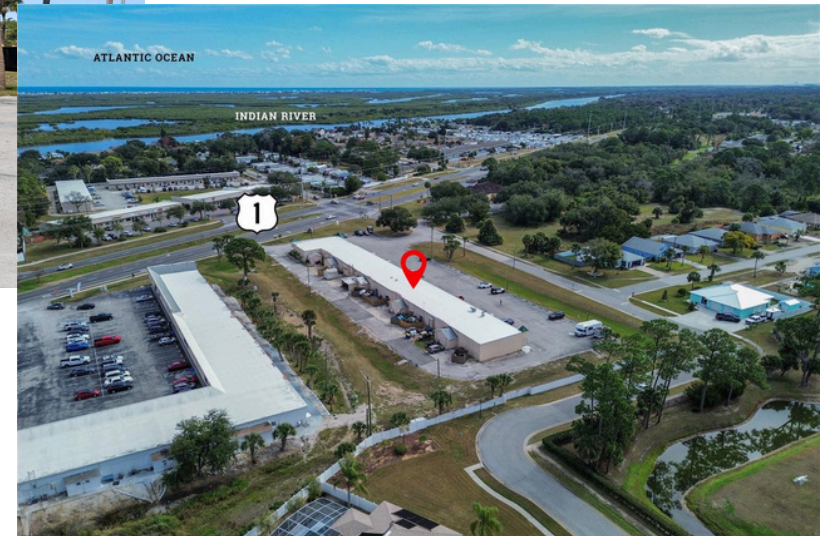


# FOR LEASE - 2120 S RIDGEWOOD AVE SUITE 7A EDGEWATER FLORIDA 32141



## OFFERING SUMMARY

Lease Rate: \$18 / SF MG

Available SF: 856

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN

# FOR LEASE - 2120 S RIDGEWOOD AVE SUITE 7A EDGEWATER FLORIDA 32141



## PROPERTY DESCRIPTION

Available for lease is an 856± square foot office/retail suite ideally located at 2120 S Ridgewood Avenue in Edgewater, Florida, directly on US-1, one of the area's most prominent and highly traveled commercial corridors. This prime location offers excellent visibility and accessibility, making it a strong choice for businesses seeking consistent exposure and long-term growth potential. The suite features a functional layout suitable for a wide range of office or retail uses, subject to zoning. The property benefits from convenient access, ample on-site parking, and close proximity to surrounding residential communities and established local businesses. The location also provides quick access to I-95, allowing easy connectivity throughout Edgewater and the greater Volusia County area. Adding to the appeal, the property is located just minutes from the Deering Park redevelopment, a major area improvement that is expected to attract increased foot traffic, visitors, and economic activity to the surrounding corridor, further enhancing demand and visibility for nearby businesses. The space is offered on a modified gross lease with 5% annual rental increases, providing a clear and predictable lease structure for tenants. This is an excellent opportunity for office or retail users looking to secure space in a highly visible US-1 location positioned for future growth.

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN

# PROPERTY HIGHLIGHTS - 2120 S RIDGEWOOD AVE SUITE 7A EDGEWATER FLORIDA 32141

## Prime US-1 Corridor Location

Situated directly on highly trafficked US-1 / South Ridgewood Avenue, offering prominent frontage and excellent visibility to local and regional traffic.

## Ample On-Site Parking

Generous surface parking with approximately 93 spaces, providing easy access for customers, staff, and tenants — strong appeal for retail or service uses.

Parking ratio of roughly 6+ spaces per 1,000 SF leased, enhancing convenience and reducing turnover friction.

## Strong Traffic Exposure

Exposure to about ±21,500 vehicles per day (VPD), maximizing business visibility and walk-in potential.

## Flexible Commercial Use

Suitable for a variety of retail, office, or service-oriented tenants with adaptable floor plans (subject to zoning).

## Accessible & Well Connected

Easy access to major regional roadways, including I-95, supporting broader customer reach throughout Volusia County and beyond.

## Surrounding Growth & Demand Drivers

Adjacent to residential neighborhoods and near the Deering Park redevelopment — a major community project expected to attract more traffic and economic activity.

## Established Investment Appeal

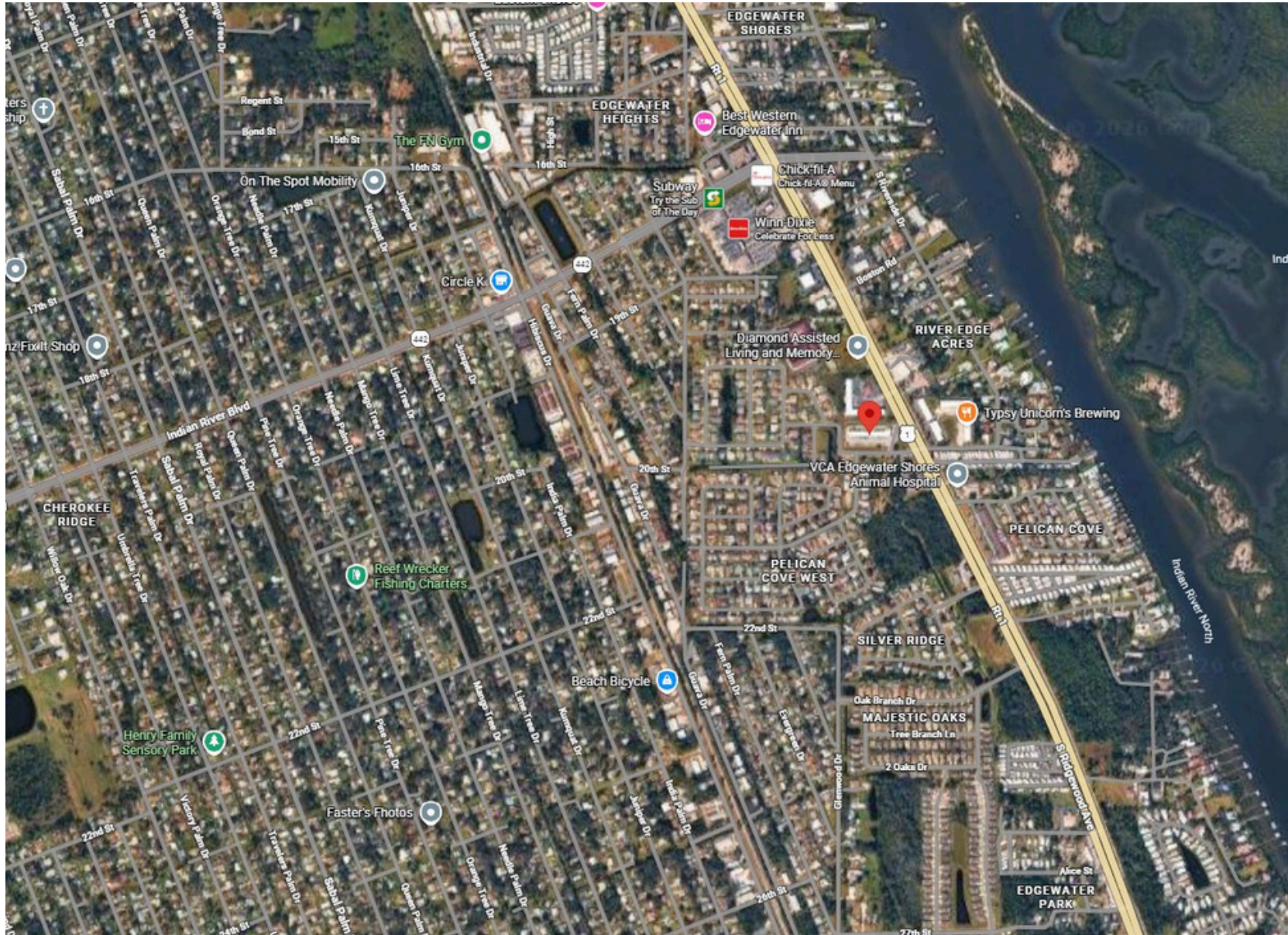
Known locally as Belmont Plaza, the property has a long history of tenancy and strong everyday demand from nearby residents and businesses.

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



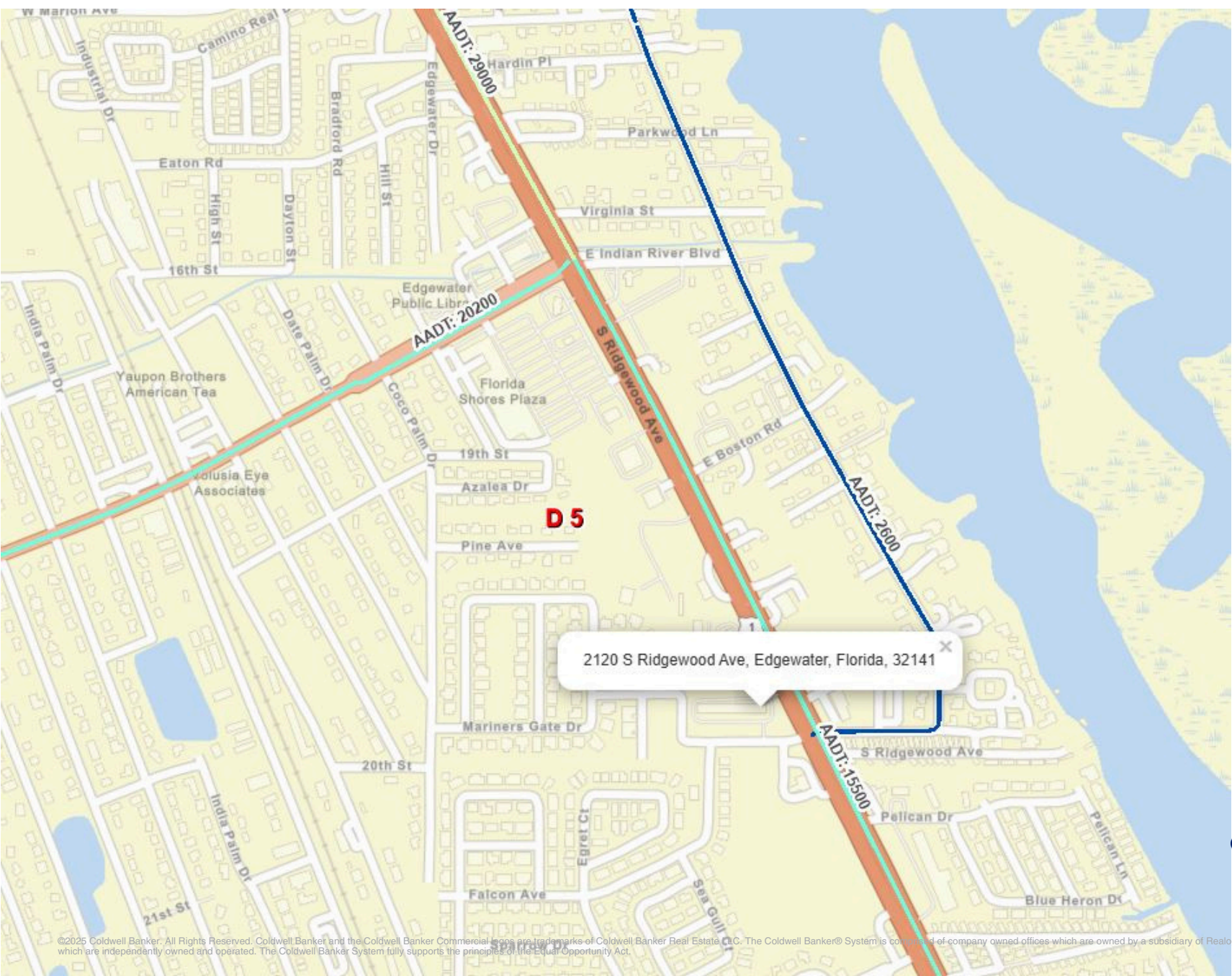
**COLDWELL BANKER**  
HUBBARD HANSEN

# LOCATION - 2120 S RIDGEWOOD AVE SUITE 7A EDGEWATER FLORIDA 32141



**COLDWELL BANKER**  
HUBBARD HANSEN

# FDOT - 2120 S RIDGEWOOD AVE SUITE 7A EDGEWATER FLORIDA 32141



**COLDWELL BANKER**  
HUBBARD HANSEN

# PHOTOS - 2120 S RIDGEWOOD AVE SUITE 7A EDGEWATER FLORIDA 32141



**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
**HUBBARD HANSEN**

# RENT SCHEDULE - 2120 S RIDGEWOOD AVE SUITE 7A EDGEWATER FLORIDA 32141

<b>2120 S RIDGEWOOD AVE - \$18/ SF @ 856 SF</b>		
	<b>Yearly Rent</b>	<b>Monthly Rent</b>
Year 1	\$15,408.00	\$1,284.00
Year 2	\$16,178.40	\$1,348.20
Year 3	\$16,987.32	\$1,415.61

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN



**COLDWELL BANKER  
COMMERCIAL**

**HUBBARD HANSEN**

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**

[arodsellsrealestate@gmail.com](mailto:arodsellsrealestate@gmail.com) / [anthonytueros@yahoo.com](mailto:anthonytueros@yahoo.com)  
[@arodsells\\_realestate](https://www.instagram.com/arodsells_realestate) / [anthony\\_sells\\_realestate](https://www.instagram.com/anthony_sells_realestate)

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.