

1900 S Ridgewood Ave Edgewater, FL 32141

NOW ACCEPTING BIDS



Former Bank Branch

Reuse, Repositioning or Redevelopment Opportunity

- Approximately 4,179 s.f. on 0.959 a.c.
- 33 total parking spaces
- 4 drive-thru lanes
- 13.0' building height in its one-story, stucco building
- 18-month financial center leaseback with a 5-year leaseback of the ATM thereafter
- Resides directly on U.S. Highway 1 (Ridgewood Ave), Florida's primary roadway connecting the state's eastern coastal communities on the S Indian River Blvd intersection (49,200 VPD)
- Outparcel of the Florida Shores Plaza, one of Edgewater's main centers, which sees an average of 1.4 million visitors annually
- Florida Shores Plaza is anchored by Winn-Dixie, Bealls, Dollar Tree, Chick-fil-A, Subway, Dunkin' and many others
- Developments recently completed in the market like ALDI across the street from the subject property, and more in a stage of development, including a large pickleball facility and multiple residential communities



Contact



Billy Rodriguez

Senior Vice President

billy.rodriguez@jll.com

+1 407 443 3925



For details on this property and others available nationwide,
please visit: www.BankingCentersForSale.com

Demographics



POPULATION

5 MIN. 10,624
10 MIN. 31,659
15 MIN. 52,624



HOUSEHOLDS

5 MIN. 4,960
10 MIN. 13,983
15 MIN. 24,526



MEDIAN AGE

5 MIN. 54.9
10 MIN. 53.8
15 MIN. 55.6



MEDIAN INCOME

5 MIN. \$57,986
10 MIN. \$62,663
15 MIN. \$67,309

Subject

Residential and multifamily

Shopping centers

Educational institutions

Site Survey Q

CDS COMMERCIAL

1 TITLE DESCRIPTION

2 TITLE INFORMATION

3 ZONING INFORMATION

4 CEMETERY

5 FLOOD INFORMATION

6 SURVEY NOTES

PROPERTY KEY

KEY TO ALTA-SURVEY

18 ALTA-SURVEY LINE TYPE SUMMARY

20 PROJECT ADDRESS

Sheet 1 of 2

Aerial Overview

