



JAMISON
COMMERCIAL PARTNERS

EDGEWATER RETAIL SITE

AVAILABLE FOR LEASE OR SALE- CALL FOR PRICING

1504 S RIDGEWOOD AVE.
EDGEWATER, FL 32132

Jamison Commercial Partners is pleased to present 1504 S Ridgewood Ave in Edgewater, FL for sale or lease. Located directly on US Highway 1 the former bank offers visibility and convenient access within the evolving Edgewater market.

PROPERTY OVERVIEW

- » Land Area: 3.16 AC
- » Building Size: 5, 386 SF
Plus a 1,550 SF canopy with 4 drive-thru lanes and 1 bypass lane
- » Zoning: B-3 Highway Commercial (Per City of Edgewater)
- » Traffic counts: AADT: 29,000 (S Ridgewood Ave)
- » Parking: 53 Spaces
- » Signage: Monument & Facade

GUNNER
LESLIE
CHUCK
HOLLIDAY

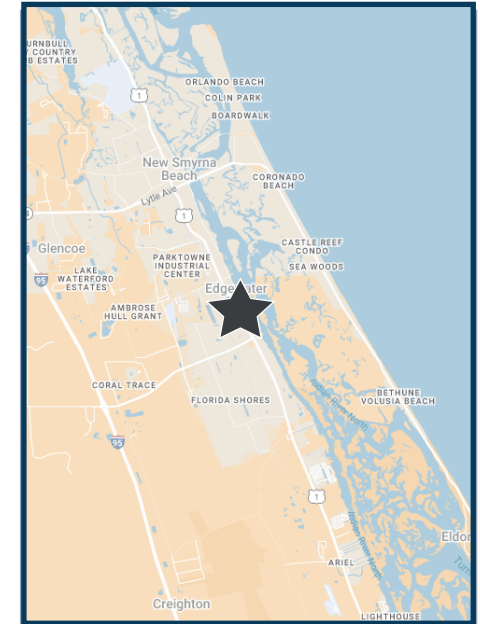
VICE PRESIDENT | O: 407.370.3244 | M: 407.949.2100
GLESIE@JAMISONCOMMERCIAL.COM

SR VICE PRESIDENT | O: 407.370.3244 | M: 407.256.2554
CHOLLIDAY@JAMISONCOMMERCIAL.COM



JAMISONCOMMERCIAL.COM

EDGEWATER RETAIL SITE



LOCATION

2025 DEMOGRAPHICS



GENERAL POPULATION

6,602

62,038

107,579



NUMBER OF HOUSEHOLDS

2,580

23,946

40,763



AVG. HOUSEHOLD INCOME

\$107,180

\$108,463

\$116,844

1 MILE

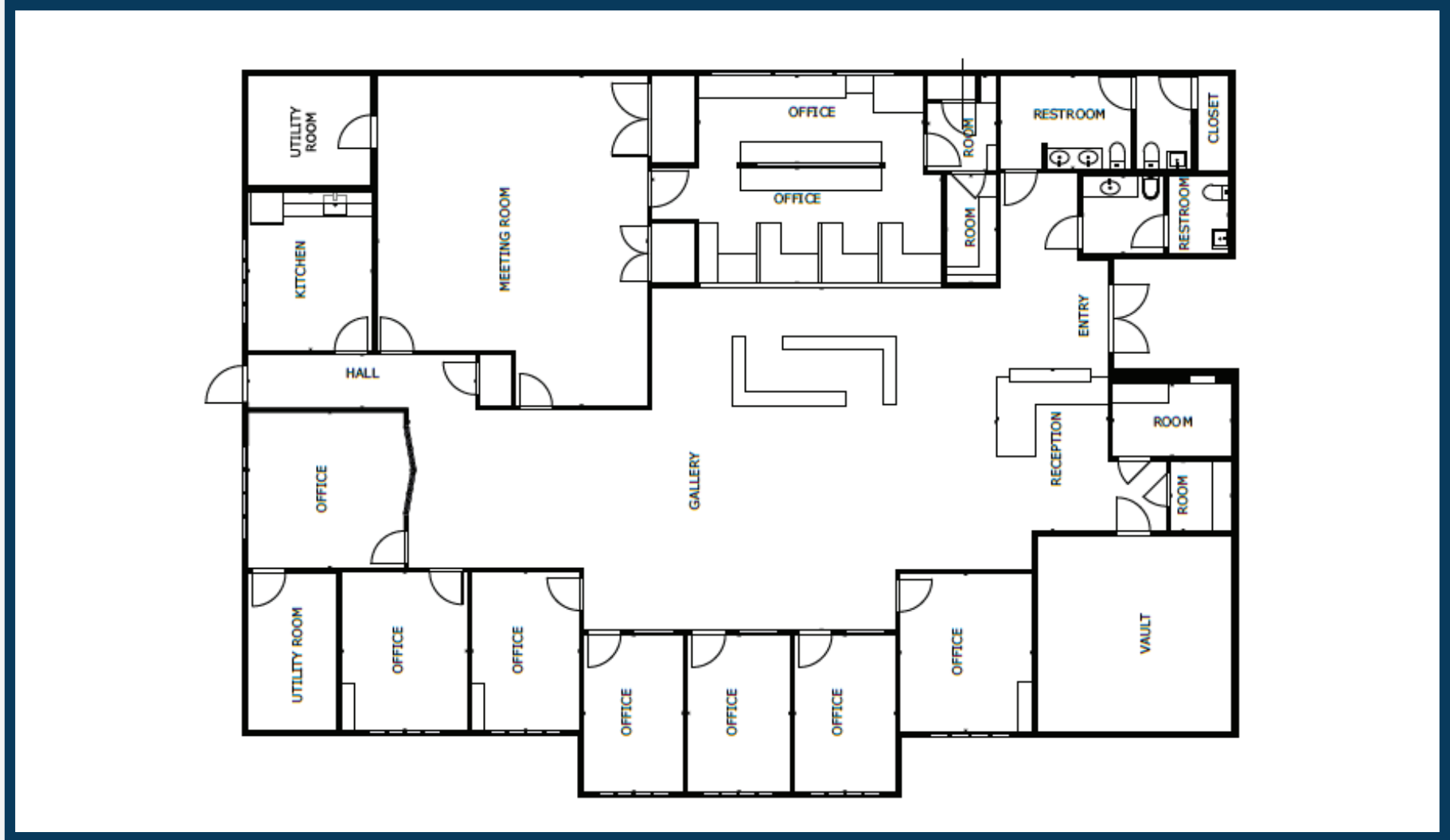
3 MILE

5 MILE

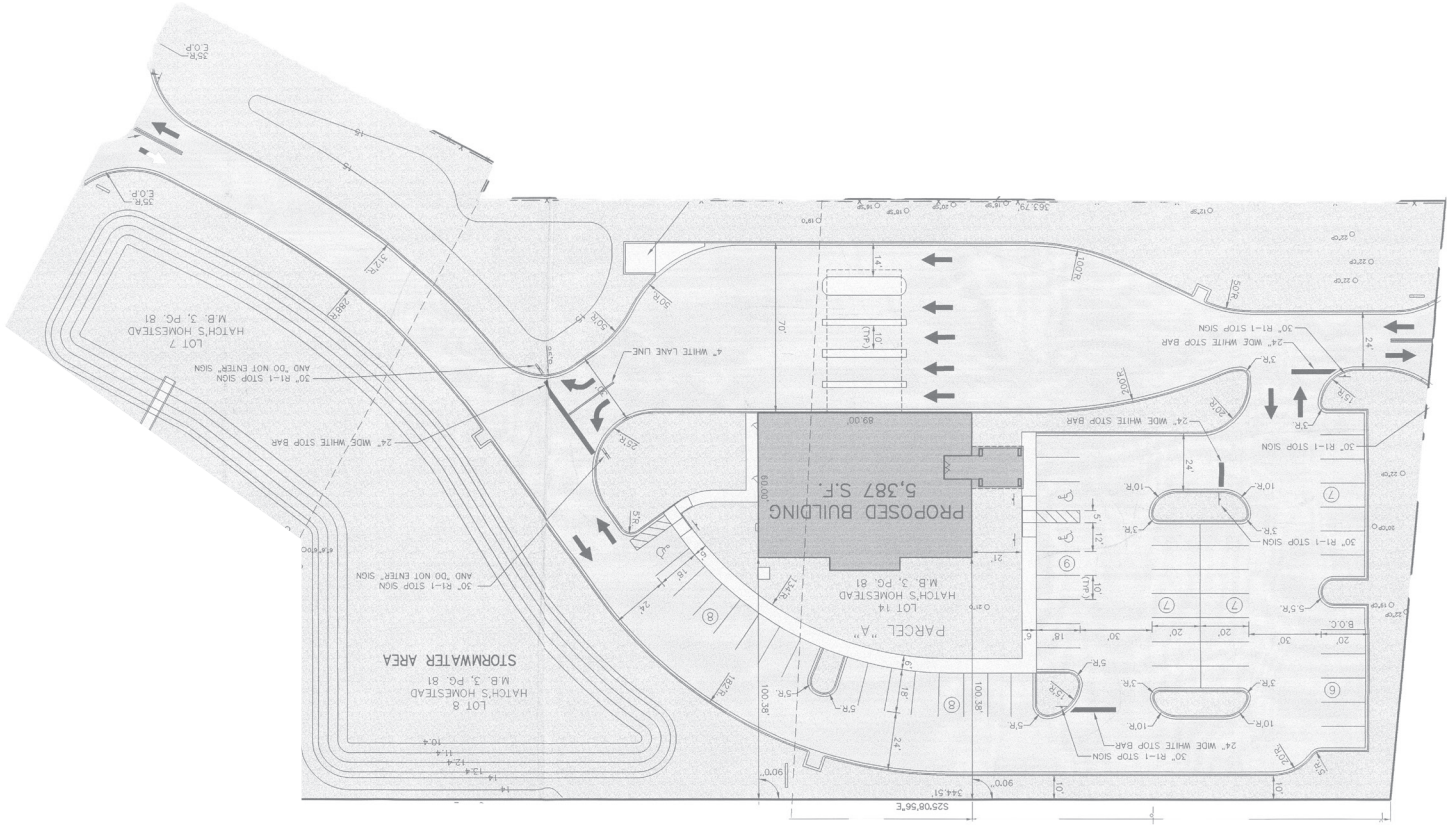
- » Great opportunity for future redevelopment
- » Drive-thru: 4 Teller + 1 ATM/Bypass lane.
- » Condition: Very well maintained.
- » Intended for high volume highway related commercial uses. (Per City of Edgewater)
- » Parcel #: 840228010070

MORE DETAILS

FLOOR PLAN



SITE PLAN



INTERIOR PICTURES



EXTERIOR PICTURES



RETAIL MAP

