



**For Sale
For Lease or BTS**

**2905 W INDIAN RIVER BLVD
EDGEWATER, FL**
COMMERCIAL BUILDING FOR SALE,
FOR LEASE OR BUILD-TO-SUIT

\$995,000

PROPERTY SUMMARY

2905 INDIAN RIVER BOULEVARD



Property Summary

Price:	\$995,000
New Lease Term:	5 Years
BTS Lease Term	10 years
Rentable SF:	2,275
Occupancy:	100% - Tenant Occupied
Lot Size:	0.43 Acres
Frontage:	130 FT
Parking:	10
Parking Ratio:	4.40/1,000
Year Built:	1993
Traffic Count:	19,000 VPD
Zoning:	B3
NOI:	\$67,800
Current Lease Expiration	April 13, 2025

Property Overview

This 0.43-acre commercial property at 2905 W Indian River Blvd, Edgewater, FL, currently serves as an office space leased to an insurance company. The site offers 18,731 SF of level, fully usable land with a rectangular shape and on-site drainage. Positioned at a corner with frontage on W Indian River Blvd (130 ft) and Air Park Rd (168 ft), it benefits from signalized intersections nearby, improving accessibility with a traffic count exceeding 18,900 cars daily.

All utilities are available, with surrounding improvements like sidewalks, lighting, and paved roadways. Zoned B-3 for highway commercial use, this property suits high-traffic retail or office developments with no minimum parcel size required. Situated outside the flood hazard area in Zone X, there are no environmental or physical constraints on development. Neighboring residential and vacant lands provide a stable setting for future commercial use.

Location Overview

Located in southeast Volusia County, just south of New Smyrna Beach and 60 miles from Orlando, the area around 2905 W Indian River Blvd in Edgewater is a thriving suburban community along the scenic Indian River. Known for its boat manufacturing industry with brands like Boston Whaler and Everglades Boats, Edgewater combines industrial strength with natural beauty, offering over 150 acres of parks and a popular Riverwalk for outdoor recreation along the Intracoastal Waterway.

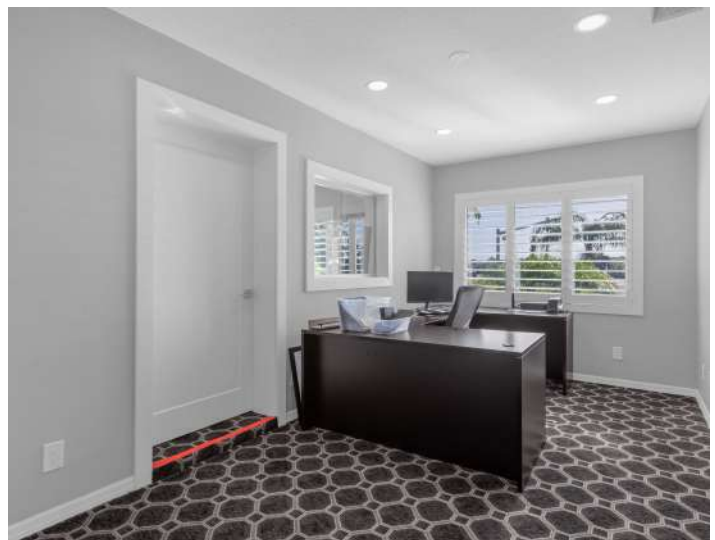
The city is home to key business hubs, including the expansive Parktowne Industrial Center, Volusia County's largest industrial park, and the historic Massey Ranch Airpark, which features a lighted runway and accommodates both residential and commercial developments. Edgewater's blend of business, recreation, and a vibrant community lifestyle make it a premier location for diverse investment opportunities.

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PROPERTY PHOTOS

2905 INDIAN RIVER BOULEVARD



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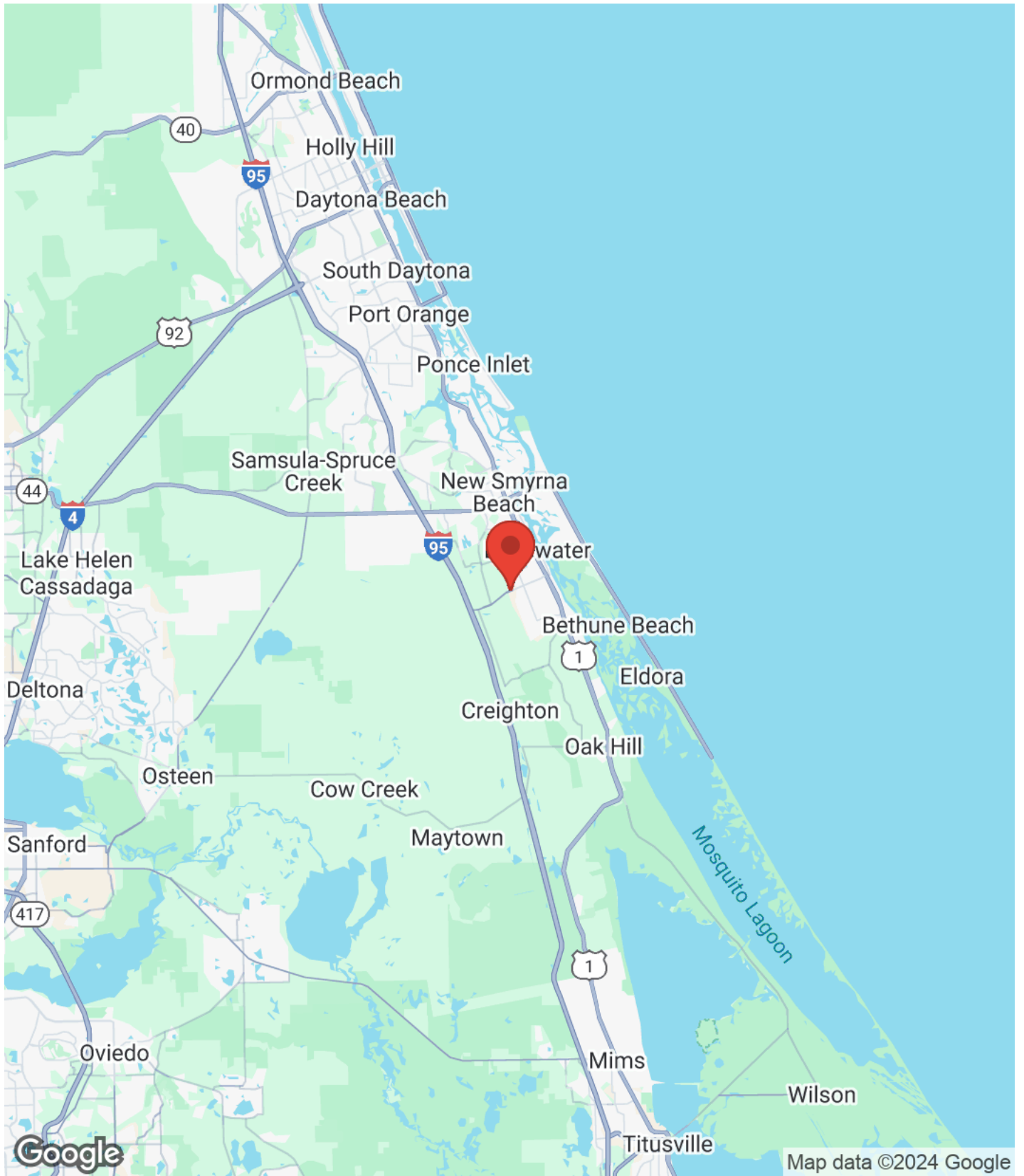
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REGIONAL MAP

2905 INDIAN RIVER BOULEVARD

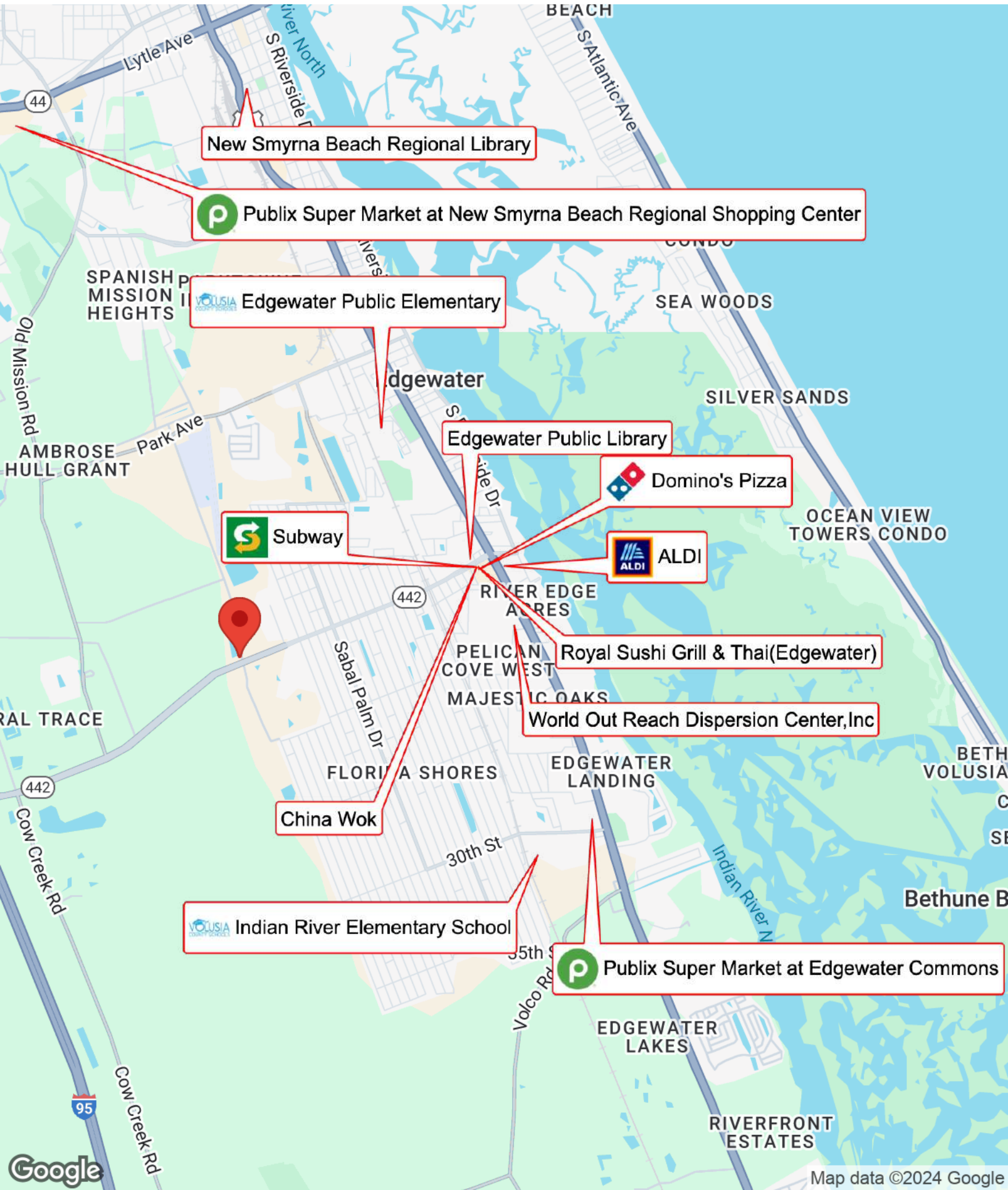


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BUSINESS MAP

2905 INDIAN RIVER BOULEVARD



New Smyrna Beach Regional Library

 Publix Super Market at New Smyrna Beach Regional Shopping Center

 Edgewater Public Elementary

Edgewater Public Library

 Domino's Pizza

 Subway

 ALDI

Royal Sushi Grill & Thai (Edgewater)

World Out Reach Dispersion Center, Inc

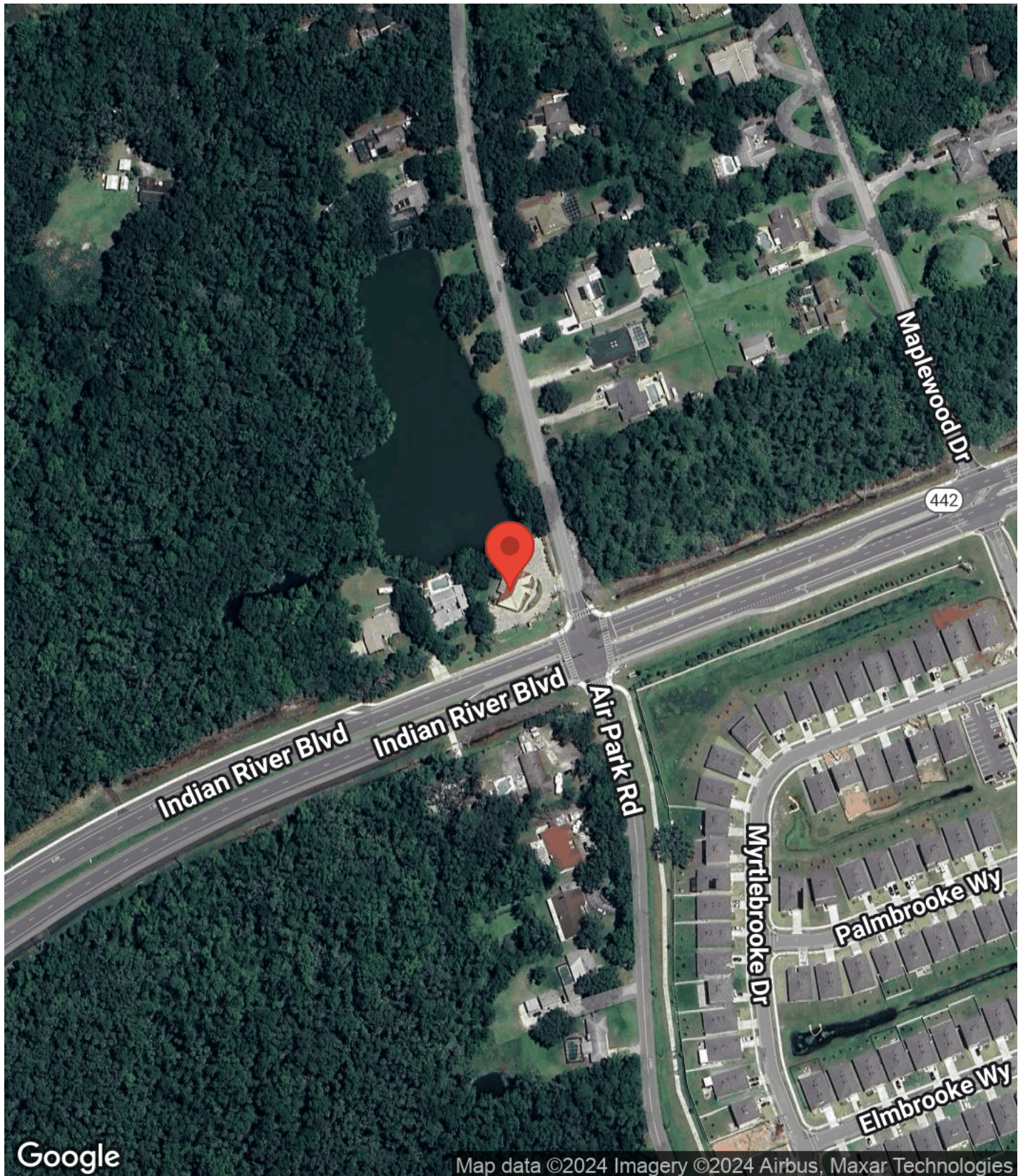
China Wok

 Indian River Elementary School

 Publix Super Market at Edgewater Commons

AERIAL MAP

2905 INDIAN RIVER BOULEVARD



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Demographic and Income Profile

2905 W Indian River Blvd, Edgewater, Florida, 32132
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 28.96338
 Longitude: -80.92211

Summary	Census 2010	Census 2020	2024	2029				
Population	23,968	25,036	26,150	26,255				
Households	10,259	10,786	11,322	11,586				
Families	6,808	6,868	7,057	7,186				
Average Household Size	2.34	2.25	2.24	2.20				
Owner Occupied Housing Units	8,162	8,565	9,051	9,543				
Renter Occupied Housing Units	2,097	2,221	2,272	2,043				
Median Age	46.8	51.4	51.9	52.4				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.08%	0.93%	0.38%					
Households	0.46%	1.15%	0.64%					
Families	0.36%	1.12%	0.56%					
Owner HHs	1.06%	1.66%	0.97%					
Median Household Income	3.96%	3.25%	2.95%					
Households by Income			2024	2029				
			Number	Percent				
<\$15,000			772	6.8%				
\$15,000 - \$24,999			897	7.9%				
\$25,000 - \$34,999			1,688	14.9%				
\$35,000 - \$49,999			1,770	15.6%				
\$50,000 - \$74,999			1,786	15.8%				
\$75,000 - \$99,999			1,307	11.5%				
\$100,000 - \$149,999			2,022	17.9%				
\$150,000 - \$199,999			557	4.9%				
\$200,000+			522	4.6%				
Median Household Income			US\$55,667	US\$67,582				
Average Household Income			US\$80,389	US\$96,024				
Per Capita Income			US\$34,786	US\$42,361				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,181	4.9%	996	4.0%	1,019	3.9%	1,010	3.8%
5 - 9	1,207	5.0%	1,092	4.4%	1,164	4.5%	1,074	4.1%
10 - 14	1,307	5.5%	1,178	4.7%	1,142	4.4%	1,172	4.5%
15 - 19	1,421	5.9%	1,101	4.4%	1,157	4.4%	1,074	4.1%
20 - 24	1,125	4.7%	1,049	4.2%	1,070	4.1%	1,026	3.9%
25 - 34	2,349	9.8%	2,624	10.5%	2,653	10.1%	2,488	9.5%
35 - 44	2,718	11.3%	2,576	10.3%	2,874	11.0%	3,083	11.7%
45 - 54	3,797	15.8%	3,085	12.3%	3,034	11.6%	2,971	11.3%
55 - 64	3,629	15.1%	4,470	17.9%	4,221	16.1%	3,751	14.3%
65 - 74	2,867	12.0%	4,067	16.2%	4,397	16.8%	4,510	17.2%
75 - 84	1,760	7.3%	2,127	8.5%	2,674	10.2%	3,169	12.1%
85+	606	2.5%	671	2.7%	744	2.8%	928	3.5%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	22,570	94.2%	22,236	88.8%	22,933	87.7%	22,694	86.4%
Black Alone	627	2.6%	724	2.9%	799	3.1%	861	3.3%
American Indian Alone	72	0.3%	100	0.4%	113	0.4%	116	0.4%
Asian Alone	202	0.8%	187	0.7%	211	0.8%	233	0.9%
Pacific Islander Alone	2	0.0%	10	0.0%	10	0.0%	11	0.0%
Some Other Race Alone	127	0.5%	294	1.2%	350	1.3%	391	1.5%
Two or More Races	367	1.5%	1,485	5.9%	1,736	6.6%	1,949	7.4%
Hispanic Origin (Any Race)	789	3.3%	1,160	4.6%	1,422	5.4%	1,643	6.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

November 01, 2024

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Demographic and Income Profile

2905 W Indian River Blvd, Edgewater, Florida, 32132
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.96338
 Longitude: -80.92211

Summary	Census 2010	Census 2020	2024	2029
Population	42,890	46,079	47,587	48,790
Households	19,518	20,948	21,898	22,895
Families	12,076	12,565	12,820	13,336
Average Household Size	2.18	2.14	2.11	2.07
Owner Occupied Housing Units	14,944	16,216	17,081	18,504
Renter Occupied Housing Units	4,575	4,732	4,817	4,391
Median Age	50.7	55.2	55.6	56.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.50%	0.93%	0.38%
Households	0.89%	1.15%	0.64%
Families	0.79%	1.12%	0.56%
Owner HHs	1.61%	1.66%	0.97%
Median Household Income	4.57%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,431	6.5%	1,213	5.3%
\$15,000 - \$24,999	1,625	7.4%	1,191	5.2%
\$25,000 - \$34,999	2,803	12.8%	2,417	10.6%
\$35,000 - \$49,999	3,028	13.8%	2,769	12.1%
\$50,000 - \$74,999	3,367	15.4%	3,322	14.5%
\$75,000 - \$99,999	2,583	11.8%	2,702	11.8%
\$100,000 - \$149,999	4,395	20.1%	5,560	24.3%
\$150,000 - \$199,999	1,360	6.2%	1,997	8.7%
\$200,000+	1,307	6.0%	1,723	7.5%

Median Household Income	US\$63,163	US\$78,958
Average Household Income	US\$89,520	US\$105,989
Per Capita Income	US\$41,151	US\$49,656

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,817	4.2%	1,571	3.4%	1,616	3.4%	1,633	3.3%
5 - 9	1,829	4.3%	1,762	3.8%	1,793	3.8%	1,698	3.5%
10 - 14	2,027	4.7%	2,004	4.3%	1,879	3.9%	1,881	3.9%
15 - 19	2,278	5.3%	1,898	4.1%	1,982	4.2%	1,841	3.8%
20 - 24	1,846	4.3%	1,777	3.9%	1,875	3.9%	1,866	3.8%
25 - 34	3,738	8.7%	4,207	9.1%	4,288	9.0%	4,234	8.7%
35 - 44	4,373	10.2%	4,269	9.3%	4,669	9.8%	4,962	10.2%
45 - 54	6,420	15.0%	5,361	11.6%	5,243	11.0%	5,226	10.7%
55 - 64	6,976	16.3%	8,318	18.1%	7,800	16.4%	7,103	14.6%
65 - 74	6,016	14.0%	8,479	18.4%	8,907	18.7%	9,243	18.9%
75 - 84	4,095	9.5%	4,698	10.2%	5,651	11.9%	6,770	13.9%
85+	1,475	3.4%	1,734	3.8%	1,886	4.0%	2,333	4.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	39,456	92.0%	40,446	87.8%	41,262	86.7%	41,744	85.6%
Black Alone	2,108	4.9%	1,939	4.2%	2,071	4.4%	2,217	4.5%
American Indian Alone	129	0.3%	168	0.4%	181	0.4%	189	0.4%
Asian Alone	336	0.8%	371	0.8%	412	0.9%	465	1.0%
Pacific Islander Alone	3	0.0%	17	0.0%	20	0.0%	22	0.0%
Some Other Race Alone	223	0.5%	520	1.1%	610	1.3%	694	1.4%
Two or More Races	633	1.5%	2,619	5.7%	3,032	6.4%	3,459	7.1%
Hispanic Origin (Any Race)	1,279	3.0%	2,060	4.5%	2,502	5.3%	2,933	6.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.

Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$50 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.

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2905 INDIAN RIVER BOULEVARD

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PRESENTED BY:

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