

Ridgewood Ave (US 1)

30,000 AADT

1



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Extensively Renovated Non-Operational Hotel

640 S Ridgewood Ave, Daytona Beach, FL 32114

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Accelerating success.



Investment Summary

Colliers as owner's exclusive advisor, is pleased to present for sale 640 S Ridgewood Avenue (the "Property"). The former Budget Inn was converted to a treatment recovery facility about 2 years ago and operated in the capacity until December 2025. The Property offers a compelling opportunity for investors to reposition it for use such as a hotel/motel, multifamily, community residential home, adult day care, child care facility, bed & breakfast, office, retail, etc. The facility is located at Ridgewood Avenue (U.S. Route 1), Daytona Beach, FL 32114 and features excellent visibility and exposure to 30,000 AADT from U.S. Route 1 (Ridgewood Ave) in the Deltona-Daytona Beach-Ormond Beach MSA. Close proximity to Daytona public beaches, Daytona Beach International Airport, Daytona Speedway, and destination shopping centers along LPGA Blvd and International Speedway Blvd provides outstanding demand drivers and a build-in amenity base.

640 S Ridgewood Ave strategic positioning offers the following advantages to its occupants:

- The property is near medical centers, retail hubs, and tourist destinations, making it ideal for assisted living, healthcare, or motel lodging.
- Property offers strong visibility and accessibility, with close proximity to major transportation corridors including International Speedway Blvd and US 1.
- Daytona Beach is experiencing steady economic and population growth, positioning occupants to benefit from increasing demand and long-term value appreciation.

Property Highlights



Size
11,819± | 0.88 AC | One Story



Opportunity
Investment Repositioning



Built/Renovated
1952 | 1990



Parking Ratio
27 Parking Spaces (2.3/1000 SF)



Location Perks & Connectivity
Daytona's public beaches, Daytona Beach International Airport, Daytona International Speedway, and destination shopping centers along LPGA Blvd and International Speedway Blvd.



Site Layout
24 Rooms (currently using 22 Rooms with 1 used as a gym and 1 used as an office)

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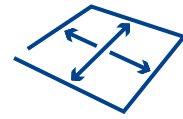


Area Demographics

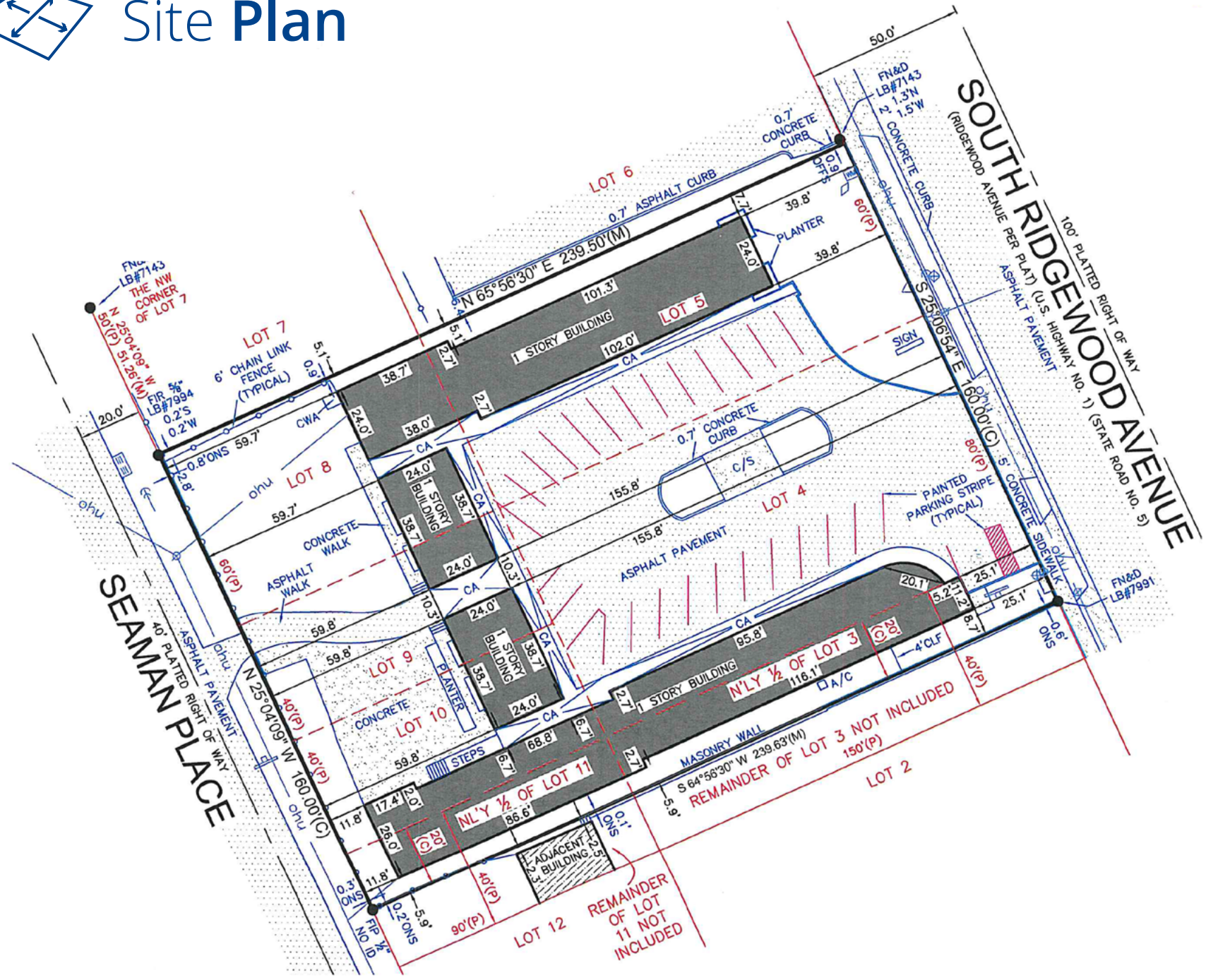
Strategically positioned along Florida's Atlantic coast, the Deltona-Daytona Beach-Ormond Beach MSA offers a dynamic blend of accessibility, growth, and lifestyle appeal. Anchored by major transportation corridors like I-95 and I-4, the region provides seamless connectivity to Orlando (just an hour away) and Jacksonville, while also benefiting from proximity to Daytona Beach International Airport and the Port of Jacksonville.

The area is experiencing steady economic expansion, with strong job growth in healthcare, finance, and professional services, supported by a civilian labor force of over 320,000. Residents and businesses alike enjoy a rich mix of amenities, from the iconic Daytona International Speedway and vibrant beachfront to retail hubs like Tanger Outlets and the Volusia Mall. With a growing population nearing 700,000 and a diversifying employment base, the MSA is emerging as a key destination for both commercial investment and residential development. Whether you're seeking visibility, workforce access, or lifestyle-driven appeal, this region offers a compelling environment for growth.

				
	Population	Daytime Population	Average HH Income	Households
1 Mi.	8,324	12,308	\$53,619	3,755
2Mi.	33,356	44,170	\$61,002	14,695
3Mi.	64,350	87,967	\$64,305	28,420
5Mi.	129,398	159,638	\$71,520	59,467



Site Plan



Additional Features

- Fully Furnished Non-Operating Hotel/Motel
- Outstanding Building Condition with many recent Capital Projects- New Key Card System, Mostly new HVAC systems.
- Full Access directly on South Ridgewood Ave (US Hwy 1) from 30,000 AADT
- Offers exceptional accessibility thanks to its strategic location along U.S. Route 1, a major north-south corridor that runs through the heart of Daytona Beach.





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