



**JAMISON**  
COMMERCIAL PARTNERS

# EDGEWATER RETAIL SITE

AVAILABLE FOR LEASE OR SALE- CALL FOR PRICING

1504 S RIDGEWOOD AVE.  
EDGEWATER, FL 32132

Jamison Commercial Partners is pleased to present 1504 S Ridgewood Ave in Edgewater, FL for sale or lease. Located directly on US Highway 1 the former bank offers visibility and convenient access within the evolving Edgewater market.

## PROPERTY OVERVIEW

- » Land Area: 3.16 AC
- » Building Size: 5, 386 SF  
Plus a 1,550 SF canopy with 4 drive-thru lanes and 1 bypass lane
- » Zoning: B-3 Highway Commercial (Per City of Edgewater)
- » Traffic counts: AADT: 29,000 (S Ridgewood Ave)
- » Parking: 53 Spaces
- » Signage: Monument & Facade



GUNNER  
**LESLIE**  
CHUCK  
**HOLLIDAY**

VICE PRESIDENT | O: 407.370.3244 | M: 407.949.2100  
GLESIE@JAMISONCOMMERCIAL.COM

SR VICE PRESIDENT | O: 407.370.3244 | M: 407.256.2554  
CHOLLIDAY@JAMISONCOMMERCIAL.COM

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## EDGEWATER RETAIL SITE



LOCATION

### 2025 DEMOGRAPHICS



GENERAL  
POPULATION

6,602

62,038

107,579



NUMBER OF  
HOUSEHOLDS

2,580

23,946

40,763



AVG. HOUSEHOLD  
INCOME

\$107,180

\$108,463

\$116,844

1 MILE

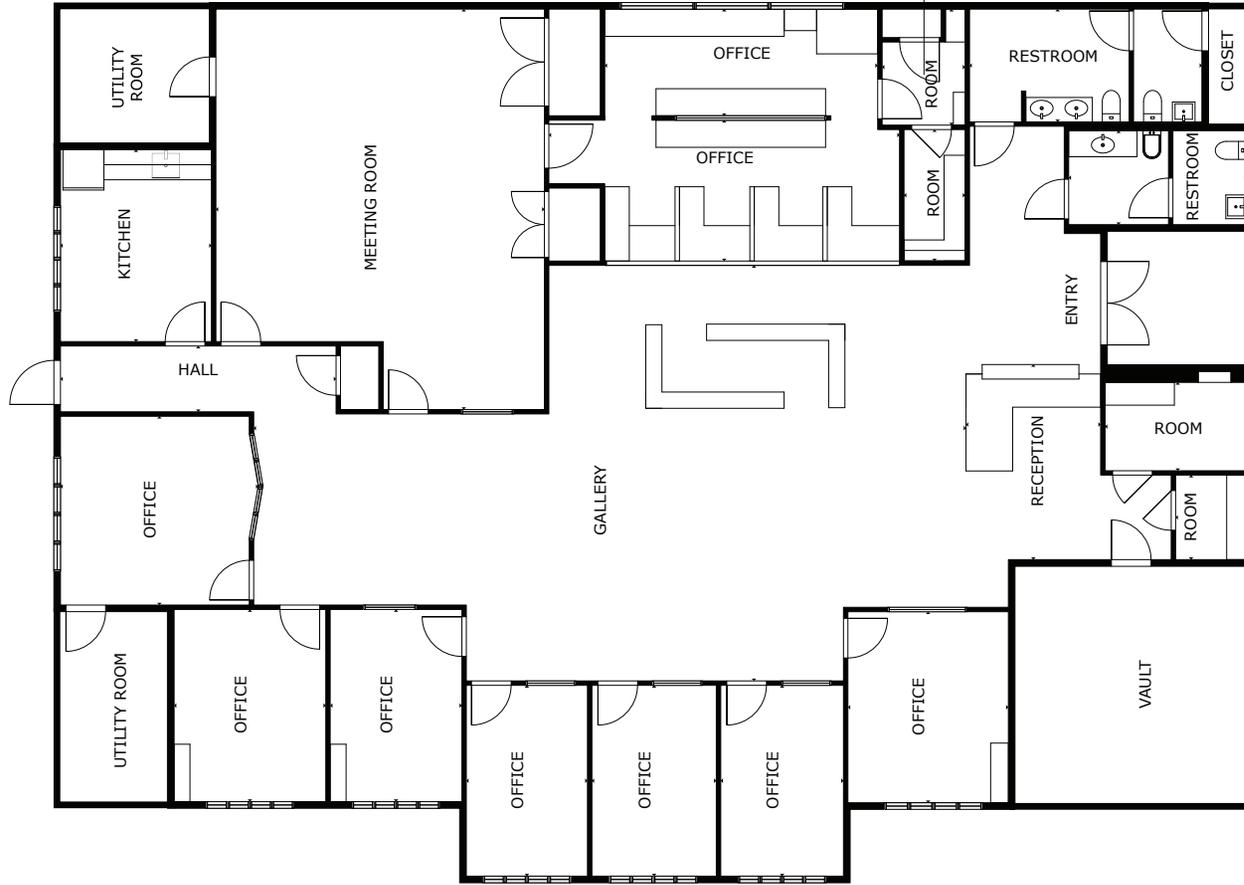
3 MILE

5 MILE

- » Great opportunity for future redevelopment
- » Drive-thru: 4 Teller + 1 ATM/Bypass lane.
- » Condition: Very well maintained.
- » Intended for high volume highway related commercial uses.  
(Per City of Edgewater)
- » Parcel #: 840228010070

MORE DETAILS

# FLOOR PLAN



GROSS INTERNAL AREA  
TOTAL: 4648 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# INTERIOR PICTURES



# EXTERIOR PICTURES



# RETAIL MAP

