

# CATFISH COMMONS



1,753 SF AVAILABLE  
FAST CASUAL RESTAURANT OR RETAIL END CAP

FOUNDRY  
COMMERCIAL

# PROPE PROPERTY FEATURES



- 1,753 SF Available, includes outside patio area
- TIA Available for Buildout
- Waterfront View
- Brand New Building and Landscaping
- Ideally Located right off A1A
- Only one unit left!

## DEMOGRAPHICS

Ages 20 - 64	13,507 People
Businesses	1,931 Businesses
Labor Force Population	22,187 People
Traffic Count Northbound S Ridgewood Ave	11,160 Cars
Traffic Count Eastbound Dunlawton Ave	35,492 Cars

\*Within a 5 Min Drive Time

4075 S Ridgewood Ave, Port Orange, FL 32127



Bike racks outside



Proposed apartment complex across the street



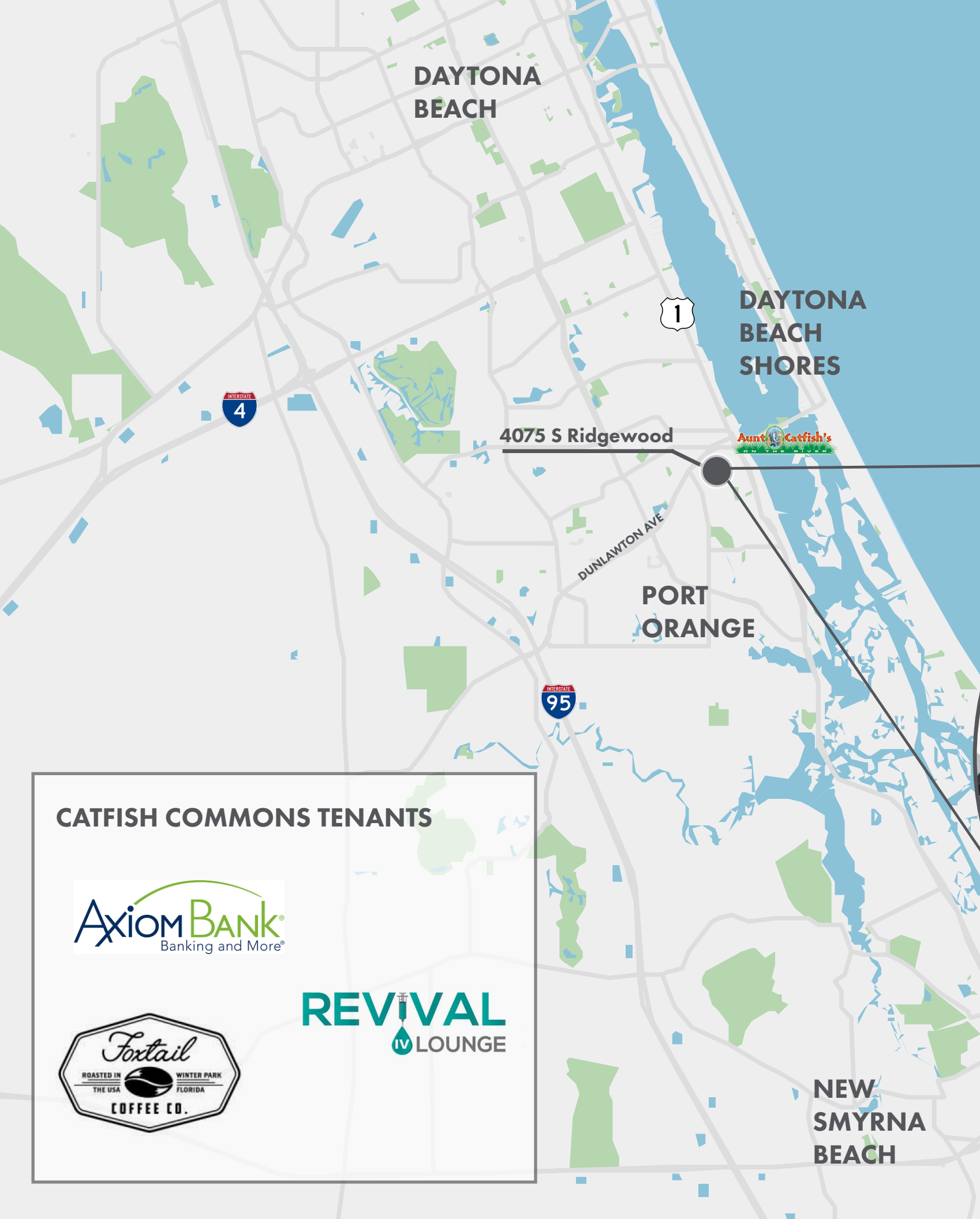
Located between Daytona Beach and New Smyrna



Car Parking 4/1,000

# PROPERTY LOCATION

## PROPERTY LOCATION



### CATFISH COMMONS TENANTS



NEW  
SMYRNA  
BEACH

# PROPERTY PHOTOS



# CONTACT

---

MARIA LOMBARDI | Associate  
407.458.5880  
[maria.lombardi@foundrycommercial.com](mailto:maria.lombardi@foundrycommercial.com)



FOUNDRY  
COMMERCIAL