



# For Sale

Fully Furnished Non-Operating Hotel/Motel  
640 S Ridgewood Ave

Daytona Beach, FL 32114



## Investment Advisors

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# Property Highlights

**Size**

11,819± | 0.88 AC | One Story

**Opportunity**

Owner/User or Investment Medical

**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.

**Frontage**

Ridgewood Avenue (US 1) | 30,000 AADT

## \$2,000,000

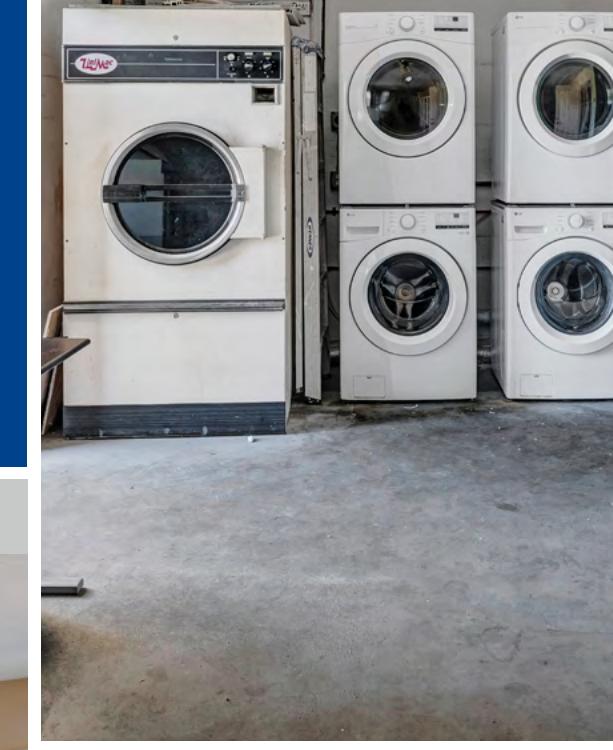
Asking Price

## Investment Summary

Colliers as owner's exclusive advisor, is pleased to present for sale 640 S Ridgewood Avenue. offers compelling opportunity for owner/users or investors seeking to reposition it for use such as assisted living facilities (ALF), behavioral health centers, or continued operation as treatment and recovery, motel facility. The building is located at Ridgewood Avenue (U.S. Route 1), Daytona Beach, FL 32114 (the "Property") 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

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

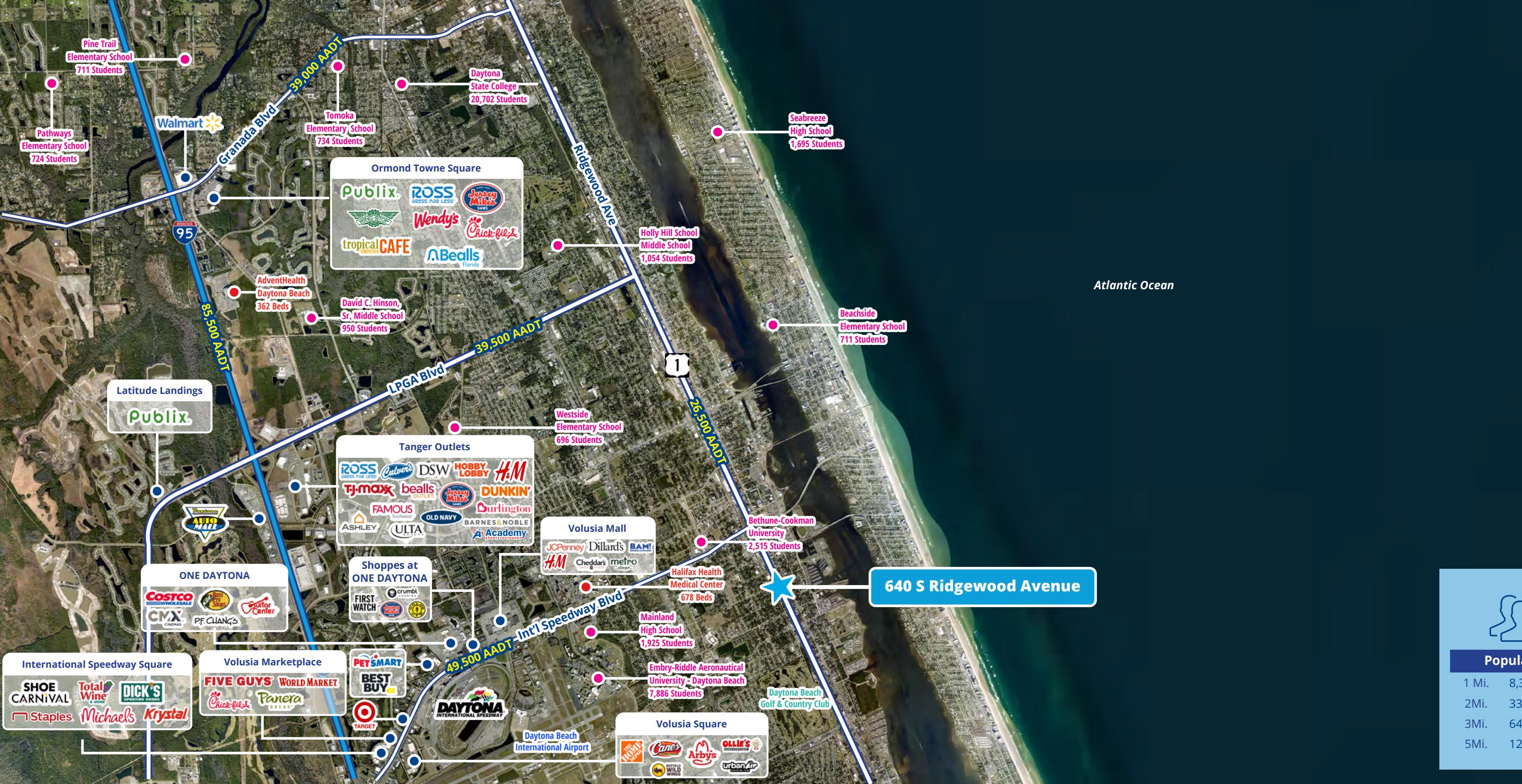
- The property is near medical centers, retail hubs, and tourist destinations, making it ideal for assisted living, healthcare, or motel lodging.
- Property offers strong visibility and accessibility, with close proximity to major transportation corridors including International Speedway Blvd and US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



# Area Demographics

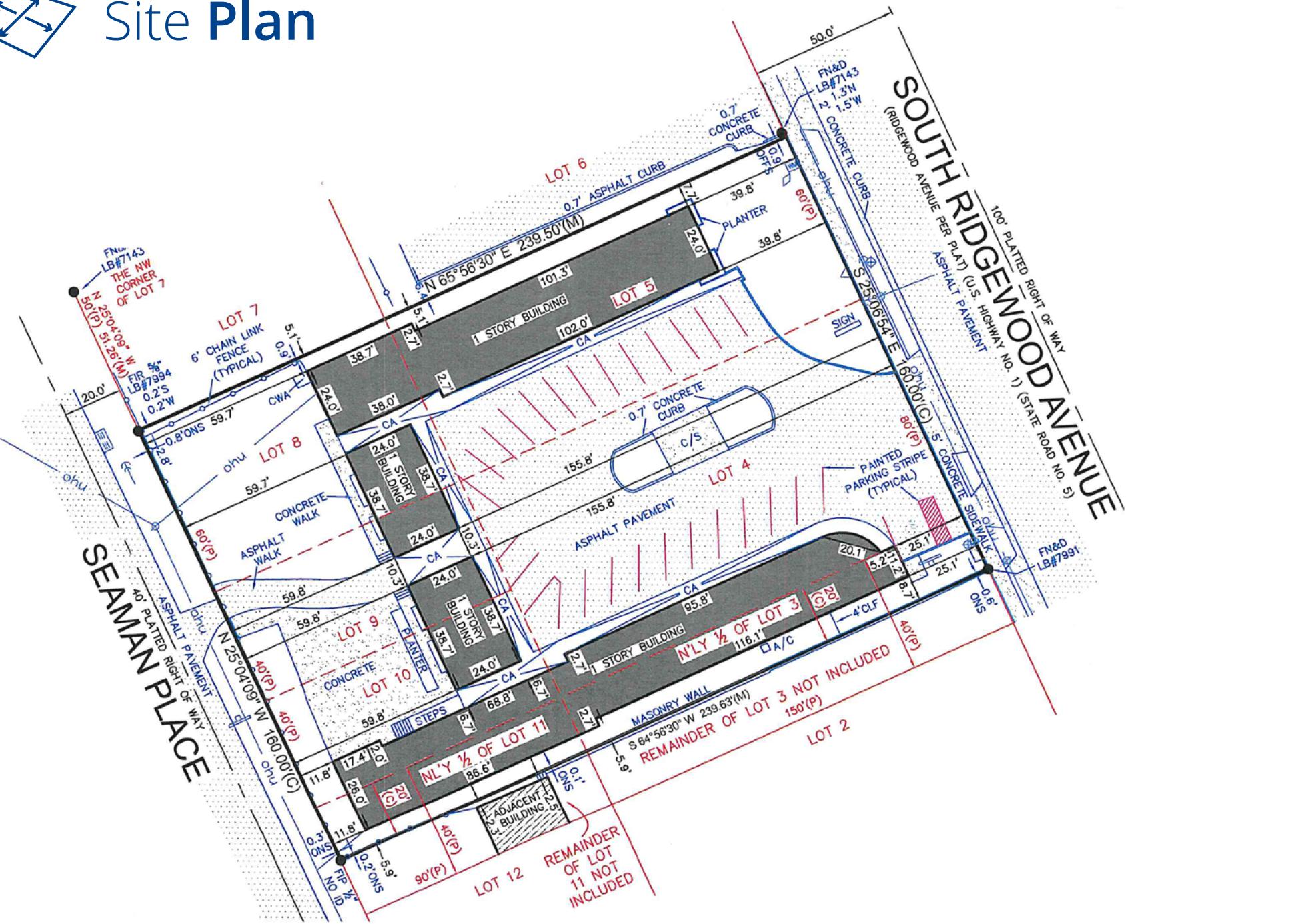
Strategically positioned along Florida's Atlantic coast, the Deltona-Daytona Beach-Ormond Beach MSA offers a dynamic blend of accessibility, growth, and lifestyle appeal. Anchored by major transportation corridors like I-95 and I-4, the region provides seamless connectivity to Orlando (just an hour away) 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	1 Mi. 12,308	1 Mi. \$3,619	1 Mi. 3,755
2 Mi. 33,356	2 Mi. 44,170	2 Mi. \$6,002	2 Mi. 14,695
3 Mi. 64,350	3 Mi. 87,967	3 Mi. \$4,305	3 Mi. 28,420
5 Mi. 129,398	5 Mi. 159,638	5 Mi. \$7,520	5 Mi. 59,467

# Site Plan



## Functional Features

hed Non-Operating Hotel/Motel  
g Building Condition with many recent Capital Projects– New Key Card  
stly new HVAC systems.  
directly on South Ridgewood Ave (US Hwy 1) from 30,000 AADT  
optional accessibility thanks to its strategic location along U.S. Route 1,  
th-south corridor that runs through the heart of Daytona Beach.





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