

Proposed Retail Development

20 Acres Available
Edgewater, FL

@ US -1 & Edgewater Lakes Blvd

- 14.72 acre parcel available
- 6.15 acre parcel available
- Multiple housing developments in area
- Situated on high traffic roadway
- Boating/Marine Community

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Location Overview

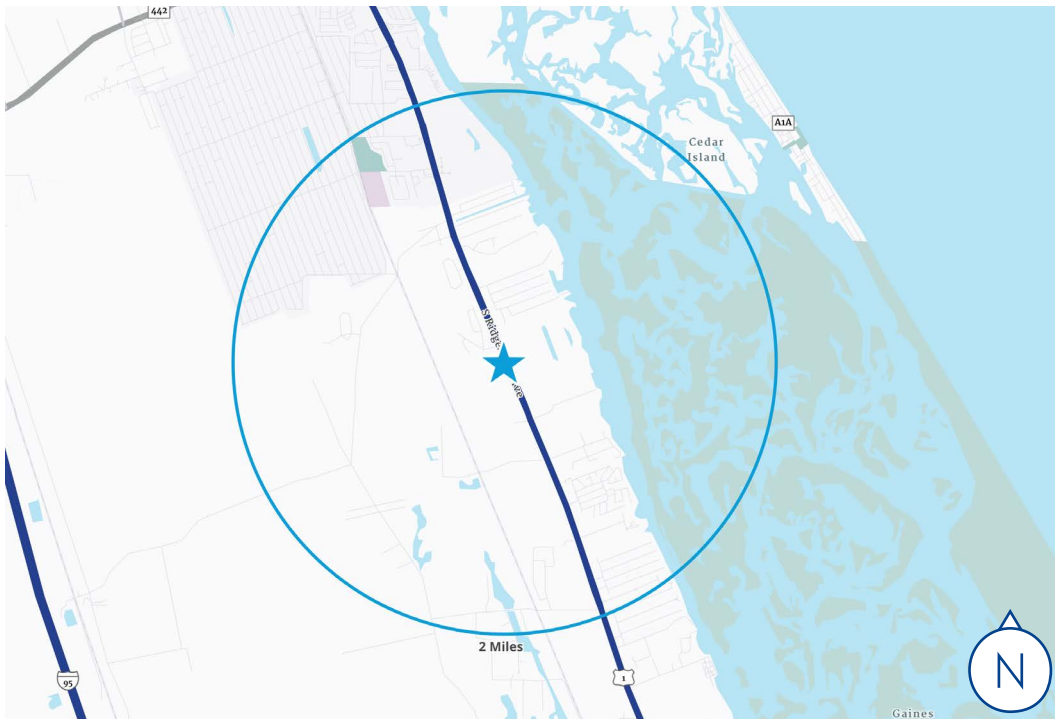
Edgewater lives up to its name, with the Indian River running along its eastern edge, serving as the lifeblood of this central Florida city. There is no direct access to the ocean from Edgewater, which is why the river plays such a big role. Residents enjoy boating, fishing, water sports, and other outdoor activities, while heading to New Smyrna Beach for ocean access. Primarily residential, Edgewater remains quieter than nearby cities like New Smyrna Beach and Daytona Beach. Key industries include retail trade, construction, and boat manufacturing, with major employers like Boston Whalers, Everglades Boats, and EdgeWater Power Boats. The Edgewater City Council and City Manager have ambitious plans, including the Deering Park North and Deering Park Center projects, which aim to add thousands of homes, office spaces, hotels, shopping, and restaurants. Most housing was built in subdivisions west of U.S. Route 1 toward the end of the 20th century, with newer subdivisions featuring HOAs and community pools emerging recently. The median housing price is \$315,000, lower than the national median, with prices ranging from \$100,000 to \$400,000, and waterfront homes selling for \$1 million to \$2 million. Furthermore, homes typically sell after 66 days on the market.

Its convenient East Central Florida location is close to the Kennedy Space Center, Port Canaveral, Jacksonville Ports, Daytona Beach International Airport, Orlando International Airport and beautiful beaches.

It also has convenient access to Highways, Interstate 95 and Interstate 4, as well as, toll roads which give you almost direct access to Walt Disney World.

Property Information

Property Address	3850 S Ridgewood Avenue
Municipality	Edgewater
County	Volusia
Parcel ID	841300000090
Subdivision	Edgewater Lakes
Zoning	Commercial
Use Type	Commercial/Retail



Key Highlights

- Multiple development opportunities
- Direct frontage on US-1
- Convenient access to I-95
- Multiple housing developments in area
- Huge population growth causing increase for retail services
- 15,000+ new approved homes



Direct Frontage
along US-1
(15,500 AADT)



High density
residential/
commercial



Close to I-95

Residential Growth Map



Demographics



- 7,233 Existing
- 113 Under Construction
- 13,344 Proposed
- 20,690 Total Homes



\$62,088
Median
household
income



\$335,066
Median
home
value



84.4%
Owner
occupied
housing
units



756
Total
businesses



4,344
Total
employees



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