

2.5+/- ACRE COMMERCIAL SITE | EDGEWATER, FL



PROPERTY DESCRIPTION

2.5+/- Acre Commercial Site.
 Signalized corner with approximately 294 front feet on Ridgewood Avenue.
 Parcel is large enough for two Quick-Service Restaurants with Drive-Thru.
 Zoning permitted uses include: Gas/Convenience, Carwash, Auto Service, Boat Sales, Day Care, Bank, Kennels and Boarding, Medical/Dental Offices, Retail, Restaurant, Animal Hospital, etc. Conditional Use: Mini-warehouses.
 10th Street realignment almost complete.

LOCATION DESCRIPTION

Located at the southwest corner of Ridgewood Avenue [US Highway 1] and 10th Street.

STUDENT POPULATION WITHIN 1 MILE:

New Smyrna Beach High 1,952
 New Smyrna Beach Middle School 1,207
 Daytona State College: New Smyrna Beach-Edgewater 2,000
 Over 1,000 Residential Units approved in close proximity and many more in the planning stages.

LOCATION ADDRESS

618 N. Ridgewood Avenue
 Edgewater, FL 32132

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

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OFFERING SUMMARY

SALE PRICE:	\$1,750,000
LOT SIZE:	2.5+/- Acres
PARCEL NO:	7450-01-00-0110
TRAFFIC COUNT:	Ridgewood Avenue 26,000 AADT 10th Street 9,400 AADT
ZONING:	B-3, Highway Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,300	14,016	24,408
TOTAL POPULATION	2,838	29,865	53,887
AVERAGE HH INCOME	\$55,107	\$73,753	\$77,637

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CONCEPT PLAN

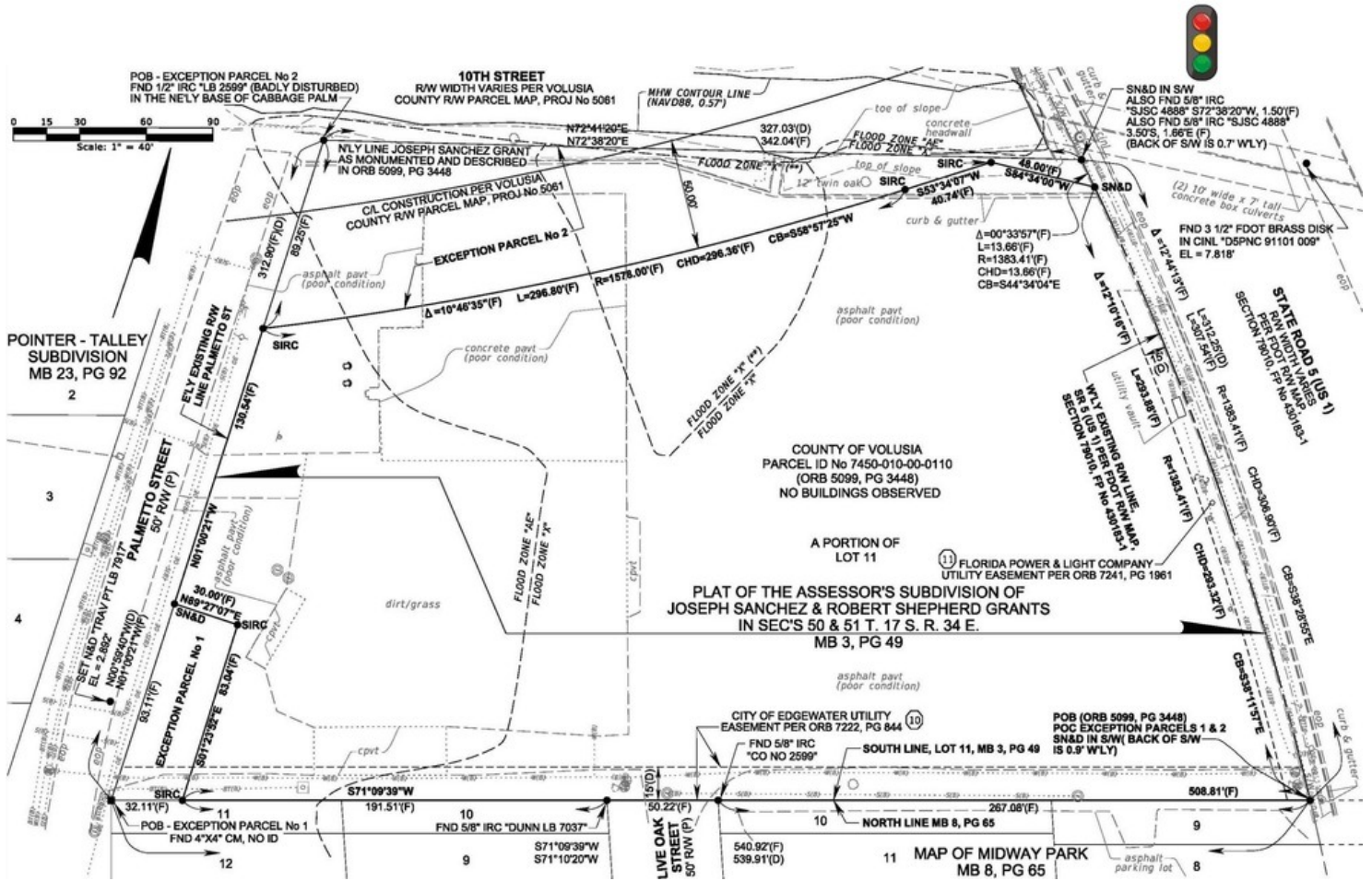


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LOCATION MAP



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