



## FOR LEASE

Retail Unit 101

700 Ridgewood Ave., Holly Hill, 32117



### Great Exposure on Ridgewood Avenue

700 Ridgewood Ave., Unit 101, Holly Hill, FL 32117

#### 931 SF RETAIL SPACE AVAILABLE

- Unit 101 - 931 SF immediately available.
- Custom built for a Dog Grooming Shop.
- Front and Side Entrances.
- Custom made 3 Level Dog Washing area.
- Stainless Steel Crate Available for Purchase.
- ADA Restroom, Office area
- Building and Digital Signage Available
- 5 Parking Spaces/1,000 SF Retail space

#### PROPERTY HIGHLIGHTS

LED lighting throughout property, R-40 insulation in ceiling, Surveillance System, Concrete tilt wall construction, all concrete driveways and parking, water and electric individually metered, 64 parking spaces, building and digital monument signage available.

Great location with 260 ft. of frontage on Ridgewood Avenue.

Conveniently located 4.5 miles from I-95/LPGA Interchange.

**Traffic Count:** Over 25,000 vehicles daily on Ridgewood Ave.

**Zoning:** CC-1 Commercial Corridor

**Location:** From I-95 take LPGA Blvd. exit and head East. Turn South on Ridgewood Avenue, property is 0.5 miles South of LPGA Blvd. on the West side of the street.

For Lease  
Retail \$12/SF  
NNN (\$2.50/SF)



For More information:

**Diane Larsen**

**Selby Realty, Inc.**

200 E. Granada Blvd, Suite 207

Ormond Beach, FL 32176

Cell: 386.451.1988

Office: 386.238.4456 Ext. 306

DLarsen@selbyrealty.com



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700 Ridgewood Ave., Holly Hill, FL  
Property Photos







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## 700 Ridgewood Ave., Holly Hill Area Map

