

FOR SALE

**RetailNet**  
REAL ESTATE

HOLLY HILL, FL

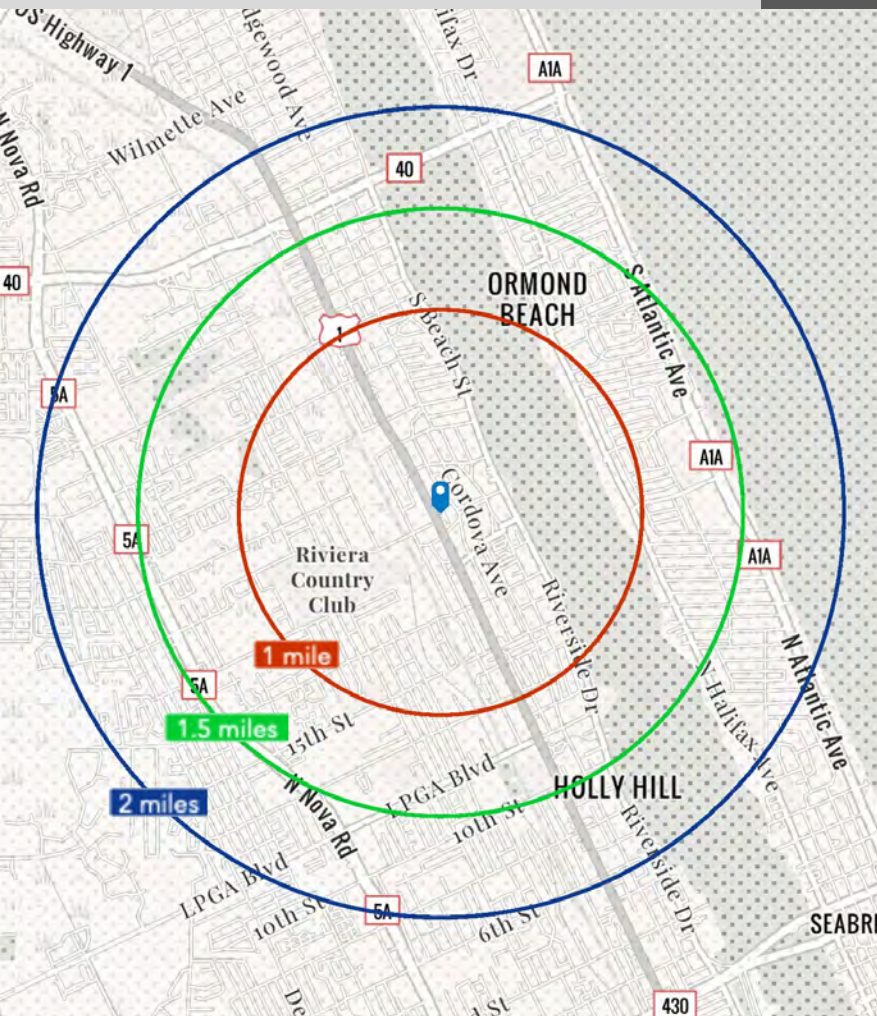
Former *Walgreens* #6798

± 1.65 AC | ± 14.4K SF | \$2.25MM

1829 RIDGEWOOD AVE







## Property Overview

- **Offering Price.** \$2,250,000
- **Delivery.** 'As-Is', Vacant
- **Property.** ±1.65 AC
- **Building.** ±14,440 + DT
- **Parking.** ±76 spaces
- **Signage.** Pylon with electronic reader + building
- **Yr Built.** 2003
- **Parcel ID.** 42420S000010 - [Parcel Info](#)
- **Access.** FI/FO and RI/RO (extended) on Ridgewood
- **Signalized Intersection.** Ridgewood + Calle Grande
- **Zoning.** CC-1 Commercial Corridor, Holly Hill – [Permitted Uses](#)
- **Prohibited Uses.** Pharmacy, bar, children's play facility, educational facility, car wash, 2<sup>nd</sup> hand store, sale or storage of cars or boats, senior assisted living facility

## Location Overview

- **Convenient Location.** On US1 corridor, between Ormond Beach and Daytona Beach.
- **Neighborhood Retail Location.** Directly across from Publix anchored Gates of Holly Hill plaza
- **Riviera Senior Living Residences.** Adjacent to the Riviera Senior Living Residences and its 74-bed assisted living facility.

'25 Estimates	1 Mile	1.5 Mile	2 Miles
<b>Population</b>	<b>5,831</b>	<b>17,195</b>	<b>29,707</b>
<b>Households</b>	<b>2,584</b>	<b>8,258</b>	<b>13,861</b>
<b>Avg. HH Inc.</b>	<b>\$61,608</b>	<b>\$68,447</b>	<b>\$68,191</b>
<b>Ridgewood Ave – Daily Traffic Count Estimate</b>			<b>±27,000 VPD</b>



HOLLY HILL, FL

1829 RIDGEWOOD AVE



Calle Grande St



Ridgewood Ave – 27,000 VPD





HOLLY HILL, FL

1829 RIDGEWOOD AVE



Ridgewood Ave - 27,000 VPD

Calle Grande St





HOLLY HILL, FL

1829 RIDGEWOOD AVE



Ridgewood Ave - 27,000 VPD

Calle Grande St

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE

844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)



HOLLY HILL, FL

1829 RIDGEWOOD AVE



Calle Grande St

Castilla St





HOLLY HILL, FL

1829 RIDGEWOOD AVE





HOLLY HILL, FL

1829 RIDGEWOOD AVE





HOLLY HILL, FL

1829 RIDGEWOOD AVE



INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE

844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)



HOLLY HILL, FL

1829 RIDGEWOOD AVE



844.RNRE.111  [www.retailnetrealestate.com](http://www.retailnetrealestate.com)


INVESTMENT OFFERING  
**RetailNet**  
REAL ESTATE



HOLLY HILL, FL

1829 RIDGEWOOD AVE

# TERMS



OFFERING PRICE	\$2,250,000
DELIVERY	Vacant
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy
OFFERS EVALUATED AS RECEIVED	

***\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 📠 [listings@retailnetrealestate.com](mailto:listings@retailnetrealestate.com)

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

INVESTMENT OFFERING

**RetailNet**  
REAL ESTATE