

1,200 SF AVAILABLE

EDGEWATER RETAIL CENTER

12,700 SF Shopping Center · US-1 / S. Ridgewood Avenue
109 East Boston Road, Edgewater, Florida 32141

\$1,400

per month
\$10/SF Base + \$4/SF NNN

AVAILABLE NOW

Jordan Finkelman · 713-417-2529

| | | | |
|-----------------------------------|-----------------------------------|-----------------------------------|---------------------------------------|
| 25K CARS PER DAY (US-1) | 33K POPULATION (3-MILE) | 2.7% ANNUAL POP. GROWTH | \$77K AVG. HOUSEHOLD INCOME |
|-----------------------------------|-----------------------------------|-----------------------------------|---------------------------------------|



PROPERTY HIGHLIGHTS

- High-Traffic US-1 Frontage**
25,000 vehicles per day with direct visibility from South Ridgewood Avenue
- National Anchor – Dollar General**
Newly opened Dollar General anchors the center, driving consistent daily foot traffic
- Strong & Growing Demographics**
33,000 residents within 3 miles, growing 2.7% annually with \$77K+ avg. HH income
- Booming Local Economy**
Edgewater is in active development – new homes, ALF facility under construction, and major retailers opening nearby

AREA CO-TENANTS & NEARBY RETAIL

| | | |
|----------------|---------------|------------|
| DOLLAR GENERAL | CHICK-FIL-A | ALDI |
| CVS PHARMACY | WELLS FARGO | WINN-DIXIE |
| BEALLS | O'REILLY AUTO | DUNKIN' |

LEASE DETAILS

| | |
|-----------------|---------------------|
| Space Available | 1,200 SF |
| Base Rent | \$10.00 / SF |
| NNN Expenses | \$4.00 / SF |
| Monthly Total | \$1,400 / mo |
| Lease Type | NNN |
| Total Center | 12,700 SF |

DEMOGRAPHICS (COSTAR)

| RADIUS COMPARISON | | | |
|-------------------|-----------------|-----------------|-----------------|
| Metric | 1 Mi | 3 Mi | 5 Mi |
| Population '24 | 5,480 | 33,739 | 55,169 |
| Annual Growth | 2.3% | 2.7% | 2.7% |
| Pop. 2029 | 6,101 | 38,231 | 62,586 |
| 5-Yr Growth | 11% | 13% | 13% |
| Avg HH Income | \$77,594 | \$76,800 | \$81,181 |

SCHEDULE A TOUR

Available immediately · Flexible lease terms

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