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Accelerating success.

Ridgewood Ave (US 1)

30,000 AADT



For Sale

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

Daytona Beach, FL 32114

Investment Advisors

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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.

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)

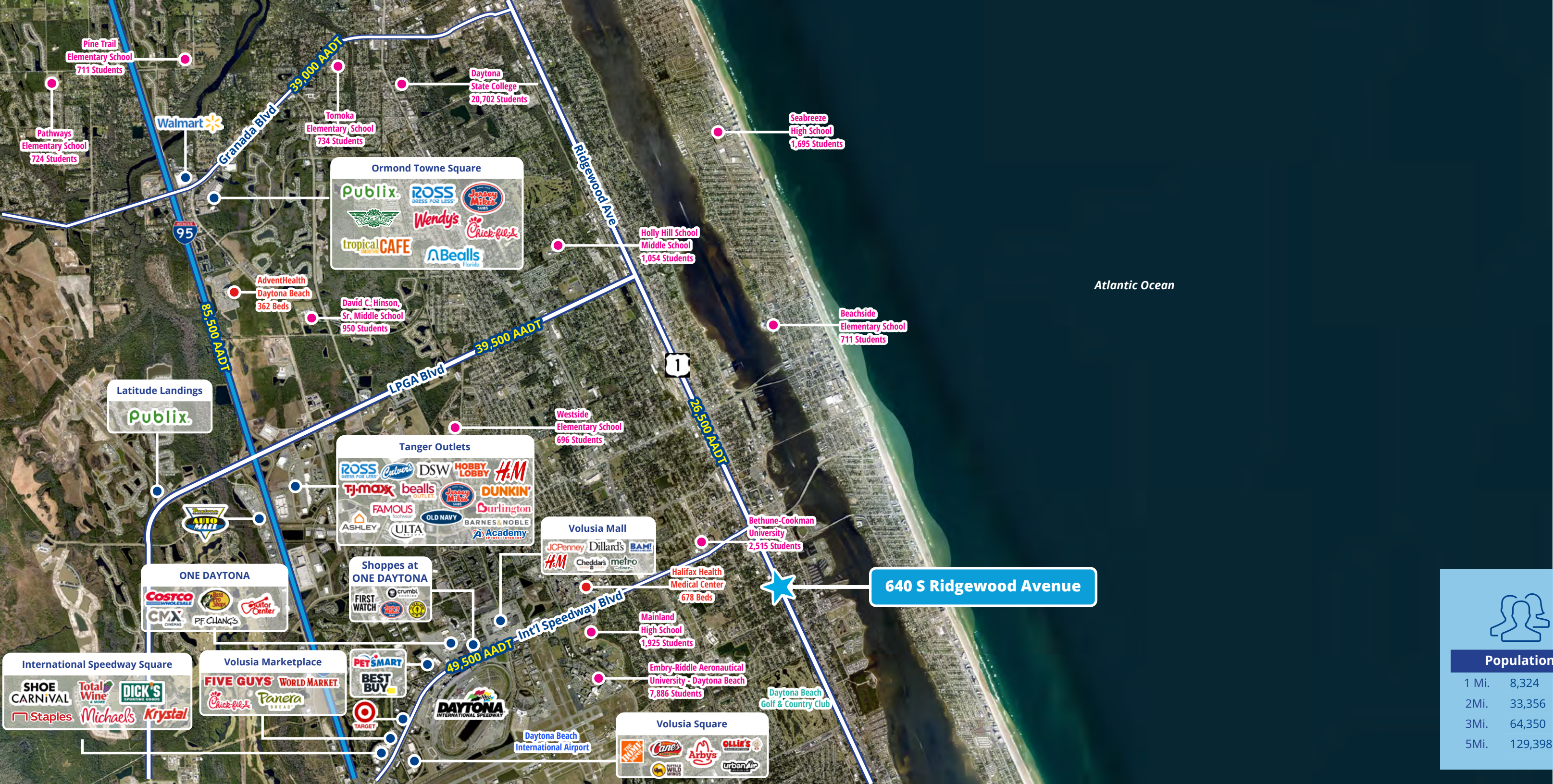
**Location Perks & Connectivity**
Daytona's public beaches, Daytona Beach International Airport, Daytona International Speedway, and destination shopping centers along LPGA Blvd and International Speedway Blvd.

**Frontage**
Ridgewood Avenue (US 1) | 30,000 AADT

\$2,000,000

Asking Price





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	
1 Mi.	8,324
2Mi.	33,356
3Mi.	64,350
5Mi.	129,398



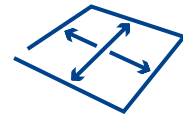
Daytime Population	
1 Mi.	12,308
2Mi.	44,170
3Mi.	87,967
5Mi.	159,638



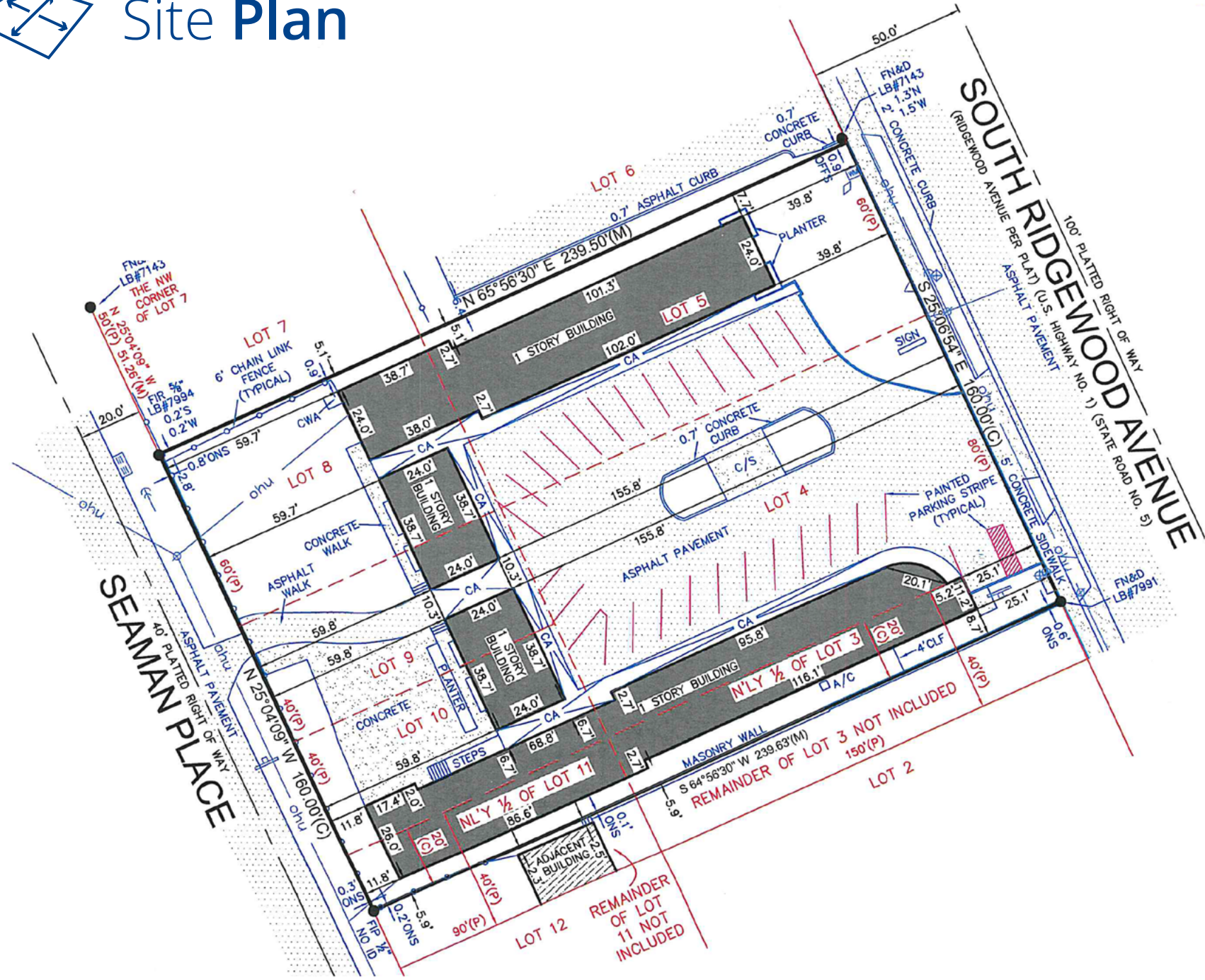
Average HH Income	
1 Mi.	\$53,619
2Mi.	\$61,002
3Mi.	\$64,305
5Mi.	\$71,520



Households	
1 Mi.	3,755
2Mi.	14,695
3Mi.	28,420
5Mi.	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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Confidentiality
Agreement***



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