

SUNSHINE PARK MALL | RETAIL & OFFICE FOR LEASE

2400 S. RIDGEWOOD AVENUE
SOUTH DAYTONA, FL 32119

Carl W. Lentz IV, MBA, CCIM
Managing Director
386.566.3726
carl.lentz@svn.com

John W. Trost, CCIM
Principal | Senior Advisor
386.301.4581
john.trost@svn.com

Carrie Register
Associate Advisor
386.310.7900
carrie.register@svn.com

Property Summary



OFFERING SUMMARY

AVAILABLE SF: 1,200 - 5,250 SF

LEASE RATE: \$10.00 - \$13.00 NNN

LOT SIZE: 22.56+/- Acres

YEAR BUILT: 1972

TRAFFIC COUNT: 28,000 AADT

ZONING: MXD-2, Mixed Use
Development District-2

PROPERTY OVERVIEW

Retail and Office spaces For Lease in the heart of South Daytona at the Sunshine Park Mall. The Mall recently underwent a complete makeover with new tile floors and upgrades throughout the building. Spaces range in size from 1,200 SF to 5,250 SF, contiguous. The Sunshine Park Mall sits on the west side of South Ridgewood Avenue [US Highway 1] between Beville Road in Daytona Beach and Dunlawton Boulevard in Port Orange. The Mall is anchored by a Publix Super Market and generates significant walking and vehicular traffic. Units may be combined and tenant improvement allowances are available from the landlord. Estimated CAM, Real Estate Taxes, and Insurance \$3.00 per SF.

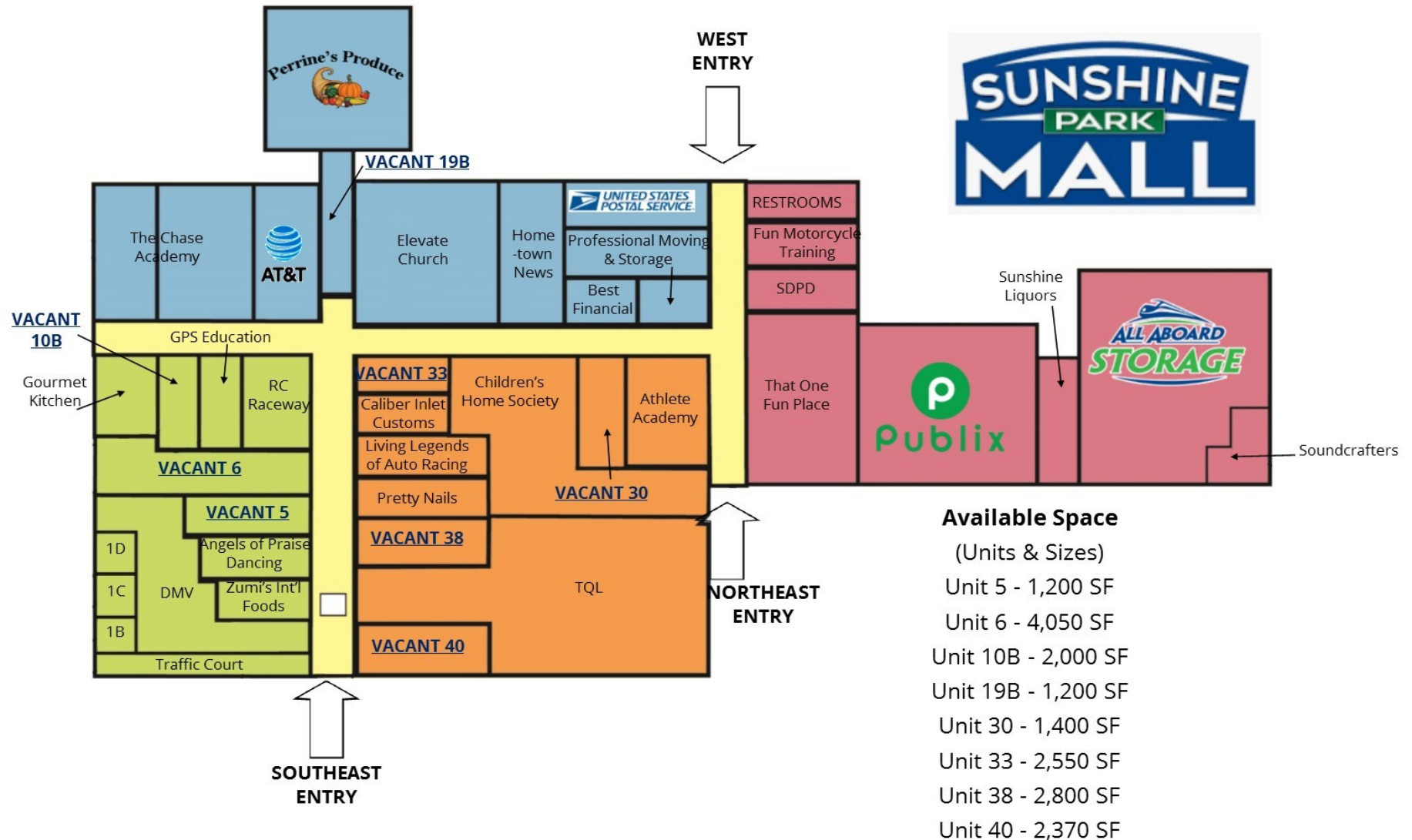
LOCATION OVERVIEW

Approximately 1/2 mile south of Beville Road on the west side of South Ridgewood Avenue. Southwest corner of South Ridgewood Avenue and Ridge Boulevard. Approximately 1.7 miles to Dunlawton Avenue.

Aerial



Site Plan



Available Space

SUNSHINE PARK MALL

2400 S. Ridgewood Avenue. South Daytona, FL 32119

SUITE	SIZE	TENANT
1A	5,956 SF	County of Volusia - Traffic Court
1B & 1C	1,584 SF	Executive Building Services
1D	880 SF	James Carey
2	8,064 SF	DMV
3	750 SF	Zumi's International Foods
4	1,200 SF	Angels of Praise Dancing
5	1,200 SF	AVAILABLE
6	4,050 SF	AVAILABLE
7	6,000 SF	RC Raceway
10A	2,000 SF	GPS Education
10B	2,000 SF	AVAILABLE
12	2,400 SF	Gourmet Kitchen
16	9,703 SF	Chase Academy
18	6,155 SF	AT&T Services
19	9,830 SF	Perrine's Produce
19B	1,200 SF	AVAILABLE
20	8,125 SF	Elevate Church
22	4,775 SF	Hometown News
24	900 SF	Best Financial
25	2,400 SF	Professional Moving & Storage
27	1,375 SF	Professional Moving & Storage
28	2,425 SF	USPS
29	3,500 SF	Athlete Academy

SUITE	SIZE	TENANT
30	1,400 SF	AVAILABLE
31-32	11,200 SF	Children's Home Society of Florida
33	2,550 SF	AVAILABLE
34	450 SF	Caliber Inlet Customs
35	2,560 SF	Living Legends of Auto Racing
36	1,200 SF	Pretty Nails
38	2,800 SF	AVAILABLE
39	16,475 SF	TQL
40	2,370 SF	AVAILABLE
48		All Aboard Storage
48B	2,268 SF	Sunshine Liquor
49	37,866 SF	Publix
50	8,160 SF	That One Fun Place
51	1,338 SF	South Daytona Police Department
52	588 SF	Fun Motorcycle Training
54		Soundcrafters
62	4,000 SF	Ministerio Apostolico
63A	10,586 SF	Zeno's Taffy
63B	5,984 SF	Elite Muay Thai & Fitness
63C	5,865 SF	Mr. Petman
63D	33,546 SF	Daytona Ice Arena
2422	1,893 SF	Mario's Pizza

Interior Photos



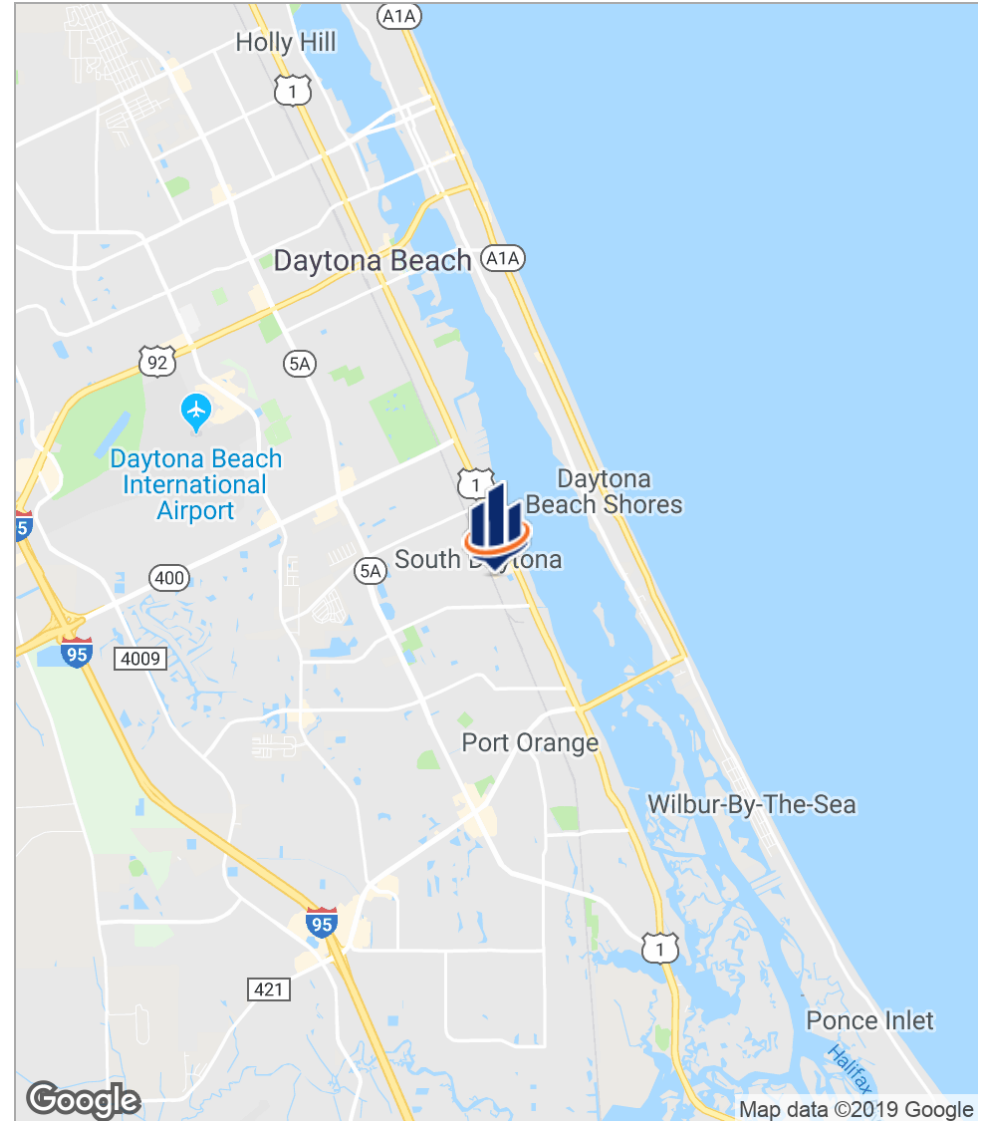
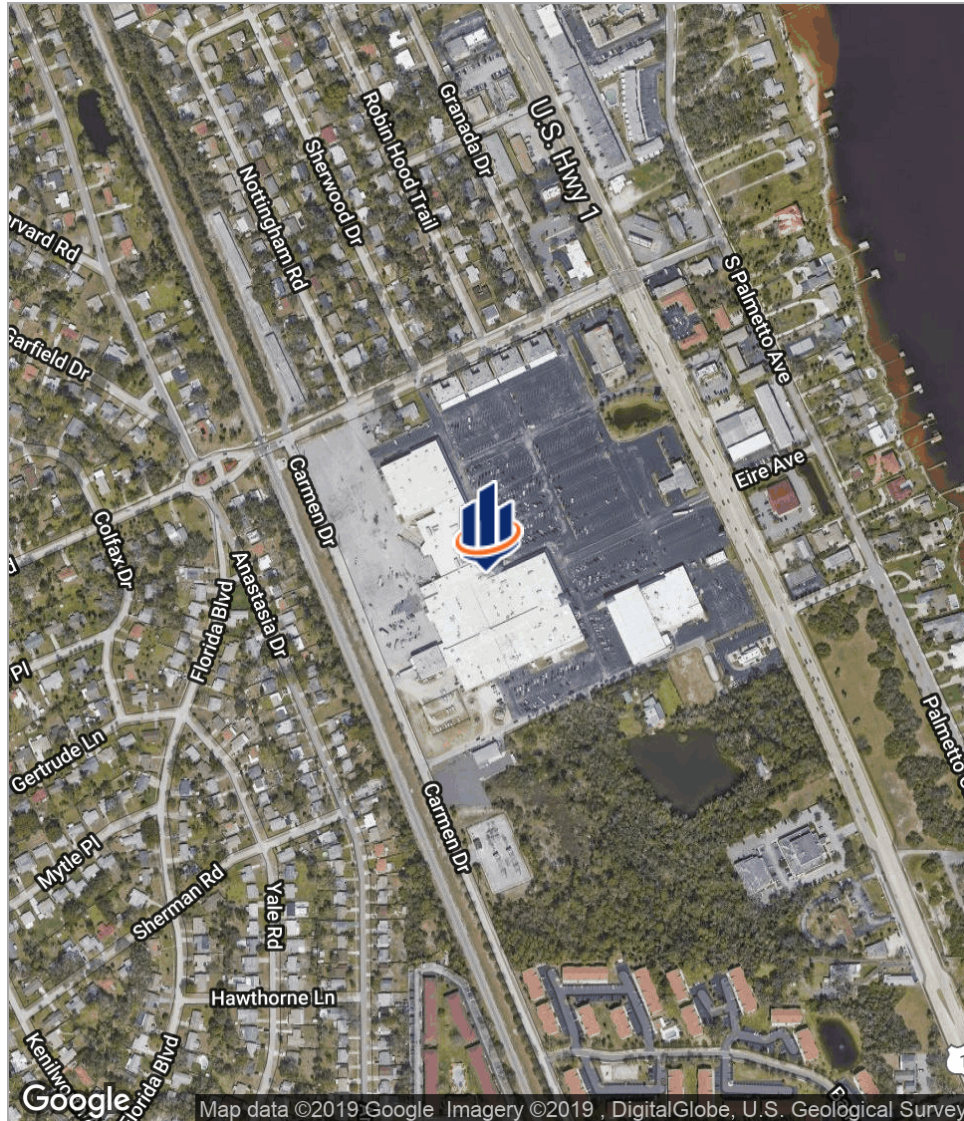
Interior Photos



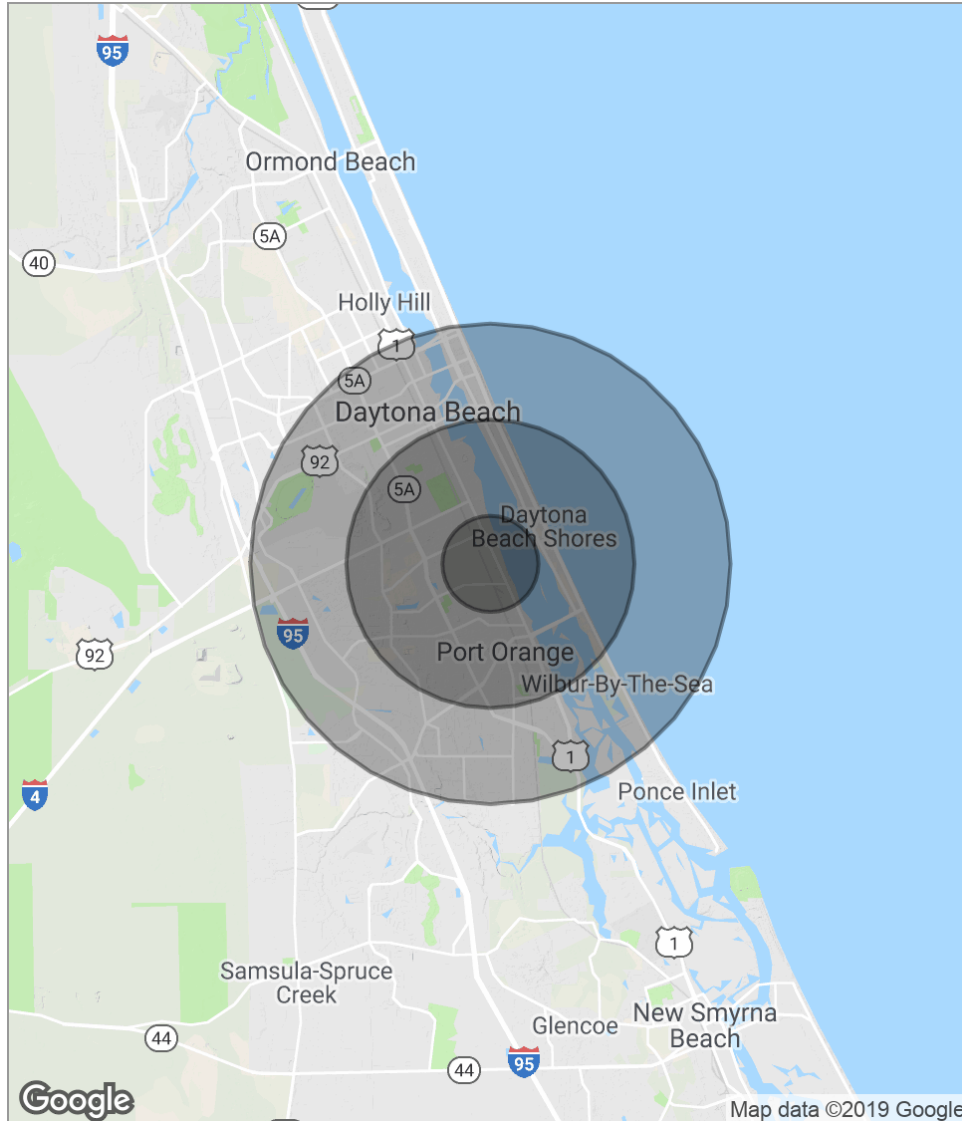
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,554	56,452	116,259
Median age	44.1	46.8	43.1
Median age [Male]	42.1	44.1	40.9
Median age [Female]	45.1	48.8	45.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,342	25,720	49,265
# of persons per HH	2.3	2.2	2.4
Average HH income	\$49,087	\$46,954	\$48,057
Average house value	\$206,072	\$197,616	\$227,615

** Demographic data derived from 2010 US Census*