



Commercial
Parcel(s)
+/- 4.24 Acres

± 4.24 Acres – Fully Approved Commercial Site(s)

2901 S RIDGEWOOD AVE EDGEWATER, FL 32141

FOR SALE
\$450,000 / Acre

[Click to View Aerial
Marketing Video](#)

PROPERTY FEATURES

- ± 4.24 Acres
**May be Subdivided for Smaller Acquisitions*
- Zoning: B-3 Commercial – City of Edgewater
- Part of a Mixed Use Development w/ 162 Multifamily Units, Master Retention System and Infrastructure to be developed
- Frontage on Ridgewood Ave / US-1 & Adjacent to Publix Shopping Center
- 30,000+ AADT

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ENGEL & VÖLKERS®

Fully Approved Commercial Land on Ridgewood Avenue / US-1 in the City of Edgewater. This offering delivers $\pm$ 4.24 acres of B-3 (Highway Commercial) zoned land, approved and permitted as the commercial component of a mixed-use development that also includes 162 “Live Local” multifamily units. Master stormwater retention and supporting infrastructure are to be developed, giving users and investors a rare, shovel-ready path to construction.

The site may be acquired as a whole or subdivided for smaller acquisitions, accommodating quick-serve restaurants, car wash, convenience, medical, financial and a broad spectrum of retail and service uses. Positioned directly adjacent to a Publix-anchored shopping center with approximately 30,500 vehicles passing daily, the parcels benefit from exceptional visibility along one of the region’s primary retail arteries.

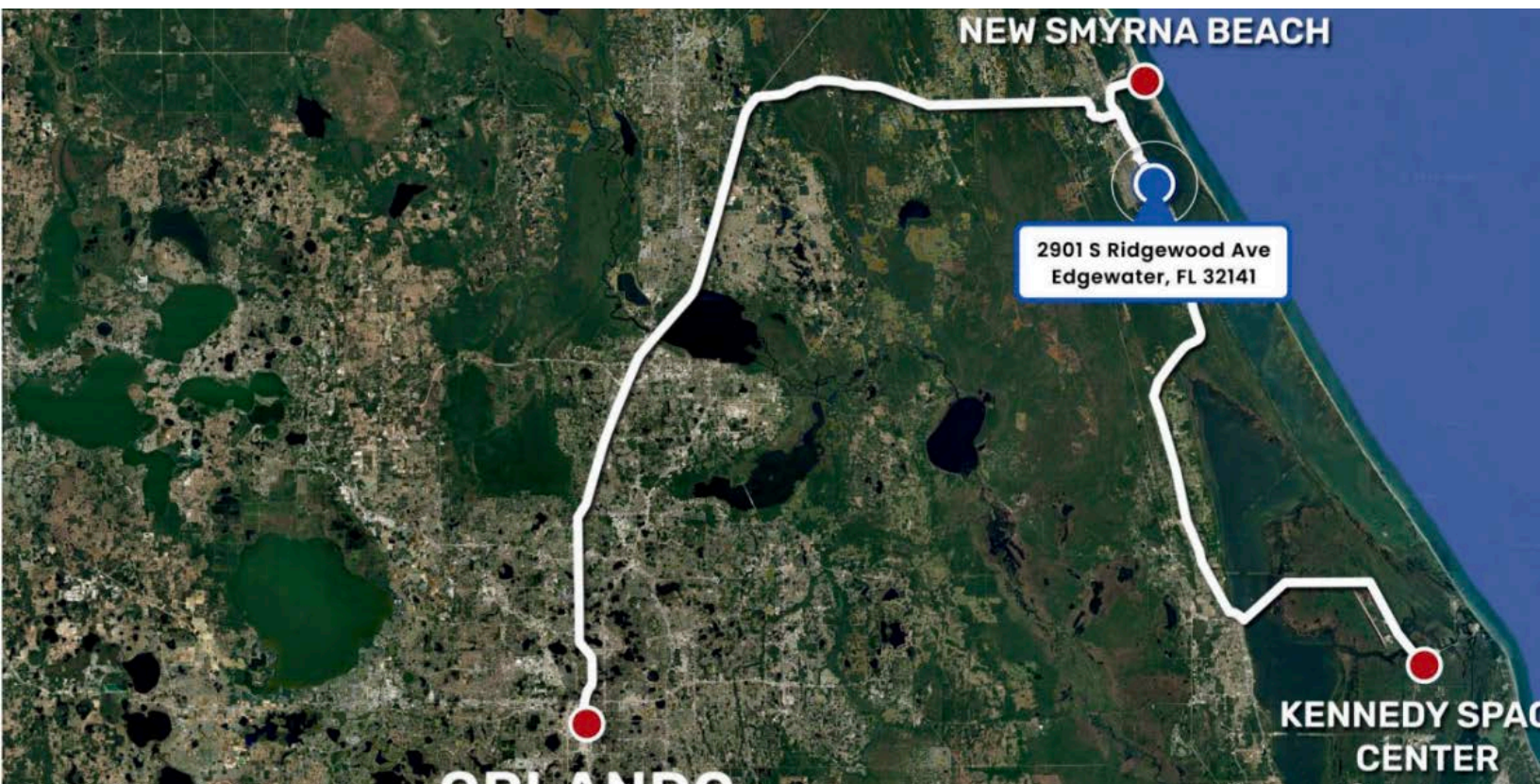
The surrounding 5-mile trade area is supported by over 50,500 residents and 17,100 employees with an average household income of \$92,527 — a built-in consumer base in one of Central Florida’s most active growth corridors.



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C-18