

FOR LEASE



MULTI-TENANT RETAIL PLAZA

1517 S RIDGEWOOD AVE, EDGEWATER, FL, 32132



Rendering Showing Potential Landlord Renovation Plan

Exterior Renovation, Nearly Complete



Site Work, Est Completed Nov 30, 2024

PROPERTY HIGHLIGHTS

- 10,000 SF +/- Building
 - Land Size: .87 acres +/-
 - Muni: City of Edgewater
 - Rollup Door, N Side of Bldg
 - Two Curb Cuts along US Hwy 1, offering Rt In/Rt Out
 - Fronts along busy US Hwy 1: 166 Linear Foot +/-
 - *Nearly 26,000 vehicles per day traffic this site*
 - Close to: Chick Fil A, Aldi, Winn Dixie, Dollar Tree, other great Nationals, Plus I-95, SR 44 & 442, and dynamic New Smyrna Beach
 - Lease Rate: *PSF NNN, Withheld, Call Broker*
- Demised to 2-4 Suites
37,962 SF +/-
Zoning: HWY Comm
1/4 Acre Addtl Land Rear

Scott Garrett

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AERIAL OVERVIEW



Medical Office Building
2 Story
15,666 SF



CURRENT FAÇADE RENOVATION

TRAFFIC COUNTS

US Hwy 1/S Ridgewood Ave	25,898		
Population:	<u>1 mile</u> 5,649	<u>3 mile</u> 34,510	<u>5 mile</u> 55,108
Households:	2,556	14,851	24,432
Avg Income:	\$55,953	\$72,196	\$73,407

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VICINITY MAP OVERVIEW



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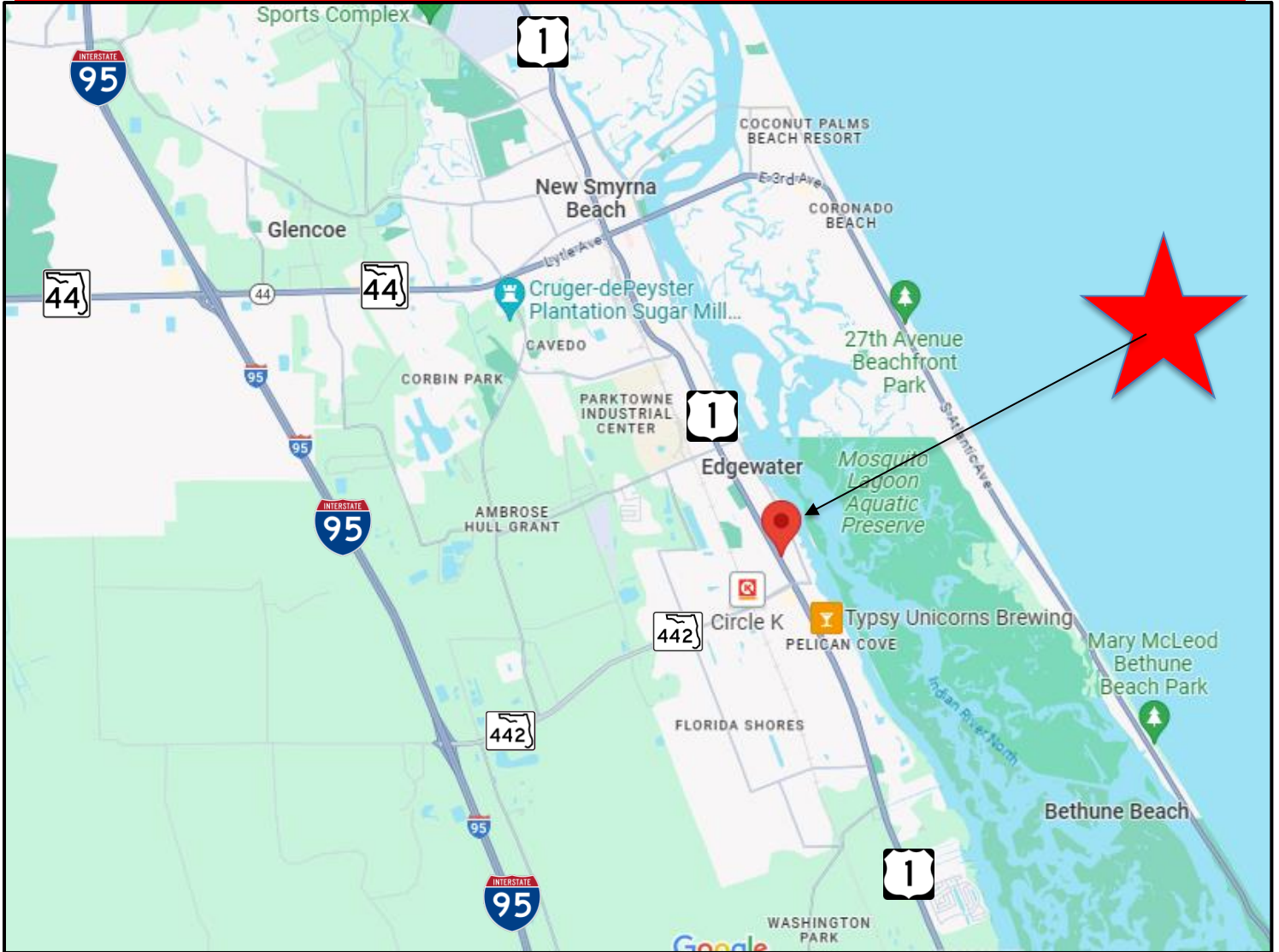
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LOCAL AREA MAP OVERVIEW



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