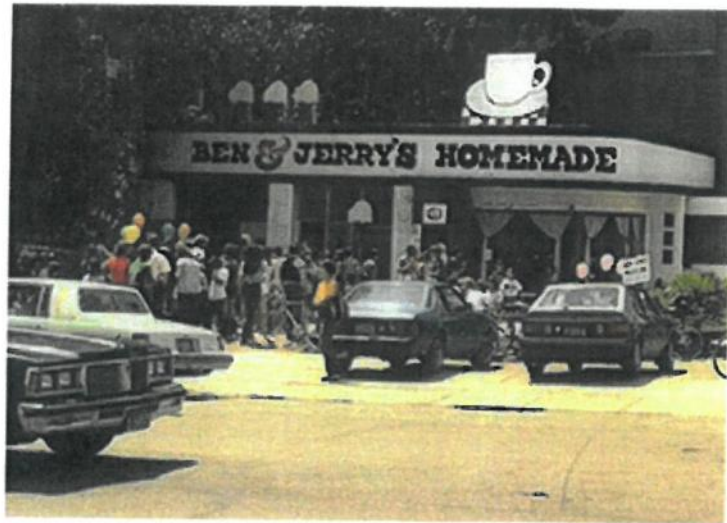
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## MORE ABOUT REPURPOSED GAS STATIONS

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*

Patty Rippey, AICP, Redevelopment Director, City of South Daytona



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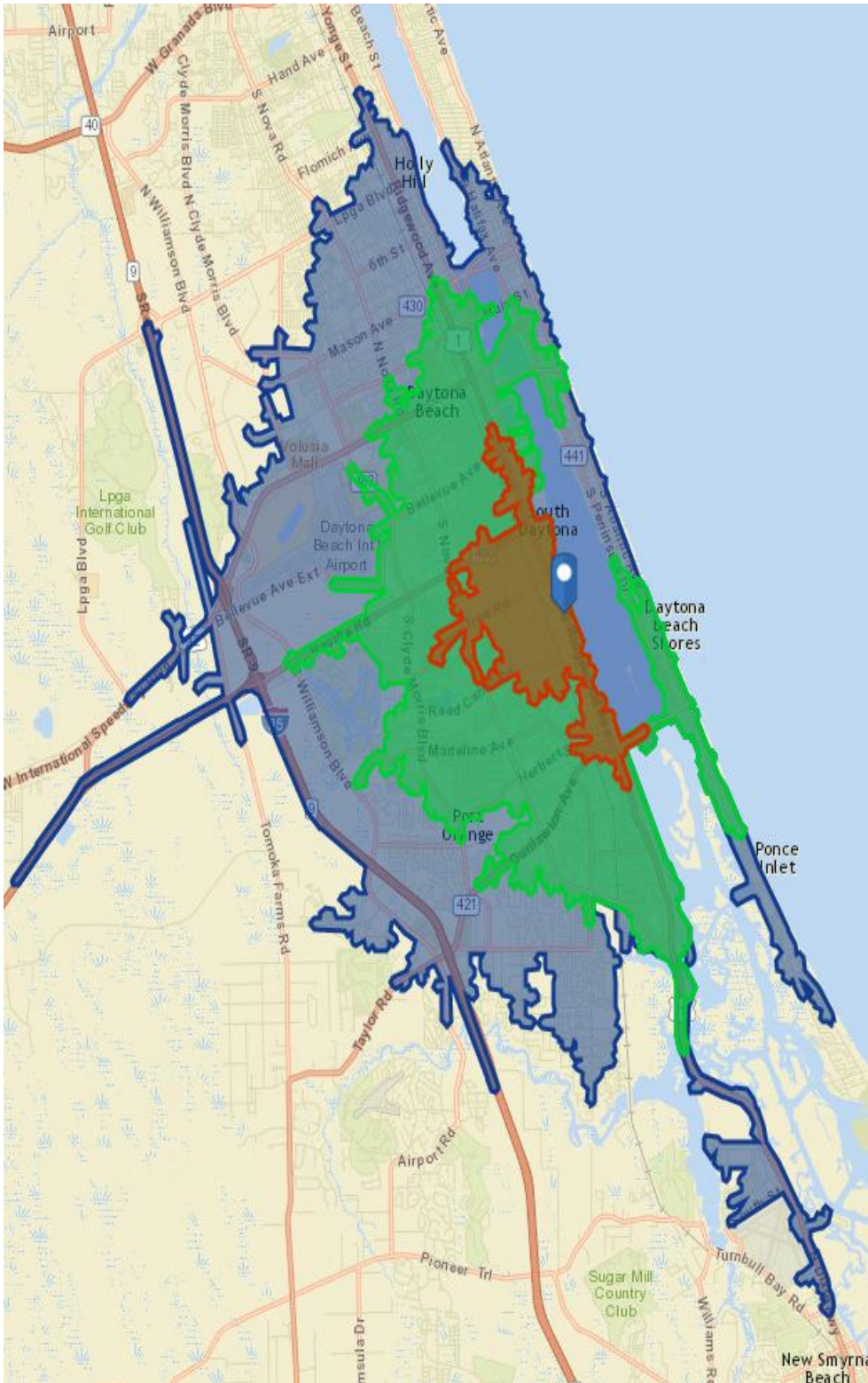
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## DEMOGRAPHICS

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



### KEY FACTS 5 MINUTE DRIVE TIME

13,167

Population

43.1

Median Age



5,986

Households

\$29,273

Median Disposable Income

### BUSINESS



778

Total Businesses



5,288

Total Employees

### KEY FACTS 10 MINUTE DRIVE TIME

67,668

Population

47.1

Median Age



31,478

Households

\$28,420

Median Disposable Income

### BUSINESS



3,780

Total Businesses



32,578

Total Employees



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