



1900 S Ridgewood Ave

Edgewater, FL 32141



Former Bank Branch

Reuse, Repositioning or Redevelopment Opportunity

- 4,179 s.f. freestanding building
- 4-lane drive-thru
- ±0.959 acres
- Stucco building with a ±13.0' building height
- ±33 total parking spaces
- Zone "B3" (Highway Commercial)
- 18-month financial center leaseback with a 5-year leaseback of the ATM thereafter
- The site resides directly on U.S. Hwy 1 / Ridgewood Ave, Florida's primary roadway connecting coastal communities throughout the state
- Located in the Florida Shores Plaza, which sees an average of ±1.3 million visitors annually, and is anchored by Winn-Dixie, Bealls, Dollar Tree, Chick-fil-A, Subway, Dunkin' and many other national retailers
- Florida Shores Plaza sits on the intersection of U.S. Hwy 1 / S Ridgewood Ave and SR-442 / W Indian River Blvd, with a traffic count of ±47,300 AADT
- Edgewood is a component of the Deltona-Daytona Beach-Ormond Beach, FL MSA; the area is seeing growth with the MSA seeing a population increase of over 2.00 percent from 2022 to 2023 per the U.S. Census Bureau

Contact



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BIDS DUE
08/21/2024

For details on this property and others available nationwide please visit:

www.BankingCentersForSale.com

Demographics

POPULATION



5 MIN. 10,581
 10 MIN. 31,883
 15 MIN. 52,609

HOUSEHOLDS



5 MIN. 4,905
 10 MIN. 14,088
 15 MIN. 24,289

MEDIAN AGE



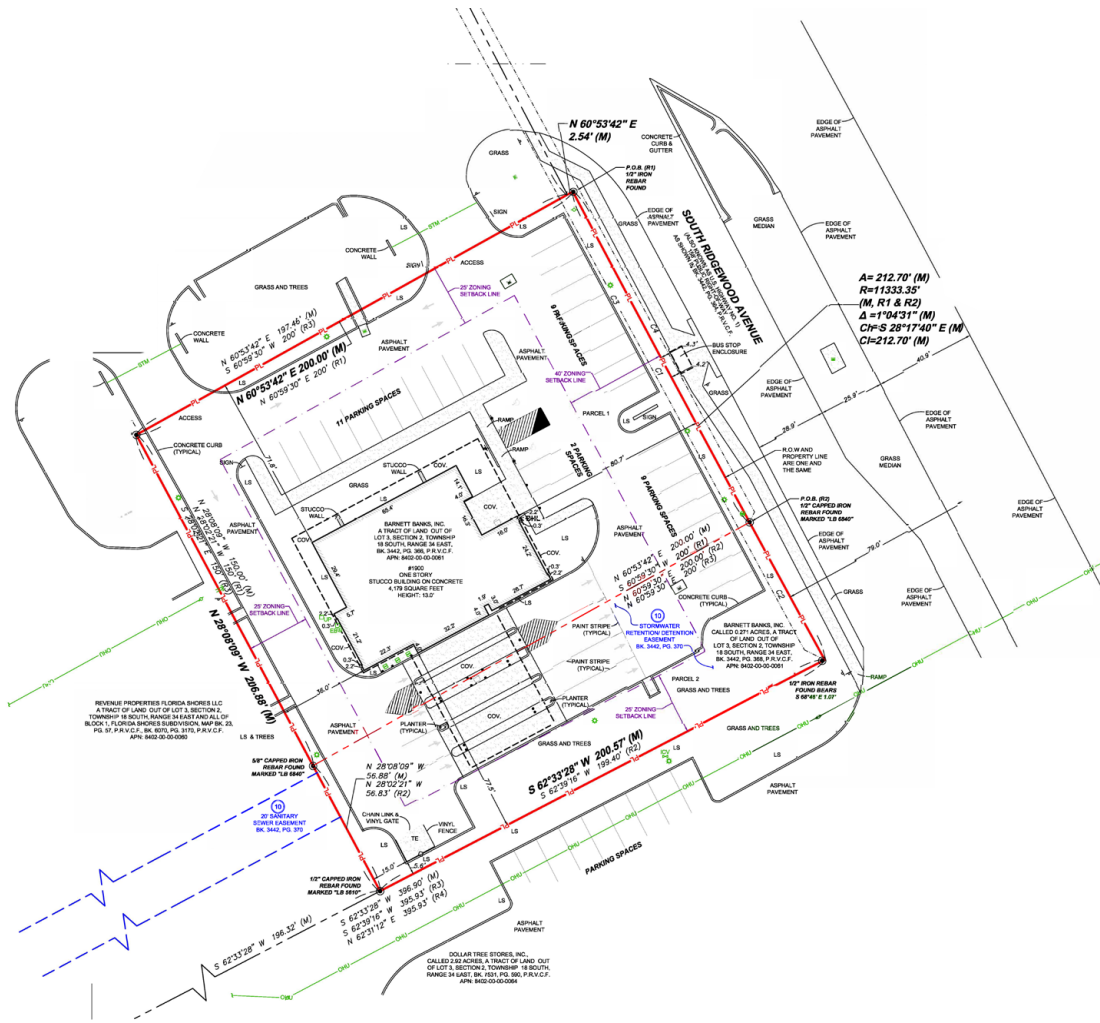
5 MIN. 55.6
 10 MIN. 54.2
 15 MIN. 55.6

MEDIAN HOUSEHOLD INCOME



5 MIN. \$52,594
 10 MIN. \$56,772
 15 MIN. \$63,189

Site Survey



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