



2,500 SF 2ND GEN QSR AVAILABLE | FOR LEASE OR GROUND LEASE

4096 S Ridgewood Ave
Port Orange, FL 32127

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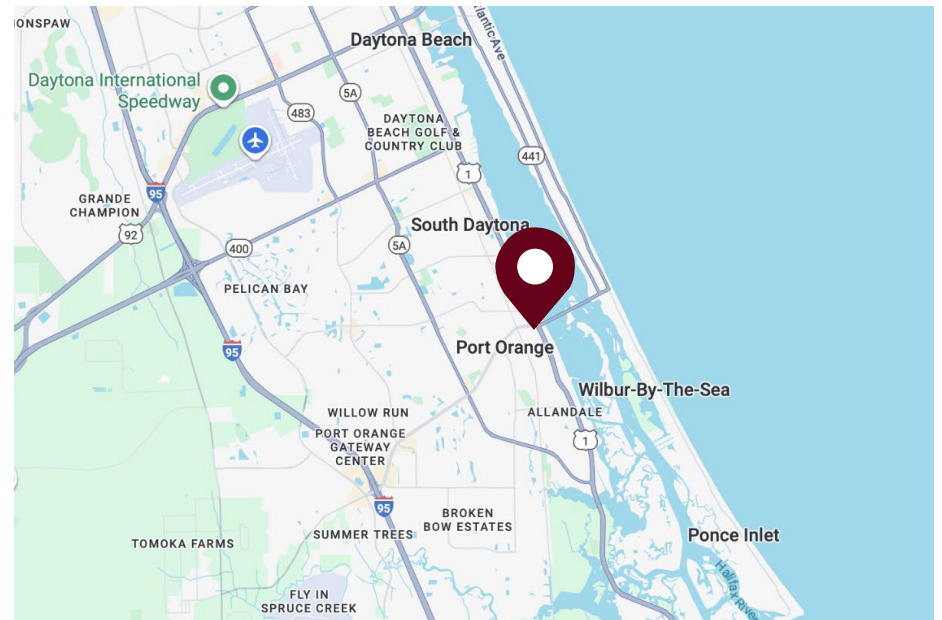
PROPERTY OVERVIEW

One of the last remaining drive-thru outparcels along US-1 in the Port Orange market. The former Hardee's site offers full access off US-1 (S Ridgewood Ave) at one of the area's strongest intersections, the hard corner of US-1 and Dunlawton Ave, where combined traffic runs roughly 49,500 vehicles per day.

The corner is a focal point of new investment, anchored by the newly developed Catfish Commons and sitting catty-cornered to the proposed Riverwalk project, which will bring 30,000 SF of commercial space and 460 multifamily units.

LEASE DETAILS

Address:	4096 S Ridgewood Ave
Parcel ID:	630311070030
Property Type:	Outparcel, Land
Acreage:	0.52ac
County:	Volusia
Year Built:	1988
Lease Pricing:	\$30/SF NNN
Ground Lease Pricing:	\$85,000/year



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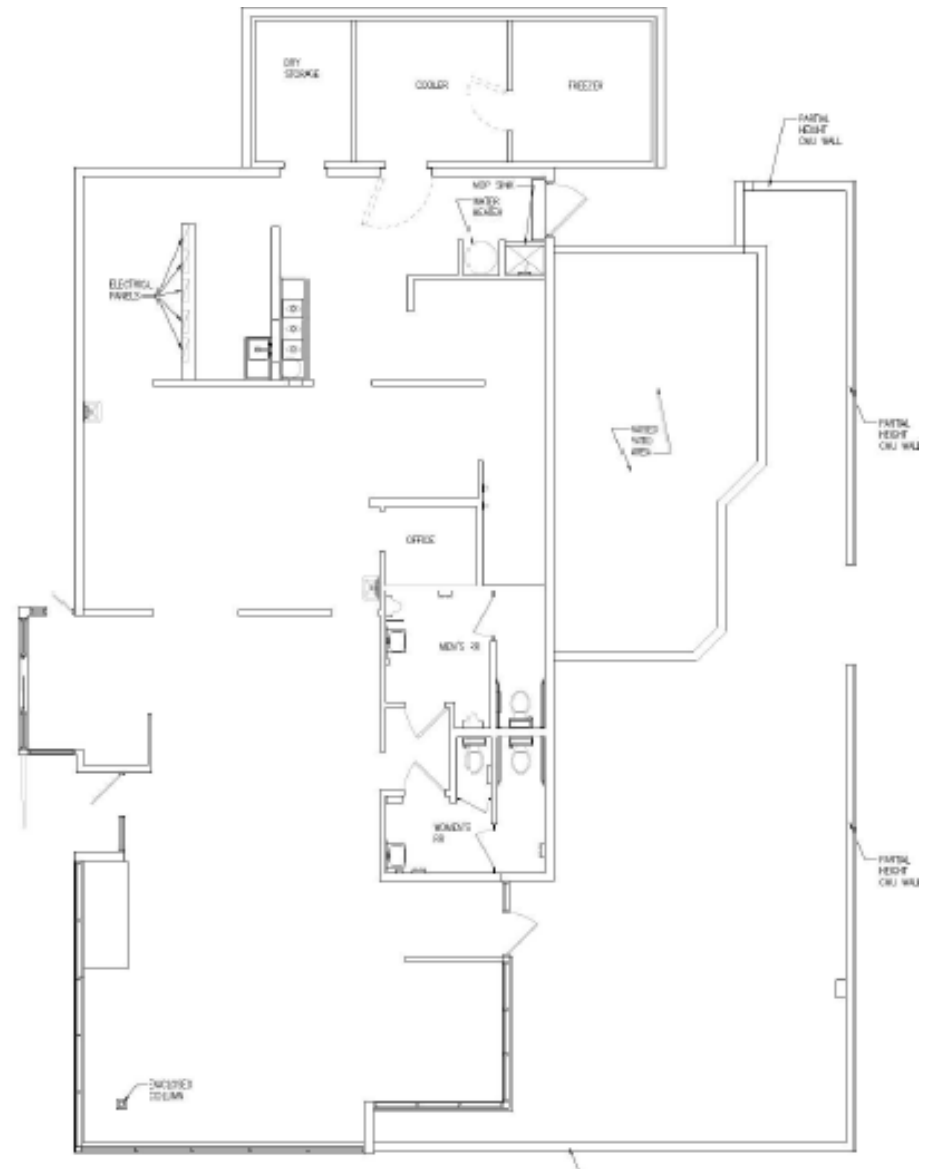
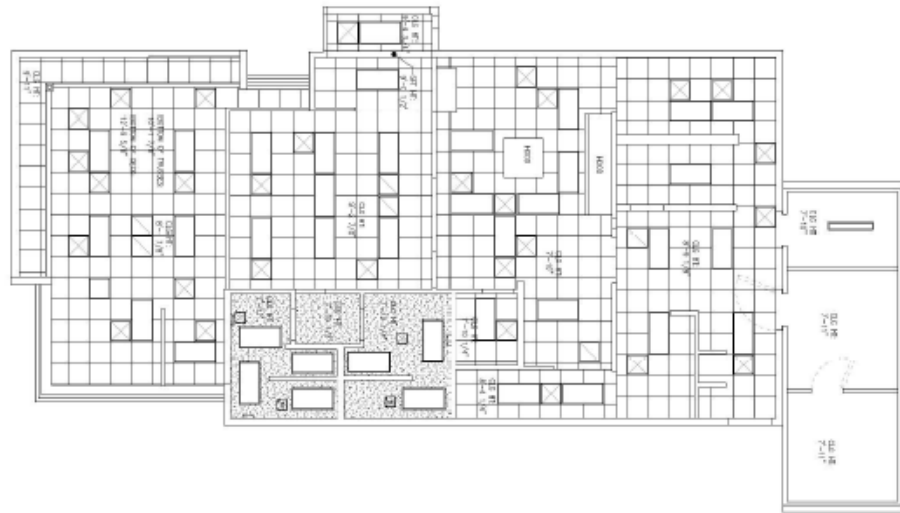
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TURNKEY RESTAURANT OPPORTUNITY

Positioned as an outparcel to Port Orange Plaza, 4096 S Ridgewood Ave commands the signalized corner of US-1 (Ridgewood Ave) and Dunlawton Ave, one of the area's most traveled intersections with a combined 49,500 vehicles per day. The 2,500 SF former Hardee's comes equipped with a cooler, freezer, dry storage, two restrooms, and multiple hood systems already in place, plus a working drive-thru and an existing canopy that opens the door to outdoor seating. And the corner keeps getting busier, sitting diagonally across from the proposed 10-acre Riverwalk mixed-use development and directly across from the brand-new Catfish Commons shopping center.

Prefer a clean slate? Ownership will ground lease the .52-acre site at an attractive annual rate, giving a developer the freedom to scrape and build to their own prototype on a proven corner. And for buyers looking to own outright, ownership will also entertain purchase offers on the building. Three ways to make this corner yours, whether you're a tenant ready to open, a developer with a vision, or an investor looking to acquire.



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SURROUNDING AREA



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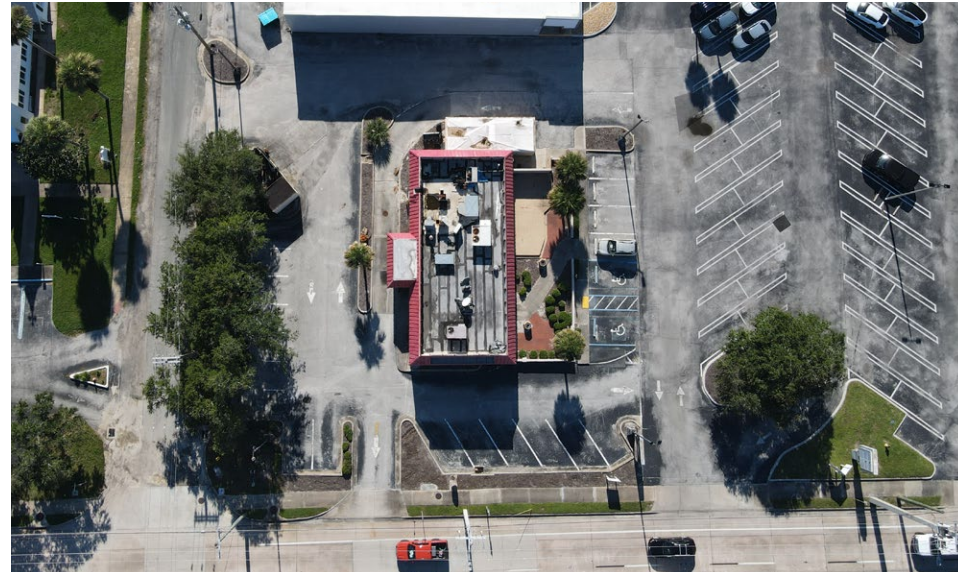
This is a detailed aerial map of Port Orange, Florida, featuring a variety of business and service icons overlaid on the landscape. The map shows major roads such as Dunlawton Ave, Spruce Creek Rd, and Halifax Ave. A red pin is placed near the intersection of Dunlawton Ave and Spruce Creek Rd. Numerous icons for businesses like Dunkin', Publix, Walgreens, and CVS are scattered across the map, often grouped in white callout boxes. The map also shows natural features like the Halifax River and several parks.

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OUTPARCEL WITH DRIVE-THRU



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