



# SELBY REALTY

Brokers ♦ Managers ♦ Developers

## Office/Retail Space FOR LEASE

3100 S. Ridgewood Avenue, Unit 200 \* South Daytona , FL  
**18,280 SF Office/Retail Space**



### Property Details:

**Address:** 3100 S. Ridgewood Ave. Unit 200, S. Daytona, FL 32119

**Available SF:** 18,280 sf in Unit 200. Additional 13,440 sf available in Unit 130, which is contiguous to Unit 200, for a total of 31,720 sf. Can be combined or can divide.



**Description:** 18,280 sf space on second floor of building. Two-story lobby and elevator provide a dramatic entry. Ample parking. New roof. First floor suite containing 13,440 sf of space is also available for a total of 31,720 sf. Space can be combined or divided depending on tenant's needs. Join Food Supply, Americrown, Boone Distributors, Century Forest Products and SE Panel as the next great tenant in this multi-tenant facility.



**Permitted Uses:** PCD zoning allows virtually all permitted uses in City of South Daytona.

**Location:** On Ridgewood Ave. (U.S. 1) ¼ mile north of Dunlawton Ave. or 3 ½ miles south of Beville Road (Rt. 400) turn west onto Venture Drive. The 3100 S. Ridgewood building is straight ahead one block west of US 1.

**Rent:** Please call for pricing.

**Net Charges:** Taxes, Insurance and Common Area Maintenance are \$1.20 psf. Water and sewer are included. Tenant pays electric.



FOR MORE INFORMATION CALL:

**Dwight Selby, CCIM**

Phone: 386-238-4456 ext. 304

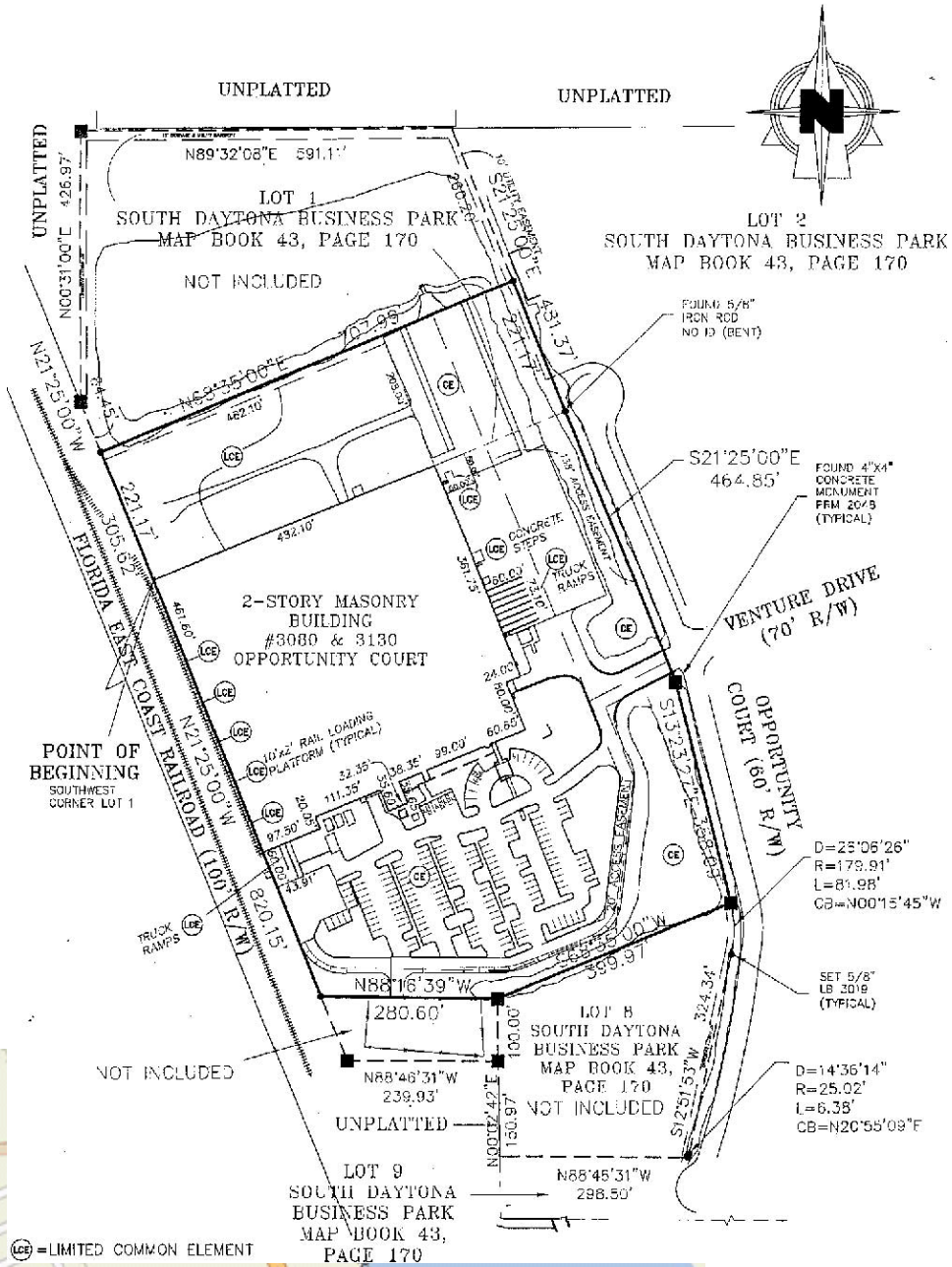
Email: [dselby@selbyrealty.com](mailto:dselby@selbyrealty.com)

**Selby Realty, Inc.**

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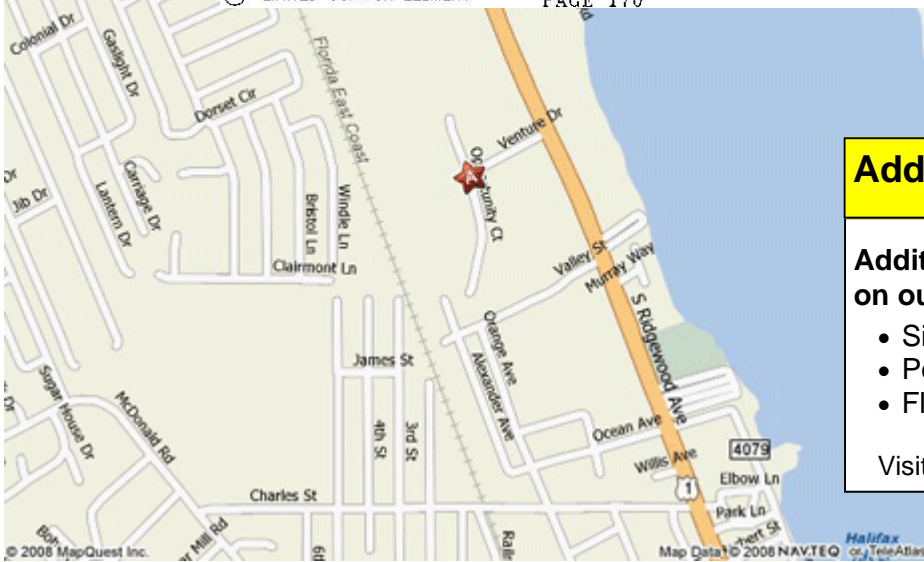
Telephone: (386) 238-4456 | Fax: (386) 238-8377

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



POINT OF BEGINNING  
SOUTHWEST CORNER LOT 1

(LCE) = LIMITED COMMON ELEMENT



### Additional Information

Additional documentation available on our website:

- Siteplan
- Permitted Uses (PCD Agreement)
- Floorplan

Visit [www.SelbyRealty.com](http://www.SelbyRealty.com)