



Island Associates Real Estate Inc.

We create value

Walgreens

1514 S Ridgewood Rd. (US 1)
South Daytona, FL



Roger A. Delisle, Jr. CCIM
Roger@islandassociates.com



Robert Monahan
Robert@islandassociates.com

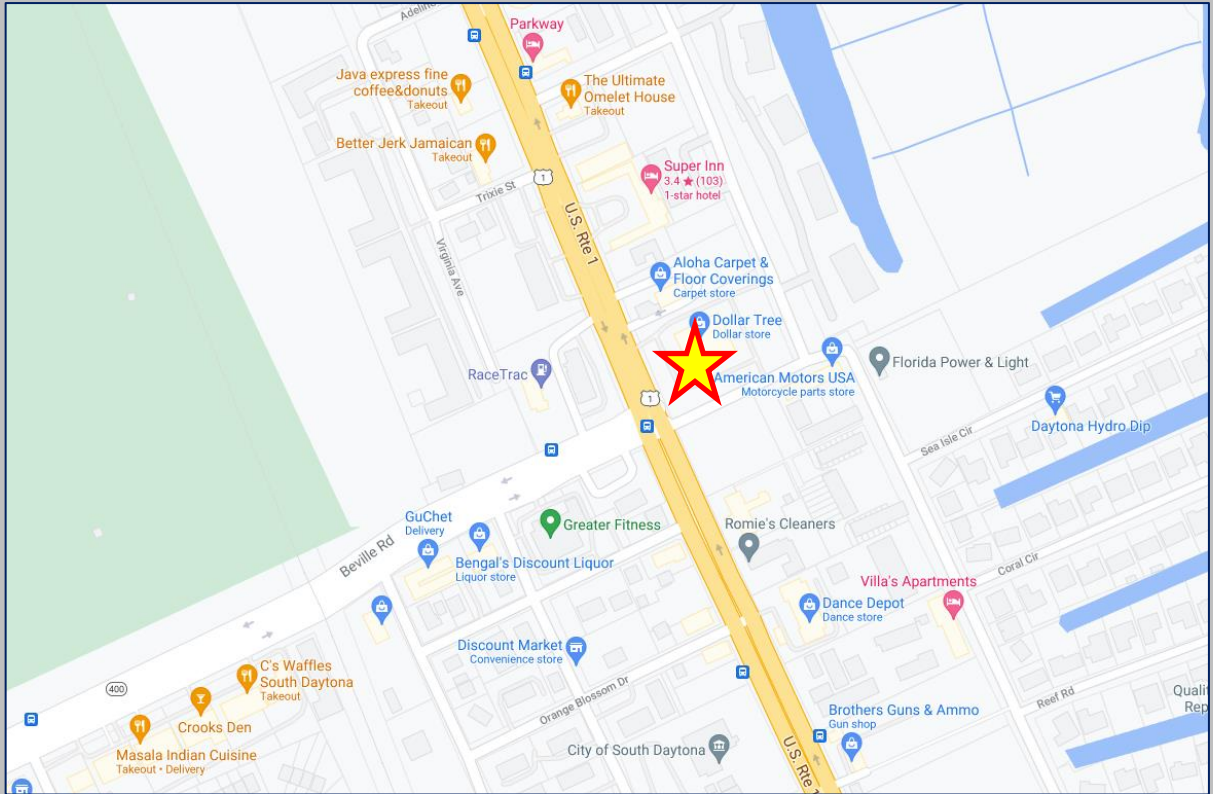
Property Information

Walgreens Available

Price: \$8,200,000

CAP Rate: 5.85%

NOI: \$479,484

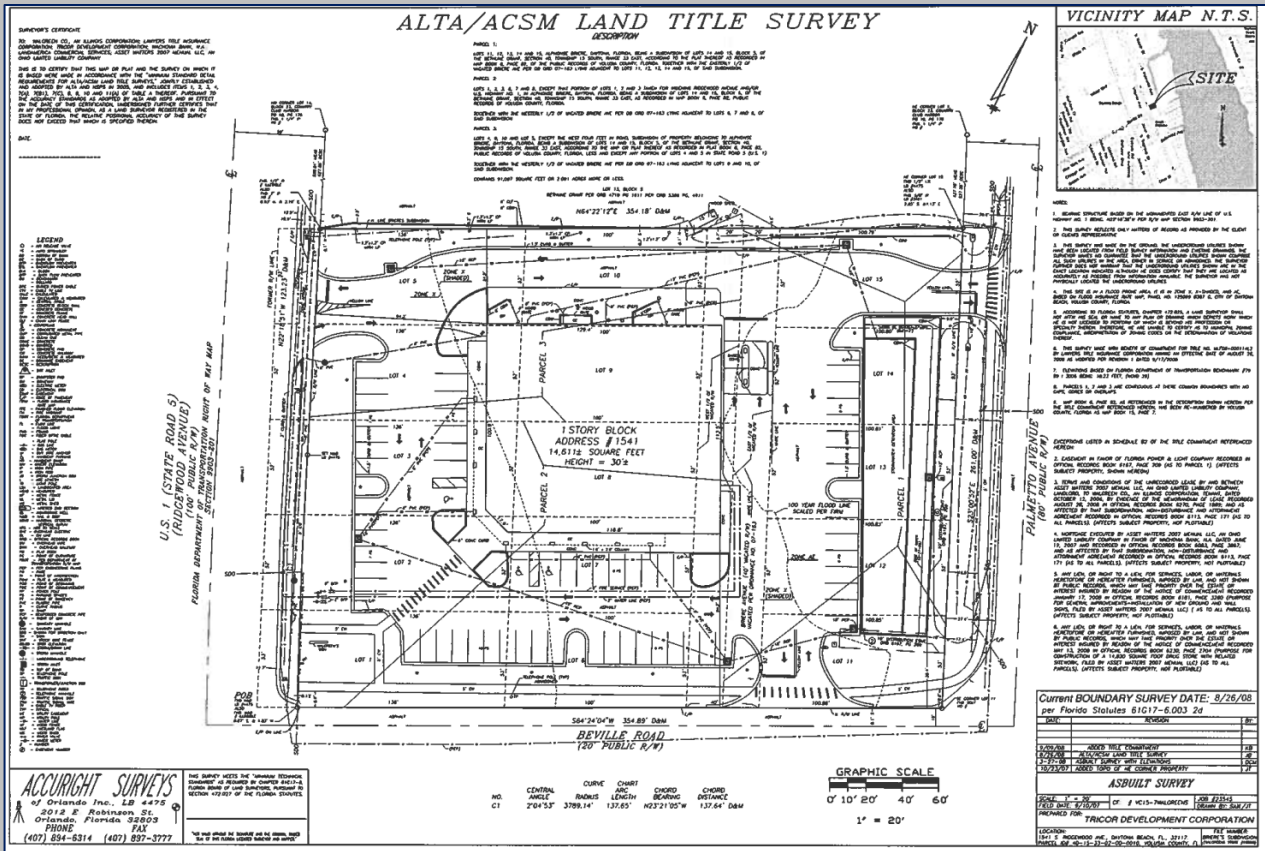
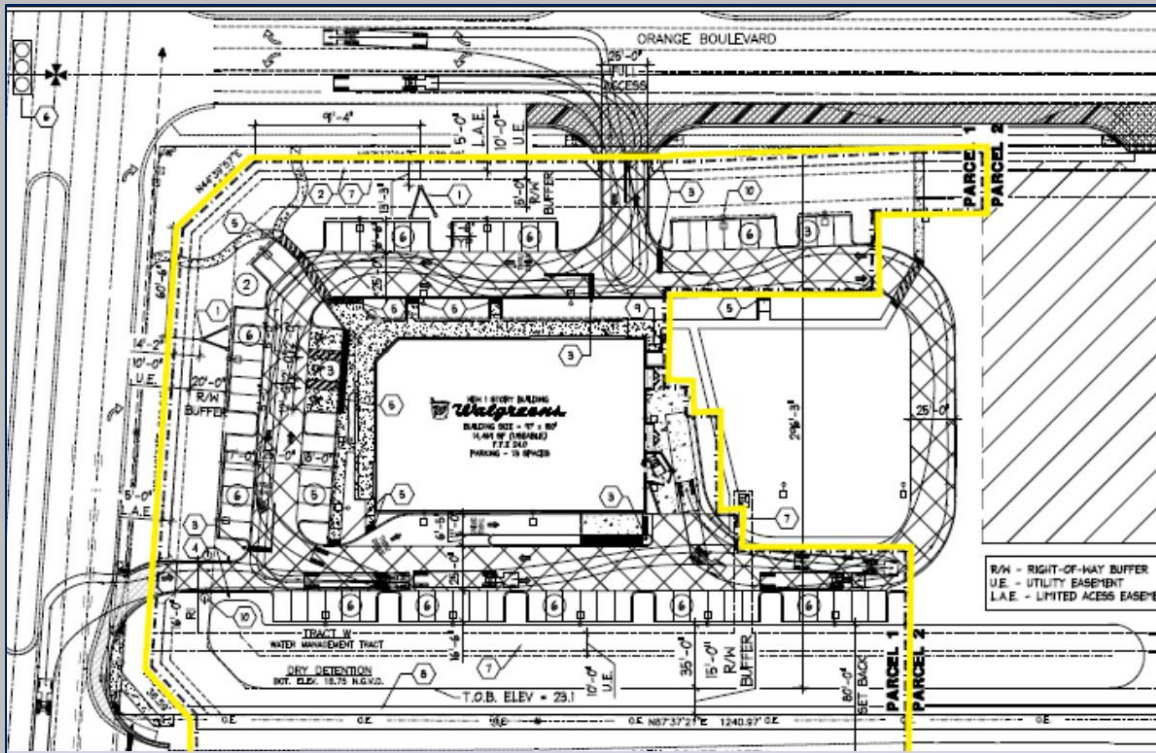


Property is located under 5 Miles from famed Daytona International Speedway. Daytona Beach is one of America's favorite coastal destinations. Every year, over 9 million visitors head to the town's many attractions.

- ❖ 12 Years Remaining on Base Lease Term (Expires 4/1/2033)
- ❖ NNN Absolutely No Landlord Responsibilities
- ❖ +/- 14,611 SF Building on +/- 2 Acres
- ❖ Dense area demographics
- ❖ Ample Parking
- ❖ Daily Traffic Counts of 35,975
- ❖ Signalized Hard Corner Location

All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,509	58,189	125,232
Average HH Income	\$42,312	\$43,706	\$45,053



The map shows an aerial view of a section of Daytona Beach, Florida. A red rectangle highlights a property located at the intersection of Seaside Ave and S. Highway Ave, near the Dollar Tree store. The map includes labels for various streets such as Seaside Ave, S. Highway Ave, and S. Highway 1. Other labeled locations include the Daytona Beach Golf Club, Dollar Tree, Super Inn, and several other businesses and landmarks. The Daytona Beach Golf Club logo is visible in the bottom left corner.

