

DIVISIBLE RETAIL BUILDING ON SIGNALIZED CORNER WITH 5 DRIVE-THRU LANES

4,522 SF | EDGEWATER, FL



2130 S RIDGEWOOD AVENUE | EDGEWATER, FL 32141

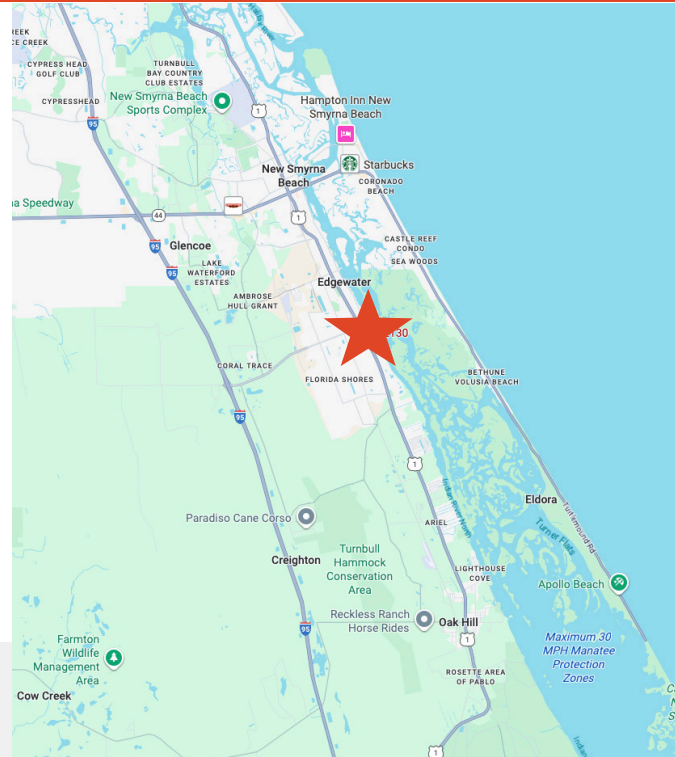
V 3 Commercial Advisors is thrilled to exclusively bring to market this divisible former retail bank. The property is located on a signalized corner with frontage along US-1 and Falcon Ave and sees over 25,000 vehicles per day.

PRICE: Call For Pricing

PROPERTY HIGHLIGHTS

- 4,522 SF Available and divisible
- 1.9-acre site
- Former bank with drive-thru lanes
- Signalized corner with multiple access points
- 26 paved parking spaces
- Newer HVAC unit
- Previously approved for medical marijuana

GRANT ROWARS, MSIRE
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.
Apopka, FL 32703
407-848-1663

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PROPERTY LINES



DEMOGRAPHICS

| | Population | Households | Avg. HH Income |
|-----|------------|------------|----------------|
| 1-M | 3,763 | 17,005 | 44,500 |
| 3-M | 1,814 | 8,671 | 21,867 |
| 5-M | \$64,076 | \$70,083 | \$70,032 |

**FORMER BANK
BUILDING WITH
5 DRIVE-THRU
LANES**

INTERIOR



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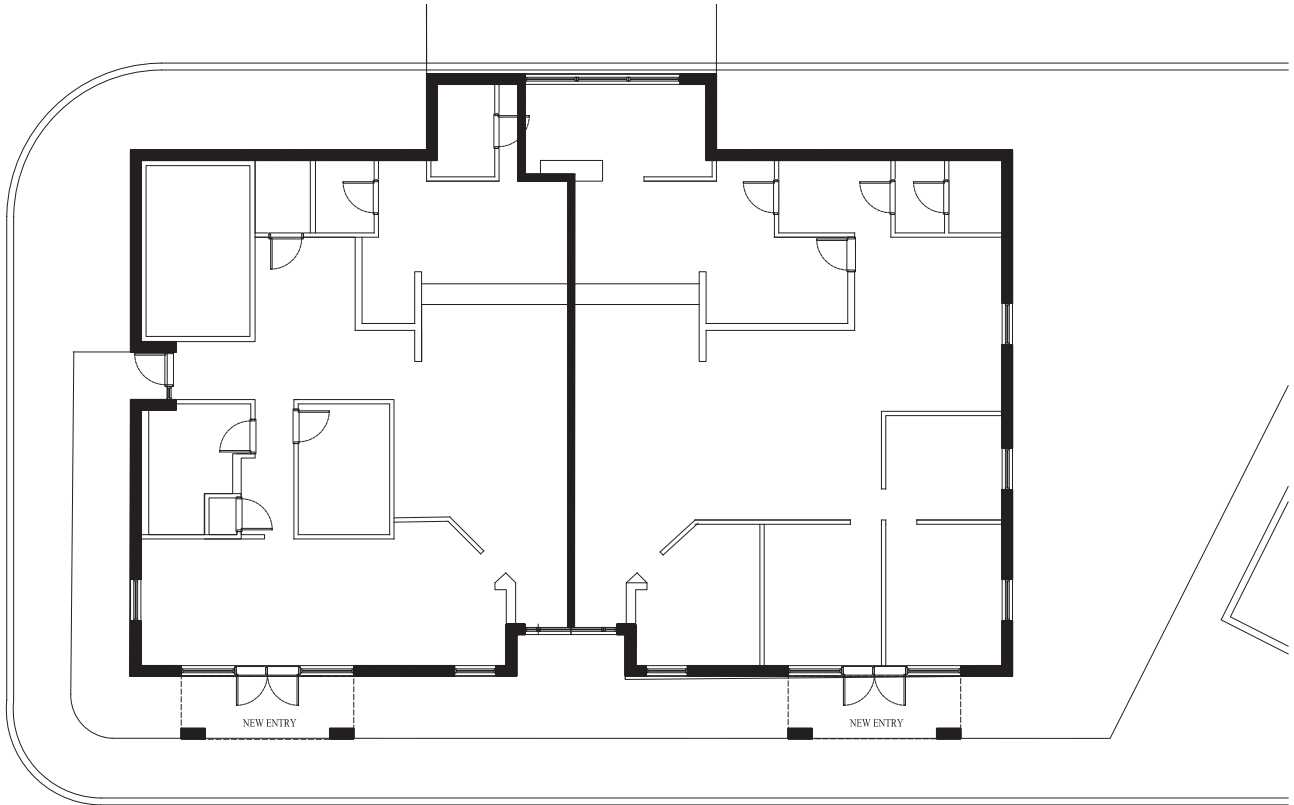
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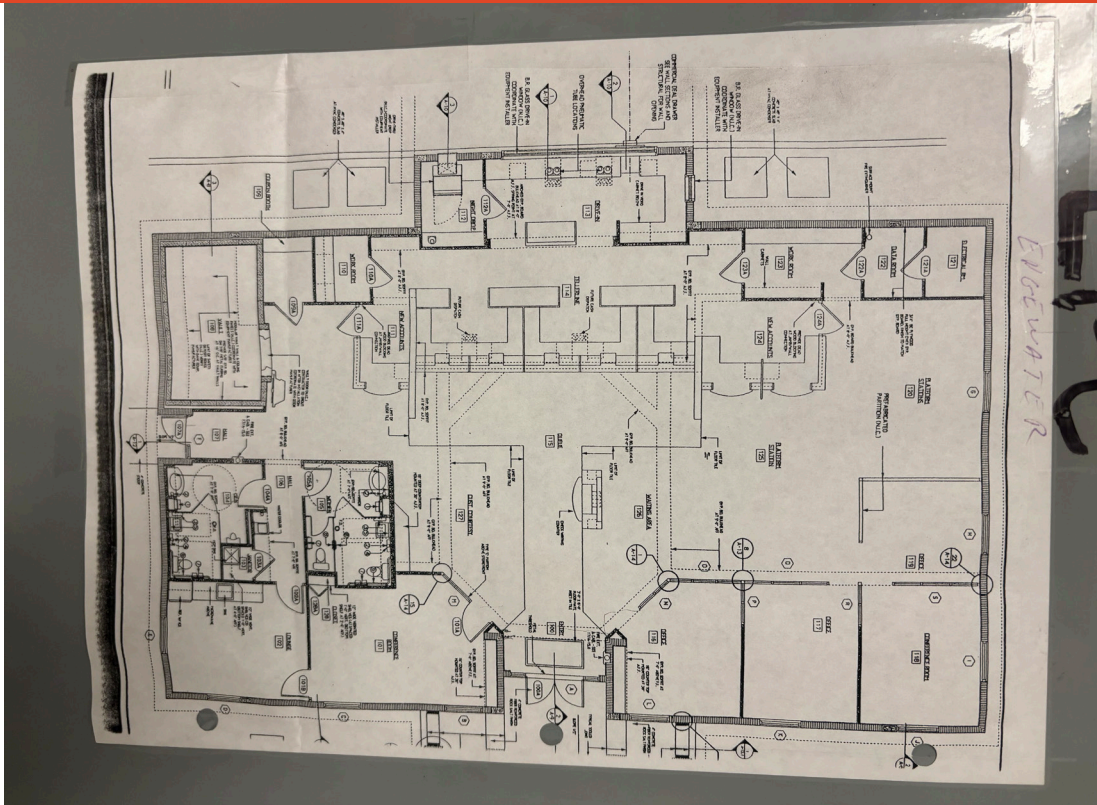
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PROPOSED DEMISING PLAN



EXISTING FLOOR PLANS



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