



For Lease

First Business Park | New Construction Retail & Flex on US-1

2360 S. Ridgewood Avenue, Edgewater, FL 32141



OFFERING SUMMARY

LEASE RATE:	Flex Space \$16.00 NNN Retail Space \$30.00 NNN
NUMBER OF UNITS:	20
AVAILABLE SF:	1,440 - 2,400 SF
YEAR BUILT:	Under Construction
TRAFFIC COUNT:	13,883 AADT
ZONING:	BPUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,374	10,564	17,794
TOTAL POPULATION	5,154	22,691	37,455
AVERAGE HH INCOME	\$73,958	\$76,651	\$82,308

PROPERTY DESCRIPTION

Now PRE-LEASING NEW CONSTRUCTION RETAIL and FLEX UNITS along high-visibility US-1 in the growing Edgewater market.

ESTIMATED OCCUPANCY 4TH QUARTER OF 2026. First Business Park offers modern, flexible layouts designed to accommodate a wide range of users including retail, medical, showroom, light industrial, and office/warehouse. Units range from 1,440 SF to 2,400 SF, with the ability to combine for larger users. 14' x 14' OVERHEAD DOORS.

Strategically located just minutes from I-95 and Indian River Blvd, the property provides excellent regional connectivity and exposure to steady daily traffic.

This is a rare opportunity to secure new construction space in a supply-constrained submarket.

Edgewater continues to see steady residential and commercial growth, supported by its proximity to Daytona Beach and the broader Space Coast economic corridor.

Estimated CAM, Real Estate Taxes, and Insurance \$5.00 per SF.

LOCATION DESCRIPTION

Located on the west side of Ridgewood Avenue (US Highway 1) between Silver Circle and Oak Branch Drive.

Approximately 2 miles south of Indian River Blvd, 4.5 miles to Interstate 95, and 5.7 miles south of SR 44.

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Renderings

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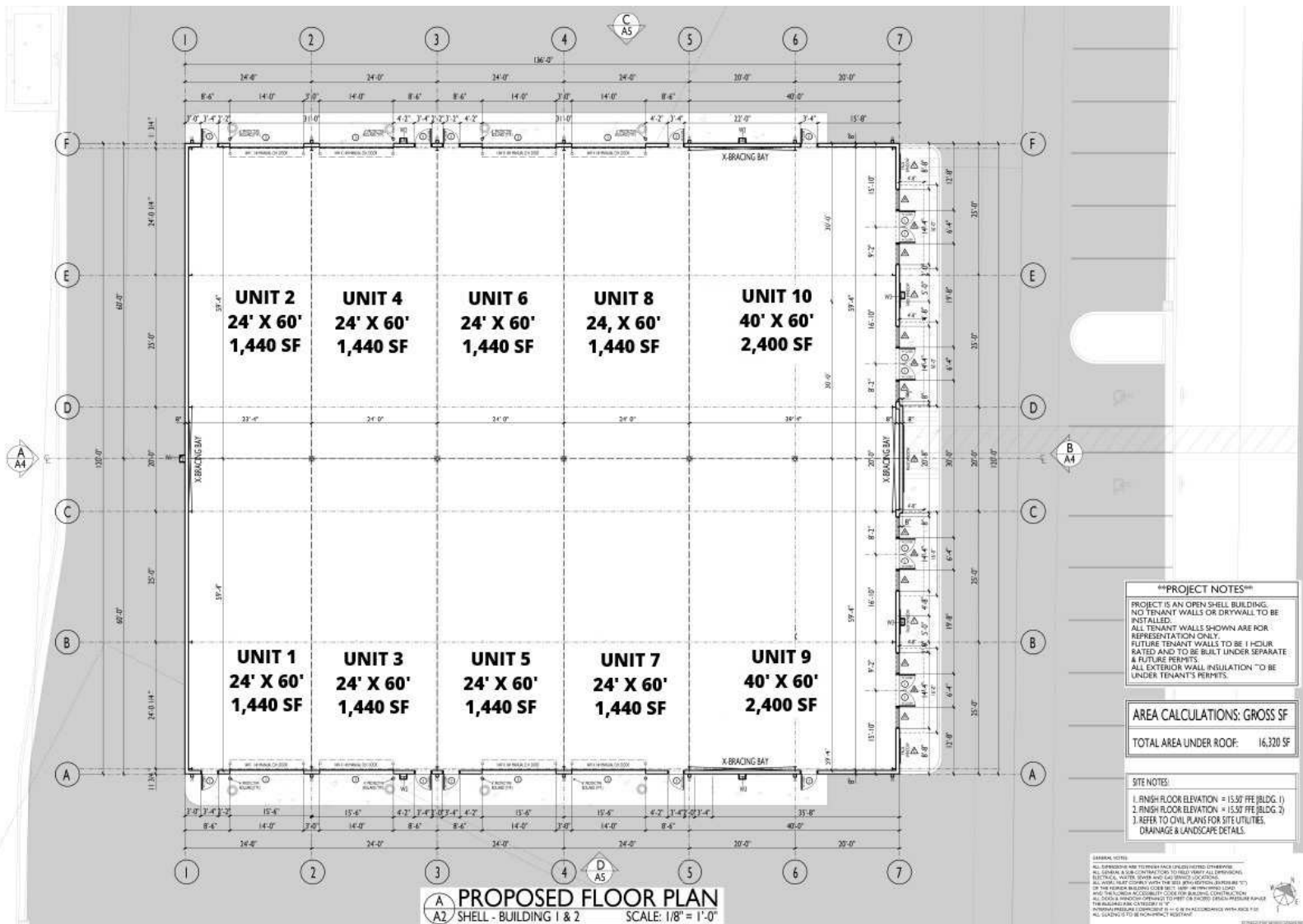
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Proposed Floor Plan

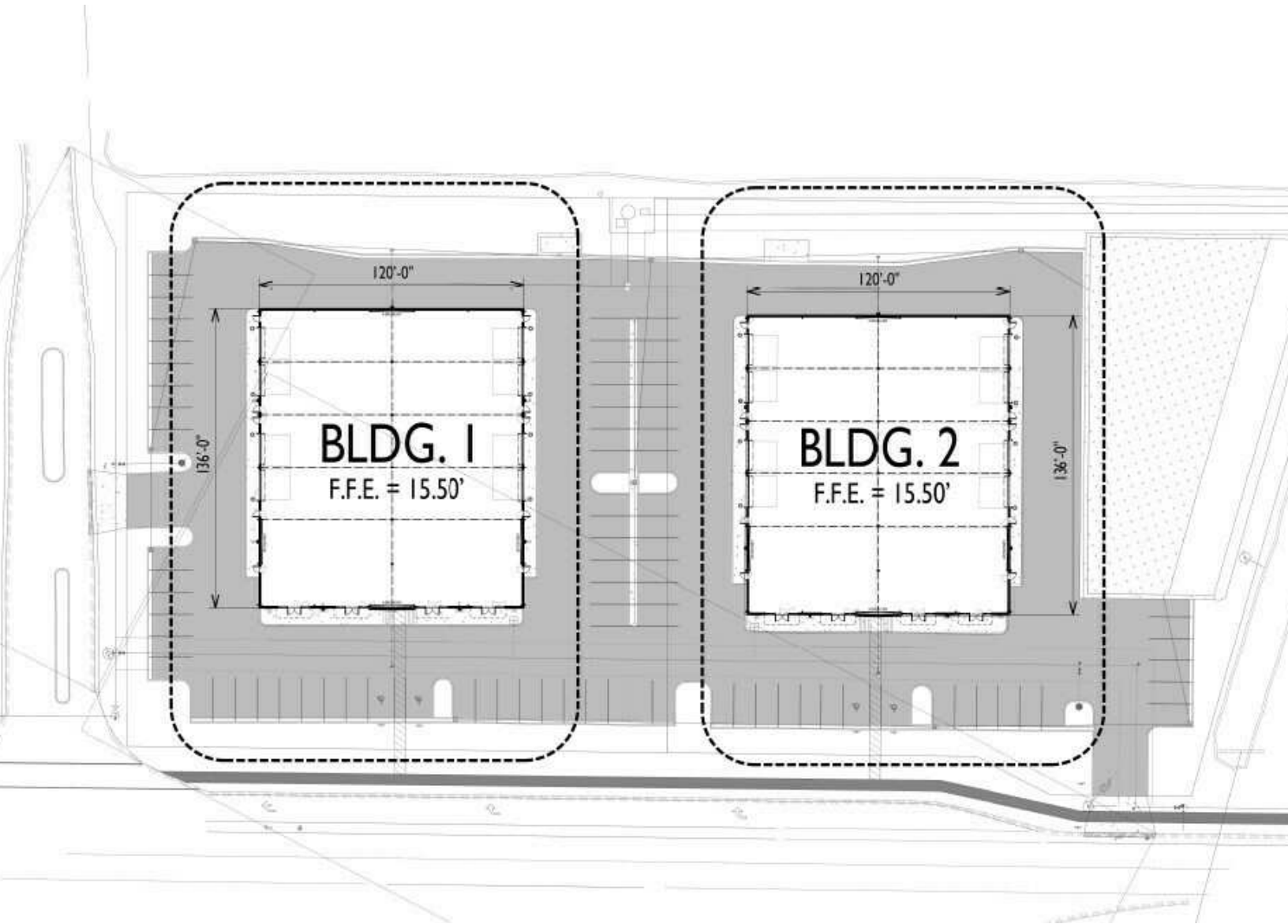
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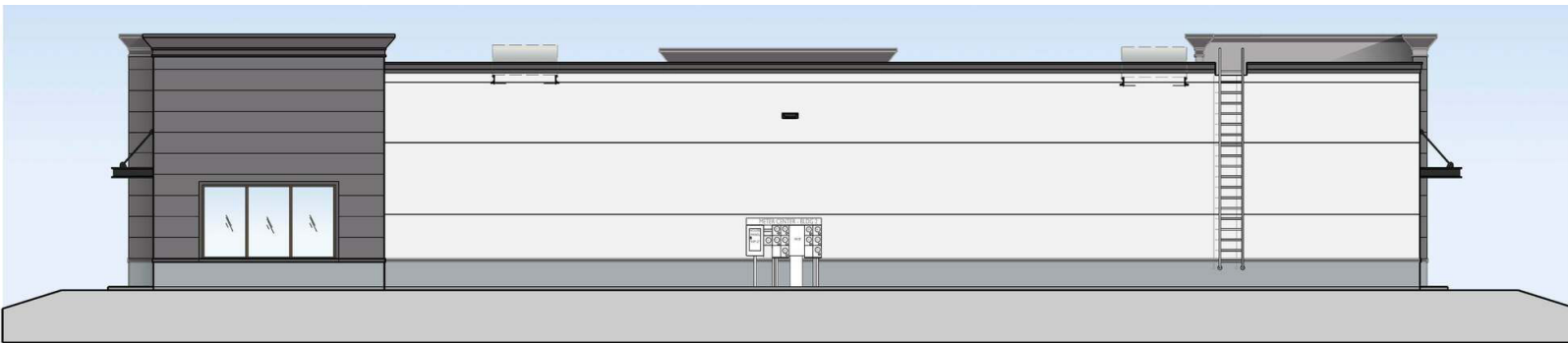


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Front Elevation



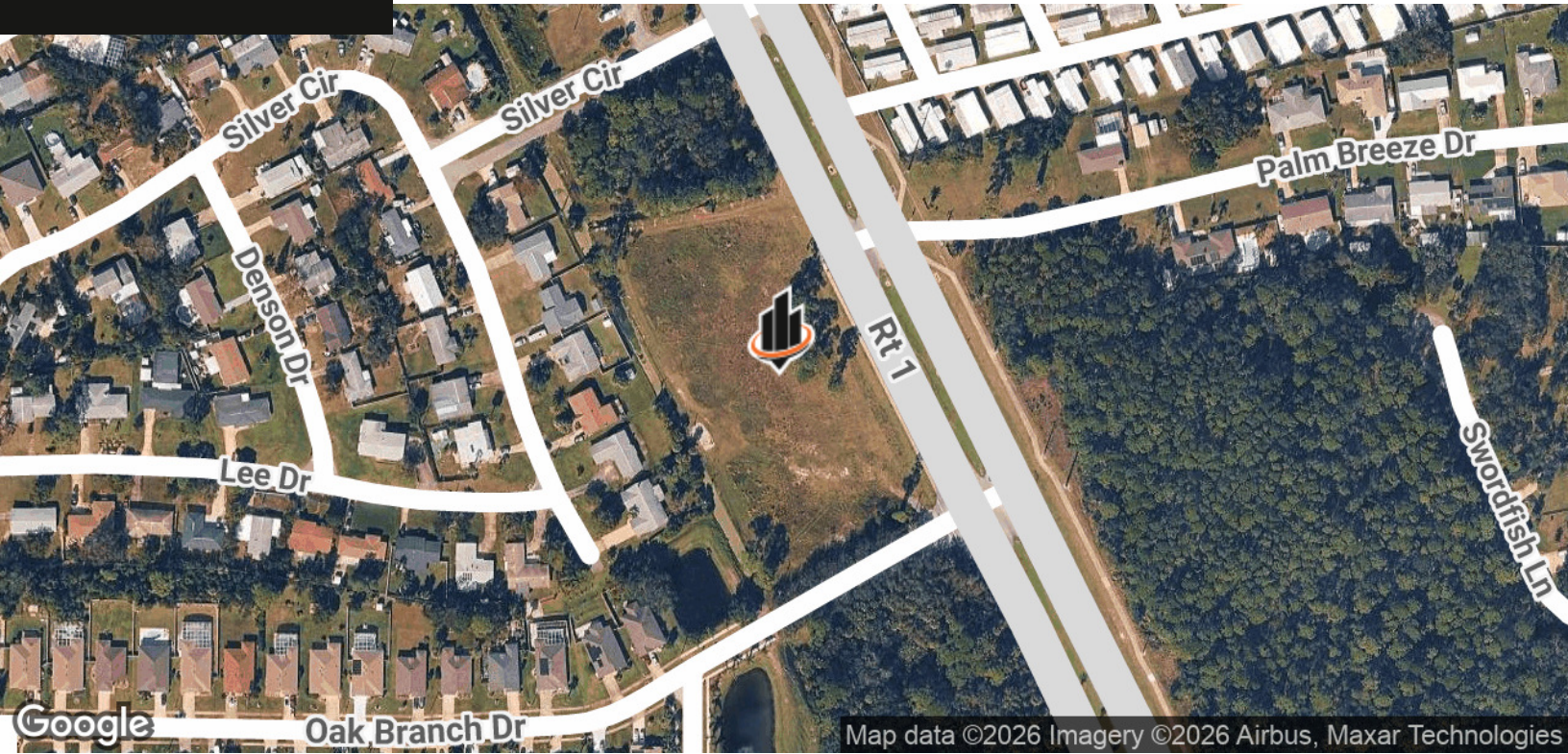
Rear Elevation



Side Elevation

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