

EDGEWATER RETAIL CENTER

A 12,700 SF Shopping Center at:
109 East Boston Road
Edgewater, Florida 32141

NOW LEASING

1,200 SF Available
\$1,600/month (\$12/SF + \$4/SF NNN)
Text Call Jordan at: 713-417-2529
Email: jfinkelmango@gmail.com



Dollar General anchored Shopping Center

Demographics	Radius (Miles)		
	1	3	5
Summary	5,480	33,739	55,169
Population - 2024			
Annual Growth 2024-2029	2.3%	2.7%	2.7%
Population Projected 2029	6,101	38,231	62,586
5 Year Population Growth	11%	13%	13%
Average Household Income	\$77,594	\$76,800	\$81,181
* Per CoStar			

Property Highlights

- Major Retail Area - Near new Aldi, Chick Fil A, Dollar General, Wells Fargo and CVS
- High Traffic Area - **25,000** Cars Per Day Fronting the Property
- Strong Demographics - **33,000** People, **2.7%** Annual Population Growth & **\$77K** Avg HH Income
- National Co-Tenant - Dollar General anchors the Shopping Center (Co-Tenant)
- Economic Activity - Edgewater is constructing many new homes and local development is booming



US-1 Street View of Edgewater Retail Center



US-1
Frontage and Visibility

(25,000 Cars Per Day)