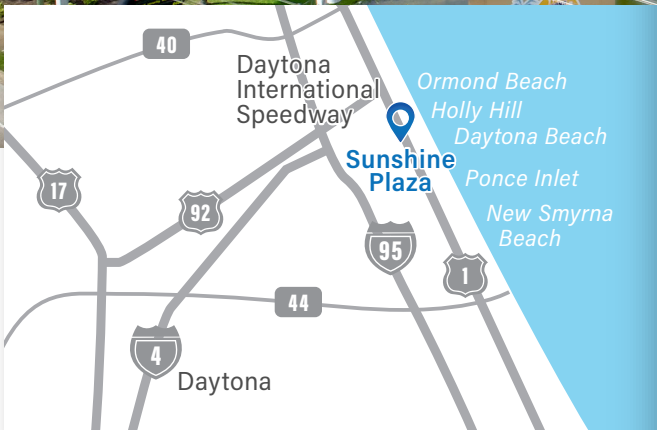




2400 S. Ridgewood Ave.
South Daytona, FL 32119 | 273,855 GLA | More than 8 million visitors each year



DEMOGRAPHICS

Radius	1-Mile	5-Mile	10-Mile
Population	8,190	121,505	243,868
Daytime	6,609	100,595	200,753
Avg. Income	\$63,511	\$60,413	\$68,681

LEASING INFORMATION

Building/GLA	273,855 SF
Intersection	US Highway 1 & Ridgewood Avenue
Traffic Light	Yes
Traffic Count	28,500 VPD

PROPERTY HIGHLIGHTS

- A popular tourist spot with more than **eight million visitors** each year. Major attractions include headquarters for NASCAR, UTTA and LPGA, as well as Daytona International Speedway, Ocean Center Convention Center, Disney World, Universal Studios, Sea World and Kennedy Space Center. Annual special events include the Daytona 500, Bike Week, Spring Break, Coke Zero 400 Race, Biketoberfest and the Turkey Rod Run Classic Car Show
- Volusia County is one of the Top 25 Fastest Growing Community and Top 3 Hottest Real Estate Market in the Country (2018)
- Major employers in the area include NASCAR, Brown & Brown, International Speedway Corporation, Halifax Media Group, Volusia County Schools, AdventHealth, Daytona State College and Embry-Riddle Aeronautical University
- Strong-performing Publix location

LEASING CONTACT

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LEASING INFORMATION

STE	TENANT
1A	Available (3,770 SF)
1B-1D	Available (2,464 SF)
2	Florida Department of Highway Safety and Motor Vehicles (7,600 SF)
3	Zumi's International Foods (920 SF)
4	Available (1,200 SF)
5	Available (1,200 SF)
6, 7, 10, 12	Back Alley Lanes VR Cade (16,213 SF)
15/16	Chase Academy (9,703 SF)
18	Hobbies Slots & RC Emporium (6,155 SF)
19	Sharp Carts (9,830 SF)
19A	Available (1,200 SF)
20	Elevate Church (8,125 SF)
22	Hometown News (1,435 SF)
24	Available (900 SF)
25	Available (2,400 SF)
27	Suncoast Marketing Group (1,375 SF)
28	USPS (2,425 SF)
29	Available (3,500 SF)
30	Imperial Pest Prevention (1,400 SF)



31/32	Behavioral Foundation Centers (11,200 SF)
33	Available (2,550 SF)
34	Caliber Inlet Customs (450 SF)
35	Available (2,560 SF)
36	Pretty Nails (920 SF)
38	GPS Education (2,000 SF)
39	Available (16,475 SF)
40	Available (2,370 SF)
48	All Aboard Storage (41,396 SF)
48B	Sunshine Liquor (2,268 SF)
49	Publix (37,866 SF)
50	Greater Than A Gym (8,160 SF)

51	Available (1,338 SF)
52	Fun Motorcycle Training (490 SF)
62	World Ministries (4,000 SF)
63A	Zeno's Taffy (10,586 SF)
63B	Elite Muay Thai & Fitness (6,000 SF)
63C	Mr. Petman (5,865 SF)
63D	Daytona Ice Area (35,546 SF)
OP	Available (1,893 SF)

