



**LEASE**

**3042 S Ridgewood Ave**

**3042 S RIDGEWOOD AVE**

Edgewater, FL 32141

**PRESENTED BY:**

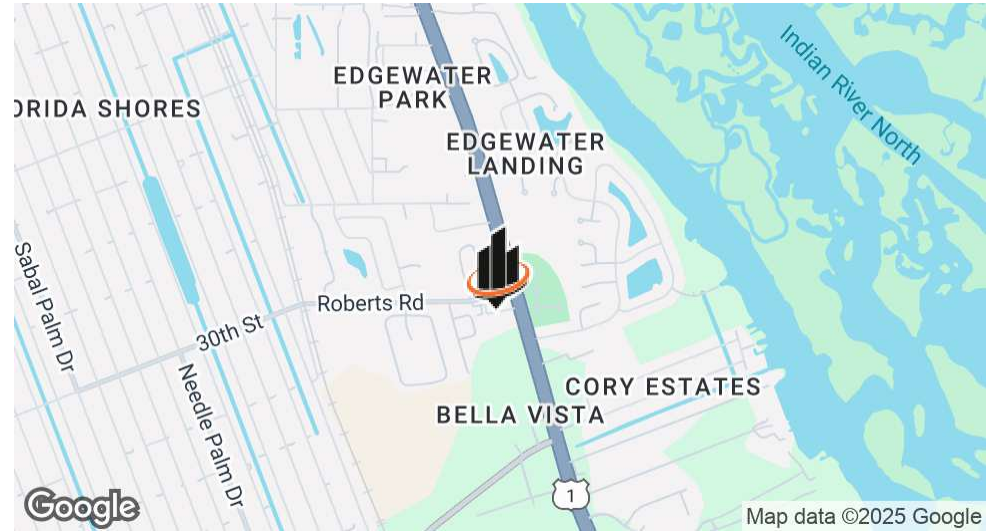
**MARK ASCIK**

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FL #SL3555494

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12.00 SF/yr (MG)
<b>AVAILABLE SF:</b>	9,200 SF
<b>LOT SIZE:</b>	262,985 SF
<b>BUILDING SIZE:</b>	34,695 SF

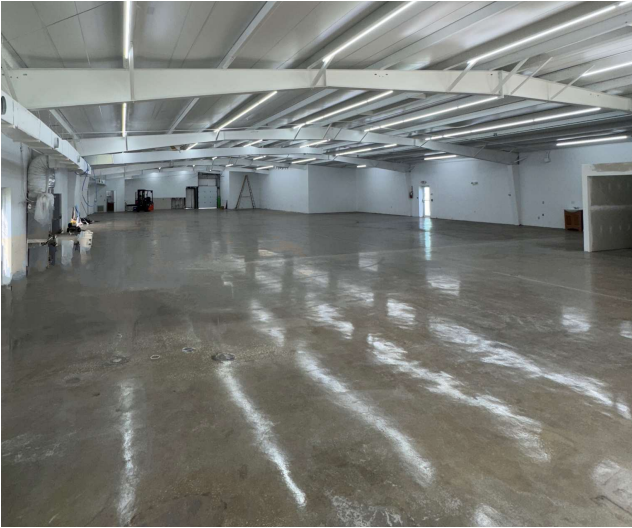
<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,093	10,840	15,999
<b>TOTAL POPULATION</b>	4,590	24,236	35,681
<b>AVERAGE HH INCOME</b>	\$76,213	\$75,979	\$77,056

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## PROPERTY HIGHLIGHTS

- 9,200sf of flex retail/warehouse space
- \$12 per square foot/yr modified gross
- Flexible layout (owner will demise)
- 18,000 vehicles per day at Roberts Rd and US-1 - rapidly growing retail corridor
- New HVAC units
- 3 bathrooms
- polished concrete flooring
- 14' ceilings
- rollup bay door
- electric sliding retail door

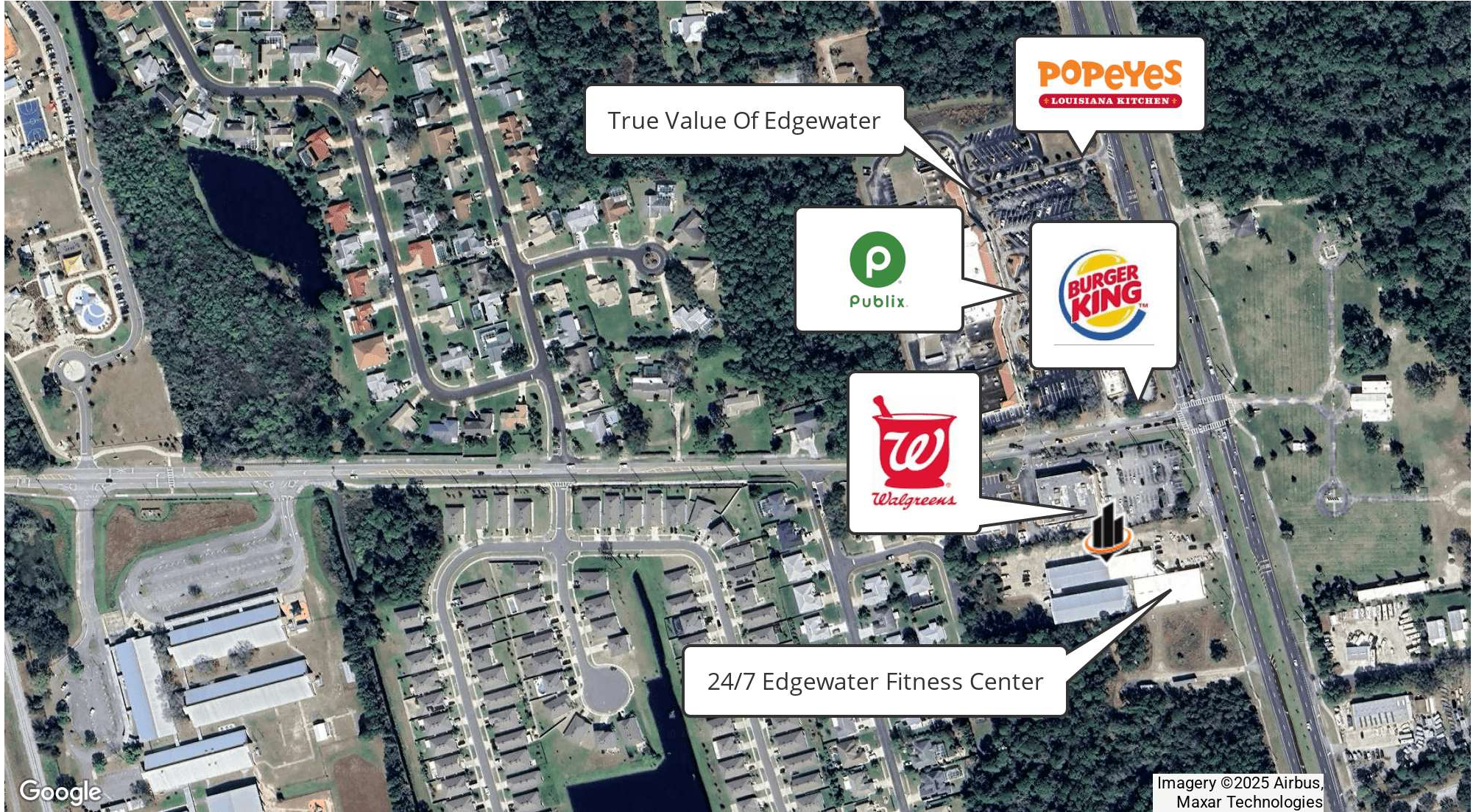
**ADDITIONAL PHOTOS**



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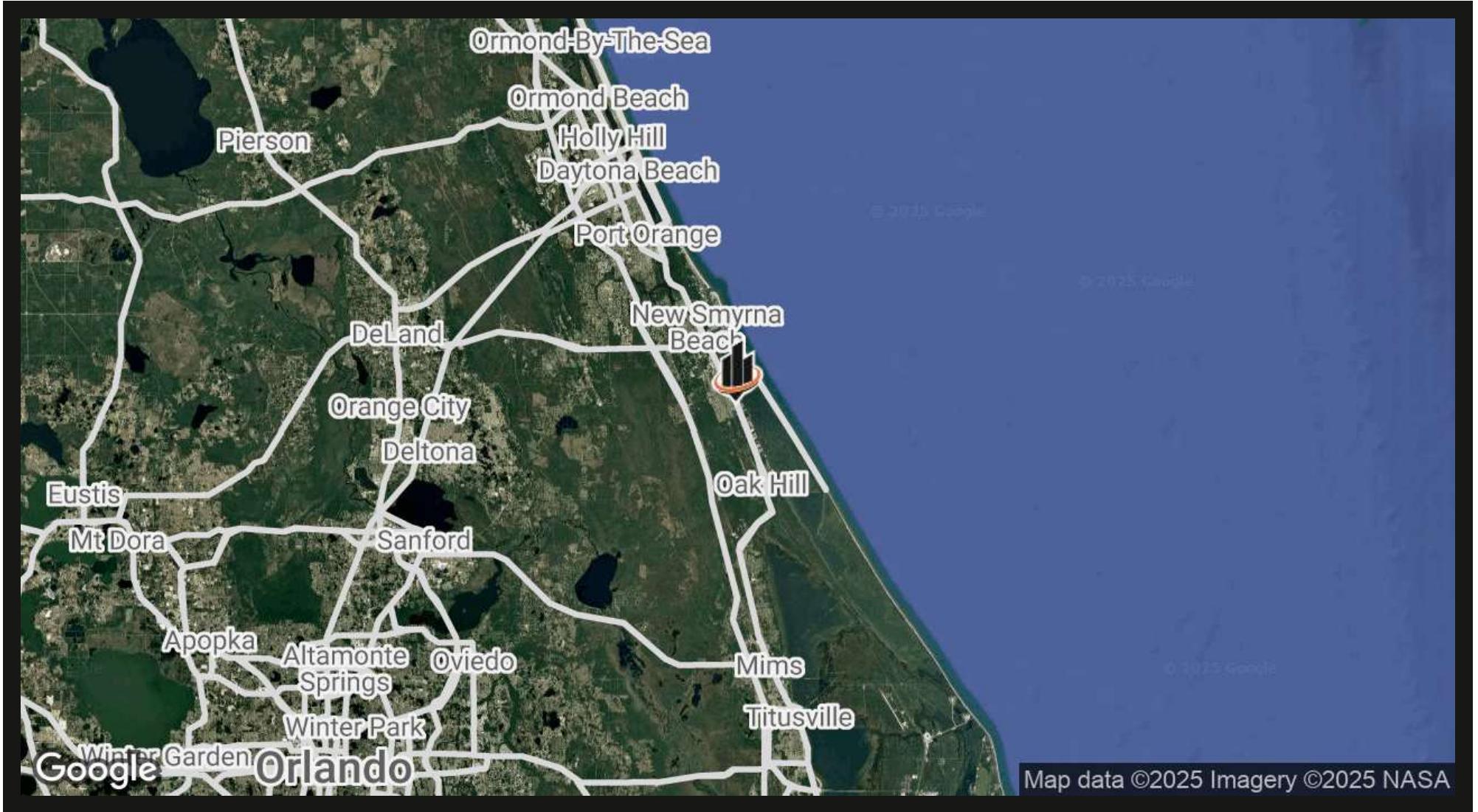
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# RETAILER MAP



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# LOCATION MAP



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**SECTION 21-33.05**

**TABLE III – 3  
PERMITTED (P), CONDITIONAL (C), AND ACCESSORY (A) USES  
ZONING DISTRICTS**

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD	
Adult Entertainment (20)																	P								
Agriculture - General	P		P																	C					
Aircraft Manufacturing																	P	P	C		C		C	C	
Airport Fixed Base Operations																	P	C	C	P	C		C	C	
Aluminum Can Transfer Facility																	P	P	C		C		C	C	
Animal Hospital									C	C			P	P		C	P		C				C	C	
Antennas (1) (2)	C		C	C	C	C	P	P	P		C	C	C	C	C	C	C	C	C	C				C	C
Aquaculture	P	C																							
Auction/Flea Market – Indoor Only													P				P		C				C	C	
Automobile Paint & Body (7) (17)													P				P	P	C				C	C	
Automobile Repair – Indoor (7)													P	P			P	P	C				C	C	
Automobile Service (7)													P	P		C	P	P	C				C	C	
Automobile Sales/Leasing													P	P		C	A	A	C				C	C	
Bed & Breakfast (3)				C					C					P	P	C							C	C	
Boat Building & Repair													C	C	C	C	C	P	C		C		C	C	
Boat Sales and Leasing													P	P		C	A	A	C		C		C	C	
Bulk Processing																		P	C		C		C	C	
Car Wash									C				P	P	C	C	C	C	C				C	C	
Chauffeur/Vehicle for Hire														P		C	C	C	C				C	C	
Cemeteries	P																			P					
Containment Facilities	P		C															C	P	C					
Day Care – Children or Adult (18)			P	P	P	P	P	P	P	P	P	P	C	P	A	C						C	C	C	
Dispensing Facility (23)														C											
Distribution Facilities														C		C	P	P	C		C		C	C	
Financial Institute									C	C				P		C			C		C	C	C	C	
Garden & Yard Supplies	P													P		C	P	P	C				C	C	
Government Facilities	P	C	P	P	P	P	P	P	C	C	P	P	P	P	P	C	P	P	C	P	C	C	C	C	

SECTION 21-33.05

TABLE III – 3  
 PERMITTED (P), CONDITIONAL(C), AND ACCESSORY (A) USES (cont'd)  
 ZONING DISTRICTS

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD	
Health/Fitness Facilities									C			C	P	P	A	C	C	C				C	C	C	
Home Occupations	P		P	P	P	P	P	P	C	C	P	P	P	P		C					C	C	C	C	
Hotel/Motel														P	P	C							C	C	C
Internet/Sweepstakes Café (21)																	P								
Kennels & Boarding (4)	C		C											P		C	C	P	C	P			C	C	
Laboratories									C					P		C	C	P	C		C		C	C	
Lodges – Fraternal/Sorority														P	C	C							C	C	
Marina		C							A						P	C				P	C	C	C	C	
Marina Related Industrial																		P	C		C		C	C	
Machine Shop/Repair													P	P		C	P	P	C		C		C	C	
Manufacturing – General													C				P	P	C		C		C	C	
Medical/Dental Offices									C	C			P	P		C						C	C	C	
Mini-warehouse (5)													P	C		C	P	P	C		C		C	C	
Mining/Excavation (19)																	P	P	P						
Mobile Home Sales													P		C						C				
Night Club / Lounge/Bar									C					P	A	C					C	C	C	C	
Nursing Homes (6)														P		C	C			P		C	C	C	
Outdoor Equipment Sales														P		C	P	P	C		C		C	C	
Outdoor Storage (7)													A	C		C	C	P	C		C		C	C	
Pain Clinic (22)														C											
Pawn Shop (21)																	P								
Personal Service Facilities									C	C			P	P	C	C	C	C	C				C	C	
Pool Hall/Billiards									C			C	P	P	C	C	C	C	C		C	C	C	C	
Places of Worship			C	C	C	C	C	C	C			C	P	P	C	C				P			C	C	
Places of Worship – Schools (15)	C		C	C	C	C	C	C	C			C	P	P		C				P	C	C	C	C	
Professional Office Facilities (13)					C				C	C		C	P	P	C	C	P	P	C		C	C	C	C	
Railroad Facilities																	P	P	C	P	C				
Recording Facilities										C			P	P		C	C	C	C		C	C	C	C	

**SECTION 21-33.05**  
**TABLE III – 3**  
**PERMITTED (P), CONDITIONAL (C), AND ACCESSORY (A) USES (cont'd)**  
**ZONING DISTRICTS**

USE, STRUCTURE, OR ACTIVITY	AG	CN	RT	R-1	R-2	R-3	R-4	R-5	RPUD	RP	MH-1	MH-2	B-2	B-3	B-4	BPUD	I-1	I-2	IPUD	P/SP	EC	CC	MUPUD	SCD/PUD
Recreational Uses (R*) (14)	P	C	P	P	P	P	P	P	C	C	A	A	P	P	C	C	C	C	C	P	C	C	C	C
Research Facilities										C				P		C	P	P	C		C		C	C
Residential - Community Home (8)							P	P	C							C					C	C	C	C
Residential – Duplex (16)							P	P	C							C						C	C	C
Residential – Family Home (9)	P		P	P	P	P	P	P	C							C						C	C	C
Residential – Institutional Home (10)							P	P	C							C					C	C	C	C
Residential – Multifamily (11) (16)							P	P	C							C							C	C
Residential –Manufactured/ Mobile Homes									C		P	P										C	C	C
Residential –Modular Home	P		P	P	P	P	P	P	C			P				C					C	C	C	C
Residential – Single Family (16)	P		P	P	P	P	P	P	C							C					C	C	C	C
Restaurants A&B									C			A	P	P	A	C	C	C	C			C	C	C
Retail – General									C				P	P	A	C	A	A	C	A			C	C
RV & Boat Storage									C			A	C	C	A	C	P	P	C		C		C	C
Salvage Yards (12)																		C						
Satellite Dishes	A		A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A
Schools – Public	P		P	P	P	P	P	P	C		P	C	P	P	C	C	C		C	P		C	C	C
Schools – Private	C		C						C	C		A	C	P	C	C	C	C	C	P		C	C	C
Shopping Center									C				C	P	C	C					C	C	C	C
Silviculture	P		C																					
Tattoo Parlor/Body- Piercing Studio (21)																		P						
Telecommunication - Unmanned	P		P	P	P	P	P	P	C		P	P	P	P	P	C	P	P	C	C			C	C
Telecommunication Towers (2)	C		C				C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C
Theaters									C					P		C						C	C	C
Truck Freight Terminal																		P	C		C		C	C
Warehousing & Storage													P	C		C	P	P	C		C		C	C
Wholesale & Distribution													P	C		C	P	P	C		C		C	C
Wrecker/Tow Truck Service													P	P		C	P	P	C		C		C	C

\* R – Recreation Zoning District, Recreational Uses permitted only

## ADVISOR BIO 1



### MARK ASCIK

Advisor

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## PROFESSIONAL BACKGROUND

Mark Ascik is an award-winning real estate broker specializing in industrial and retail sales and leasing. With decades of experience spanning wholesale distribution, retail management, and commercial real estate, he brings a deeply strategic and multifaceted approach to deal-making and property optimization. He was recently awarded CoStar's 2025 PowerBroker status for his efforts in Industrial warehousing.

#### Distribution & Retail Foundation:

He began his career climbing through B2B wholesale and retail channels, working with Fortune 500 companies in New York. There, he developed core expertise in full product lifecycles—from production and distribution to marketing, planning, and analysis.

#### Cannabis & Executive Leadership:

In 2017, Mark leveraged this experience to help co-found VidaCann LLC, a vertically integrated cannabis company in Florida. He initially navigated the pre-licensing phase and later served as Executive Vice President, guiding operations from cultivation through retail and is a 2024 Marijuana Venture "40 Under 40" honoree. During his tenure, Mark led the retail expansion of the company in Florida, and served as the real estate and development lead for the company's 27 stores statewide. In 2024, VidaCann completed its sale to publicly-traded Planet 13 Holdings, Inc.

#### Why He Stands Out:

**Industry Versatility:** He possesses deep insight into industrial and retail real estate, along with business operations across multiple industries

**Leadership in Transition:** He adeptly transitioned from traditional wholesale and distribution into cannabis, leading VidaCann through pre-licensing, expansion, and integration with a major public company.

**Customer-Centric Strategy:** His steadfast emphasis on service quality, education, and value demonstrates his commitment to both business success and client satisfaction.

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