

FOR LEASE

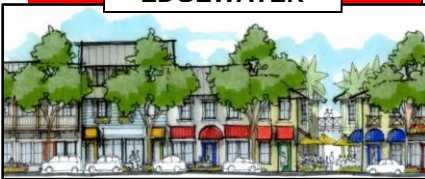


MULTI-TENANT RETAIL PLAZA

1517 S RIDGEWOOD AVE, EDGEWATER, FL, 32132



FUTURE VISION
PLAN
EDGEWATER



PROPERTY HIGHLIGHTS

- 10,000 SF +/- Building, **2 units available, 2&3, 2,500 SF ea**
- **Land Size:** .87 acres +/- 37,962 SF +/-
- **Muni:** City of Edgewater **Zoning:** HWY Comm
- Employee Parking in the Rear of Property, 1/4 Acre Addtl Land
- Two Curb Cuts along US Hwy 1, offering Rt In/Rt Out
- **Fronts along busy US Hwy 1:** 166 Linear Foot +/-
- *Nearly 26,000 vehicles per day traffic this site*
- **Close to:** Chick Fil A, Aldi, Winn Dixie, Dollar Tree, other great Nationals, Plus I-95, SR 44 & 442, and dynamic New Smyrna Beach
- **Lease Rate:** *PSF NNN, Withheld, Call Broker*

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IMMEDIATE AREA RETAIL OVERVIEW



TRAFFIC COUNTS

US Hwy 1/S Ridgewood Ave 25,898

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,649	34,510	55,108
Households:	2,556	14,851	24,432
Avg Income:	\$55,953	\$72,196	\$73,407

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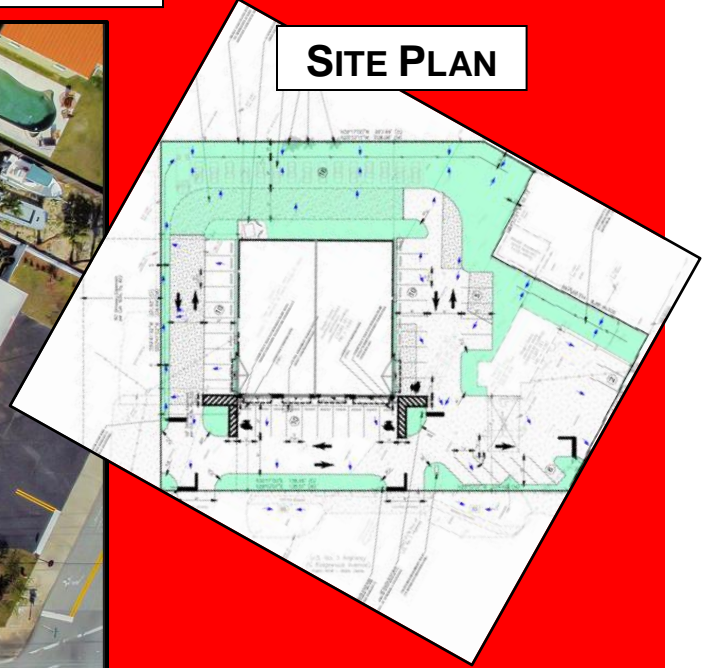
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AERIAL OVERVIEW



SITE PLAN

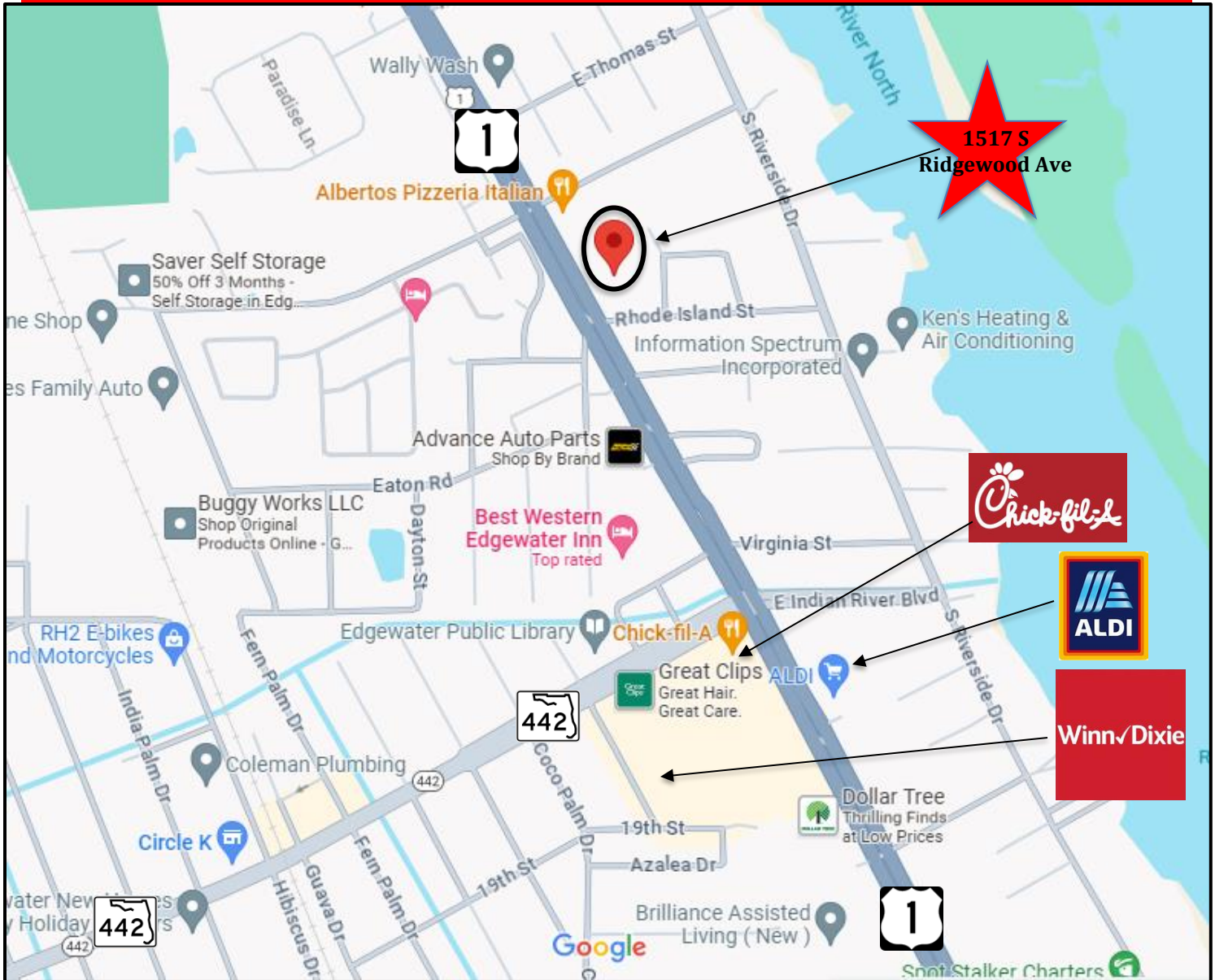


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VICINITY MAP OVERVIEW



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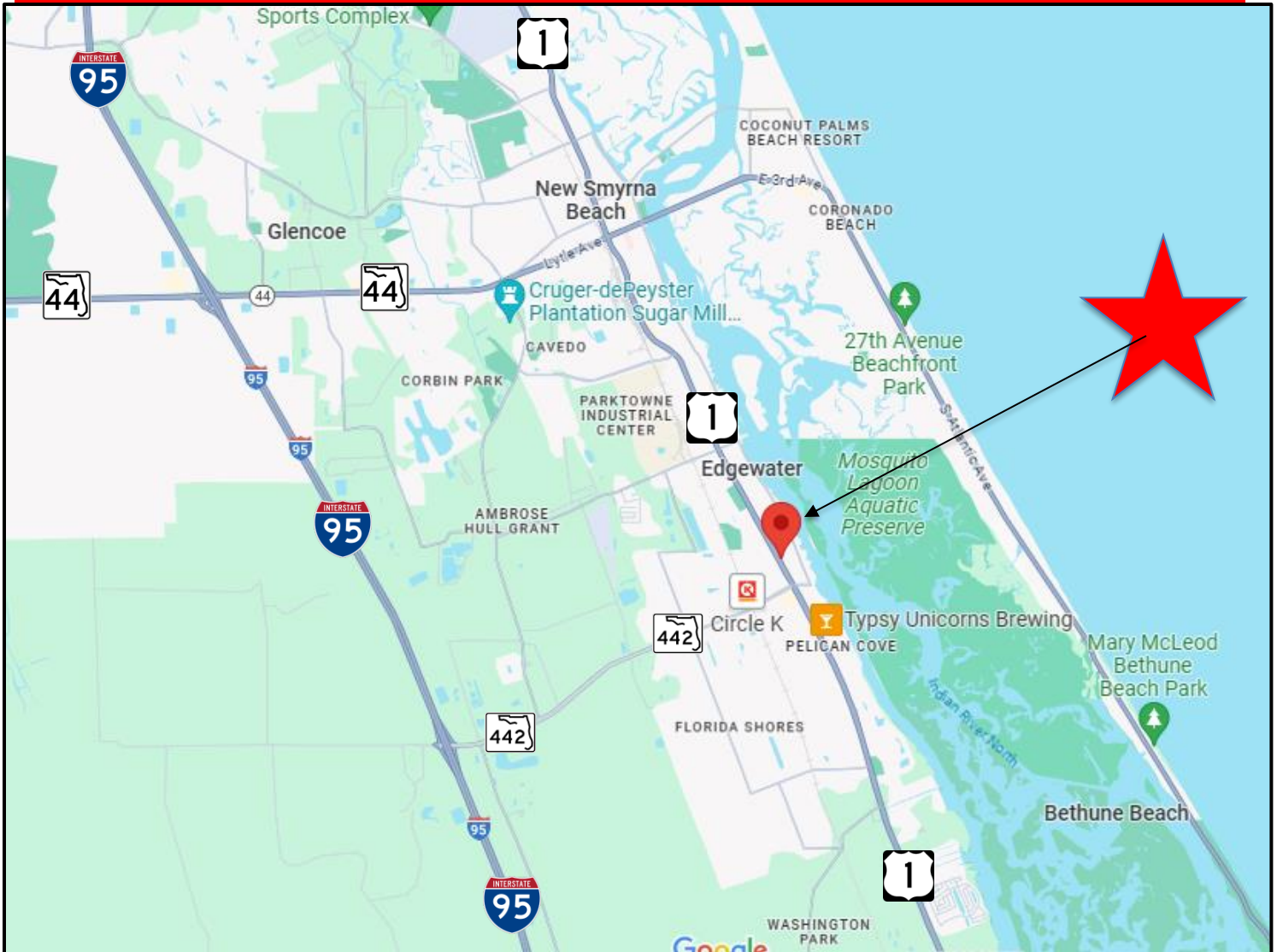
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LOCAL AREA MAP OVERVIEW



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