

# For Lease

4,266 SF OF RETAIL / OFFICE / MEDICAL  
512 N RIDGEWOOD AVE, EDGEWATER, FL 32132

FORMER BANK BRANCH

**512 N Ridgewood Ave**  
EDGEWATER, FL



## DESCRIPTION

Freestanding building located along US Highway 1, just south of New Smyrna Beach. There are nearly 57,000 residents with over \$101,000 annual average incomes in a 15-minute drivetime.

## PROPERTY OVERVIEW

SPACE AVAILABLE	4,266 SF
ASKING RATE	NEGOTIABLE
PARKING RATIO	5/1,000

## HIGHLIGHTS

- Former bank building with drive-thru
- 165 feet of frontage along US 1
- Less than five minutes from the New Smyrna Beach South Causeway
- Ideal for retail, office and/or medical users
- Ample parking available
- 30,000 cars passing the site daily

FOR MORE INFORMATION, PLEASE CONTACT:

**JP Beaulieu, CCIM, CLS**  
407.863.2966  
Principal  
JP@AtriumCommercial.com

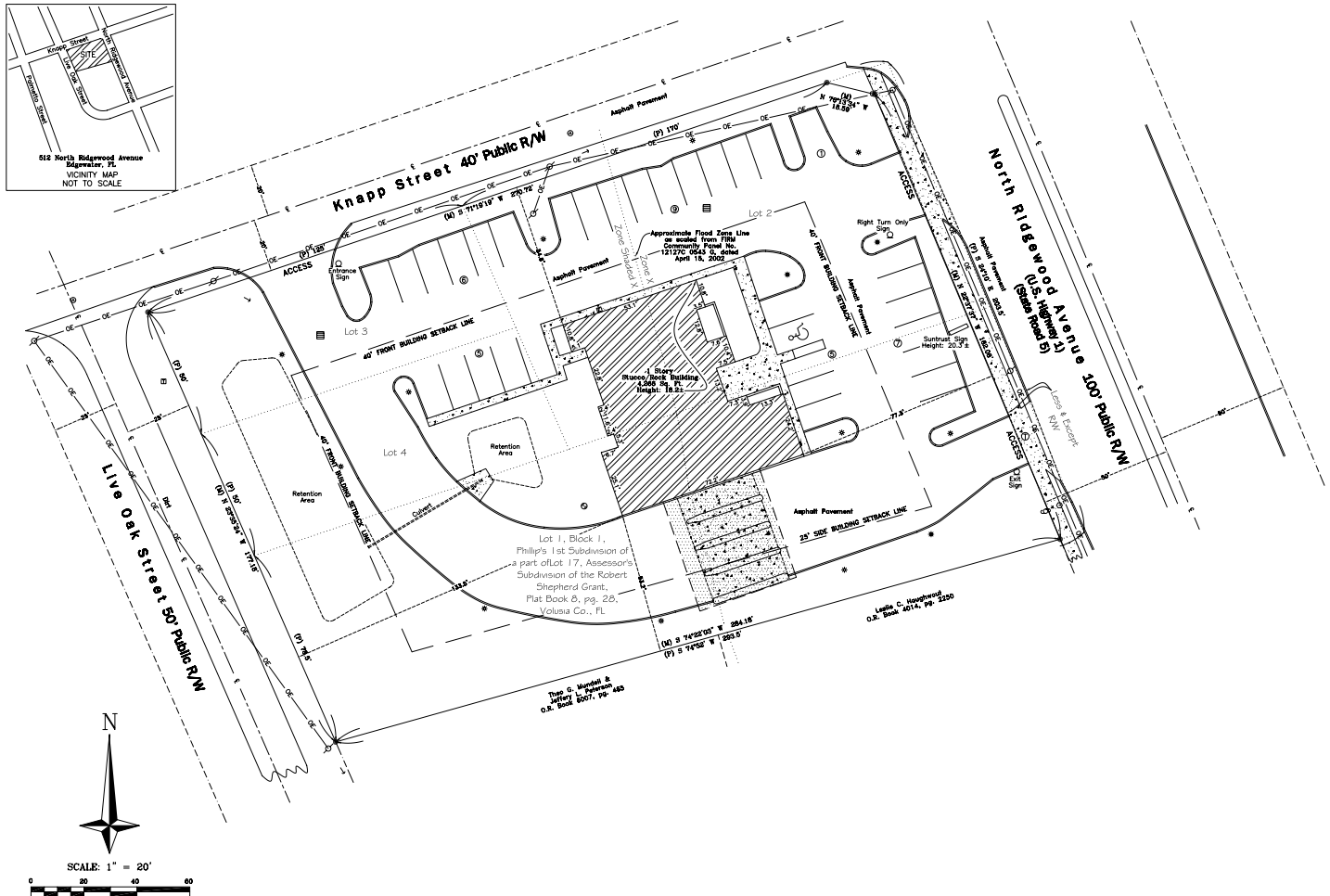
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## SITE SURVEY



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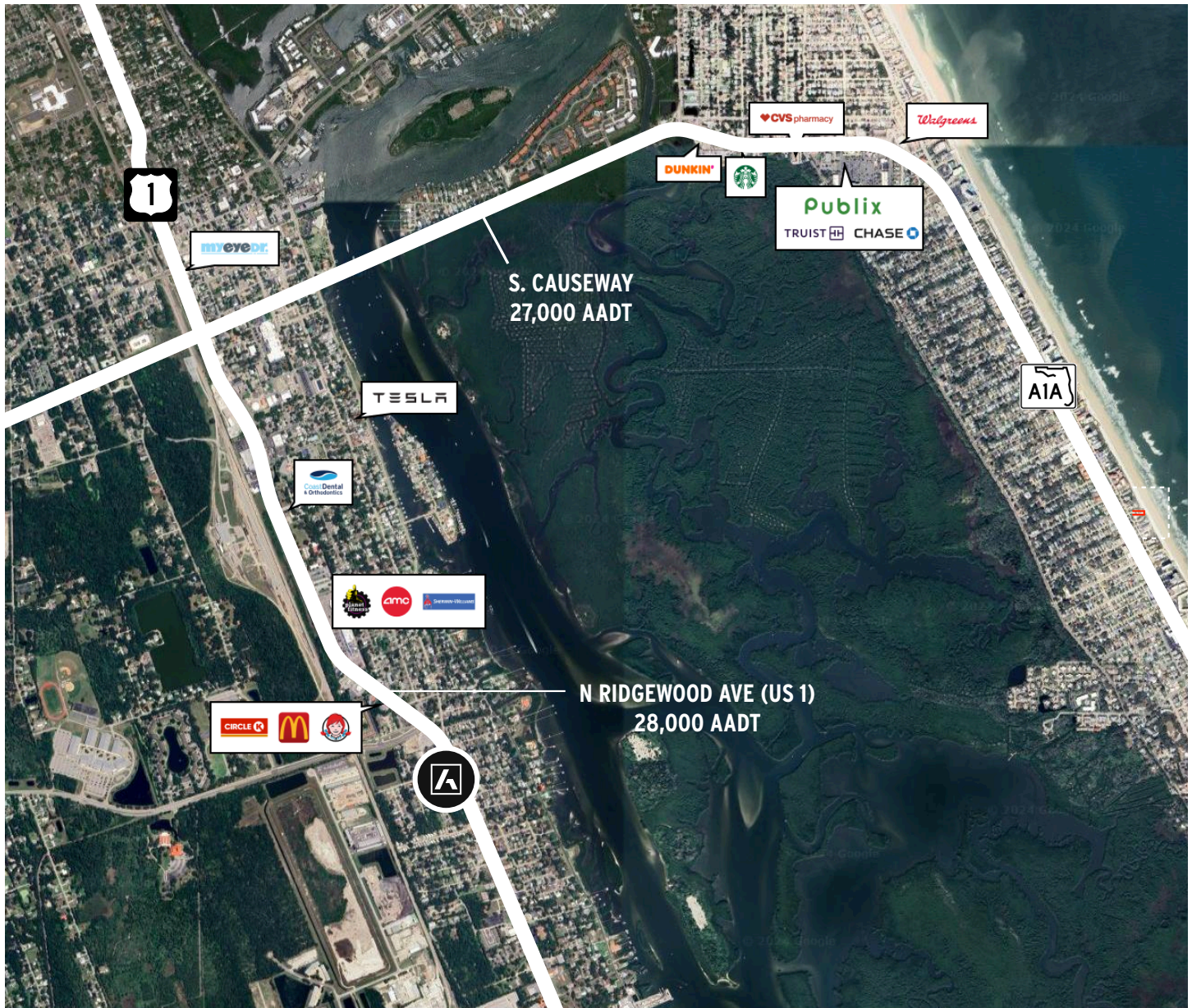




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## KEY PLACES



LESS THAN FIVE MINUTES  
TO S. CAUSEWAY

TEN MINUTES  
TO THE BEACH

10 MILLION VISITORS  
TO NSB ANNUALLY

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## 20-MINUTE DRIVE TIME



37,829  
ESTIMATED POPULATION



17,637  
HOUSEHOLDS



15,552  
TOTAL EMPLOYEES



\$99,025  
AVERAGE HOUSEHOLD INCOME



56,903  
ESTIMATED POPULATION



26,670  
HOUSEHOLDS



19,051  
TOTAL EMPLOYEES



\$101,361  
AVERAGE HOUSEHOLD INCOME



87,781  
ESTIMATED POPULATION



40,997  
HOUSEHOLDS



30,078  
TOTAL EMPLOYEES



\$98,253  
AVERAGE HOUSEHOLD INCOME

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