

# 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



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For details on this property and others available nationwide,  
please visit: [www.BankingCentersForSale.com](http://www.BankingCentersForSale.com)

Florida Shores Plaza



# 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

# Aerial Overview

