

FORMER BANK BRANCH LEASE OPPORTUNITY
555 RIDGEWOOD AVENUE, HOLLY HILL, FLORIDA 32117



- 3,269 +/- SF FORMER BANK BRANCH LOCATION WITH FOUR DRIVE-THRU LANES
- REDEVELOPMENT, GROUND LEASE OR SALE OPPORTUNITY
- CLOSE PROXIMITY TO DAYTONA BEACH, DAYTONA INTERNATIONAL SPEEDWAY AND AREA SHOPPING
- ABUNDANT PARKING / GREAT VISIBILITY FROM RIDGEWOOD AVENUE (US HIGHWAY 1)
- GREAT NORTH-SOUTH THOROUGHFARE

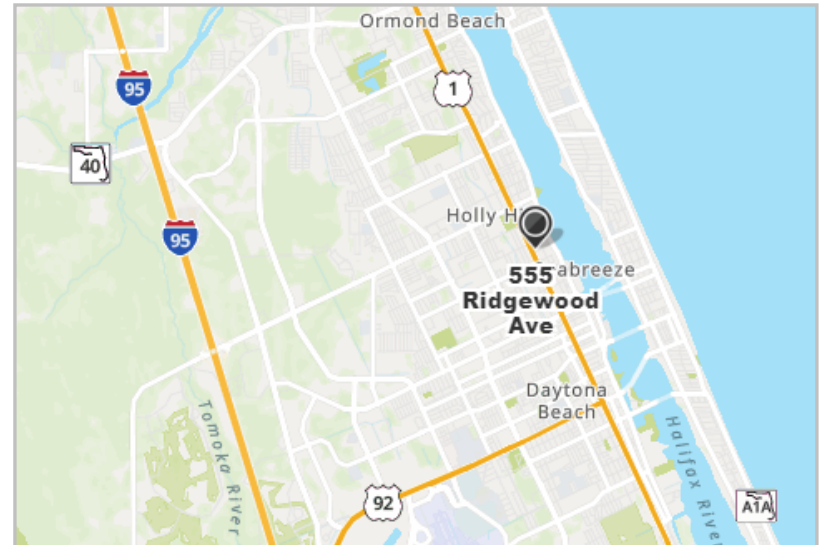
The Rotella Group Inc.
Commercial Real Estate

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XTEAM
RETAIL ADVISORS

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 2020 POPULATION	9,053	67,700	116,757
 AVG HH INCOME	\$50,944	\$49,219	\$56,218
 MEDIAN AGE	44.6	43.1	44.9
 TOTAL BUSINESSES	712	4,362	7,857
 TOTAL DAYTIME POP	4,288	46,585	86,998



TRAFFIC COUNTS
2019 FDOT AADT

AT RIDGEWOOD AVE & 6TH STREET - 25,500

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