



PORT ORANGE PLAZA RETAIL SPACE | FOR LEASE

4030 S Ridgewood Ave
Port Orange, FL 32127

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CONNOR MARABELL
904.302.7109
connor@cantrellmorgan.com



PROPERTY OVERVIEW

Port Orange Plaza offers exceptional visibility and access, prominently positioned on the signalized corner of Dunlawton Ave and US-1 (Ridgewood Ave) and Ridgewood Avenue, one of the area's most traveled corridors.

The center features a $\pm 30,000$ SF anchor box (divisible)—ideal for medical, or retail users seeking a high-traffic location with strong surrounding demographics. An additional $\pm 2,500$ SF outparcel is also available, offering excellent exposure and flexibility for smaller users.

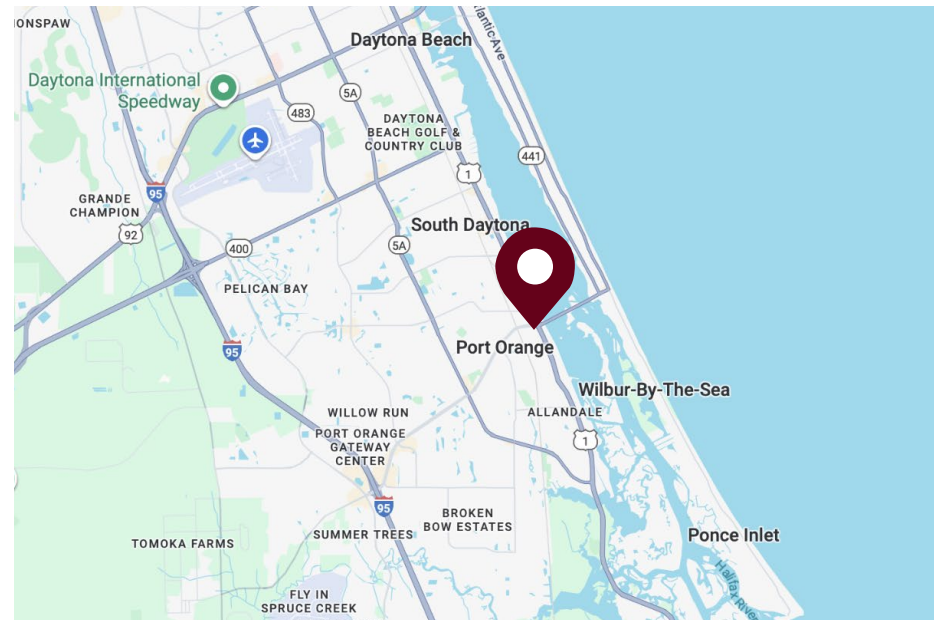
Strategically located, the property sits diagonally across from the proposed 10-acre Riverwalk mixed-use development, which will bring new residential, retail, and lifestyle traffic to the area. Catfish Commons, a brand-new shopping center directly across the street, will further enhance daily activity and long-term growth along this corridor.

PROPERTY HIGHLIGHTS

- 7,800 - 31,300 SF Anchor Space Available
- 1,230 SF In-Line Available
- 2,500 SF Outparcel with Drive-Thru
- Strategically located at the high-traffic intersection of U.S. 1 (Ridgewood Avenue) and Dunlawton Avenue, in an area experiencing significant growth and development.
- Positioned diagonally across from the proposed 10+ acre Riverwalk development, offering strong visibility and proximity to a major future destination.

LEASE DETIALS

Address:	4030 S Ridgewood Ave, Port Orange, FL 32127
Pricing:	Request for Pricing
Property Type:	Multi-tenant Neighborhood Center
Property Size:	51,729 SF & 2,500 SF Outparcel
Acreage:	4.35 acres
Units available:	1, 5, 12-14 & Outparcel



4030 S Ridgewood Ave | Port Orange, FL 32127

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CONNOR MARABELL
904.302.7109
connor@cantrellmorgan.com



SURROUNDING AREA



4030 S Ridgewood Ave | Port Orange, FL 32127

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CONNOR MARABELL
904.302.7109
connor@cantrellmorgan.com



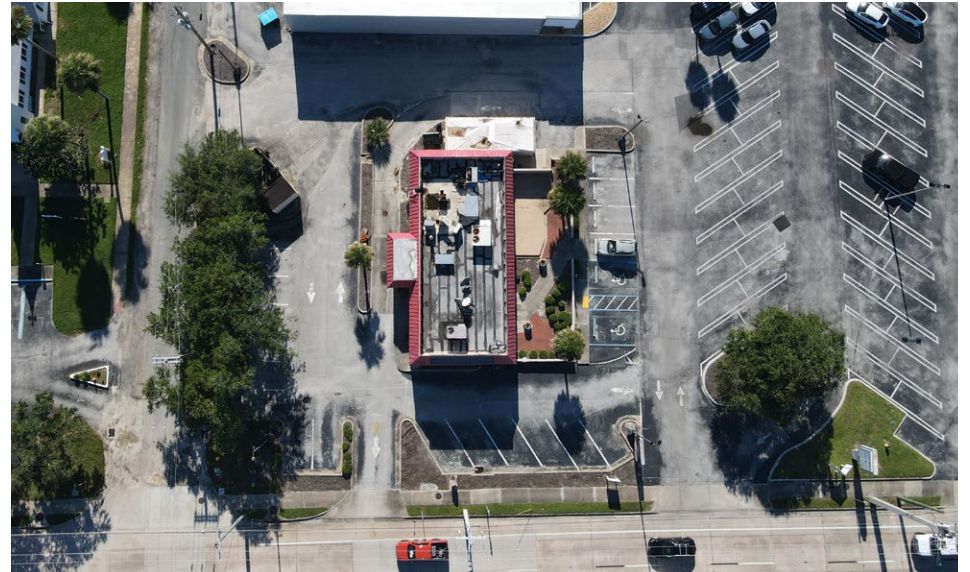
This is a detailed aerial map of Port Orange, Florida, with various business logos overlaid. The map shows a network of roads, including Dunlawton Ave, Halifax River, and several residential streets. A red location pin is placed in the center of the map, near the intersection of Dunlawton Ave and Spruce Creek Rd. The logos represent a wide variety of businesses, including fast-food restaurants (Dunkin', Burger King, McDonald's, Arby's, Wawa), grocery stores (Publix, Walgreens, Dollar Tree, Ross), automotive services (Advance Auto Parts, AutoZone, Tire Kingdom), fitness centers (Anytime Fitness, Fit Body Boot Camp), and other retail and service businesses (CVS Pharmacy, Harbor Freight, Sunoco, Dollar General). The map also labels several neighborhoods such as Silver Sands, Springwood Square, Ryanwood, and Allandale.

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CONNOR MARABELL
904.302.7109
connor@cantrellmorgan.com



2,500 SF OUTPARCEL WITH DRIVE-THRU



4030 S Ridgewood Ave | Port Orange, FL 32127

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CONNOR MARABELL
904.302.7109
connor@cantrellmorgan.com



SITE PLAN, AVAILABILITY & TENANT KEY



Unit	Tenant	SF
1	Available	2,500
2	Conviva Care Center	9,660
3	Direct General Insurance	2,009
4	Lina's Nails	1,230
5	Available	1,230
6	Oodles Dog Grooming	900
7	Laundry Land	1,200
8	Difference Restaurant	1,200
9	Stadium MMA	1,200
10	Kula Yoga Studio	2,000
11	Family Cuts	600
12	Available	7,800
13	Available	15,500
14	Available	8,000

4030 S Ridgewood Ave | Port Orange, FL 32127

JOE MARCHIONDA
904.840.4039
joe@cantrellmorgan.com

CONNOR MARABELL
904.302.7109
connor@cantrellmorgan.com

