# 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<br>Retail Space $30.00 NNN |
| **NUMBER OF UNITS:** | 20 |
| **AVAILABLE SF:** | 1,440 - 2,400 SF |
| **YEAR BUILT:** | 2026 |
| **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 LEASING NEW CONSTRUCTION RETAIL and FLEX UNITS along high-visibility US-1 in growing Edgewater.
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.
Flex Space Available: 1,440 SF – 23,040 SF.
Retail Space Available: 2,400 SF – 9,600 SF.
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 $4.50 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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# Additional Photos

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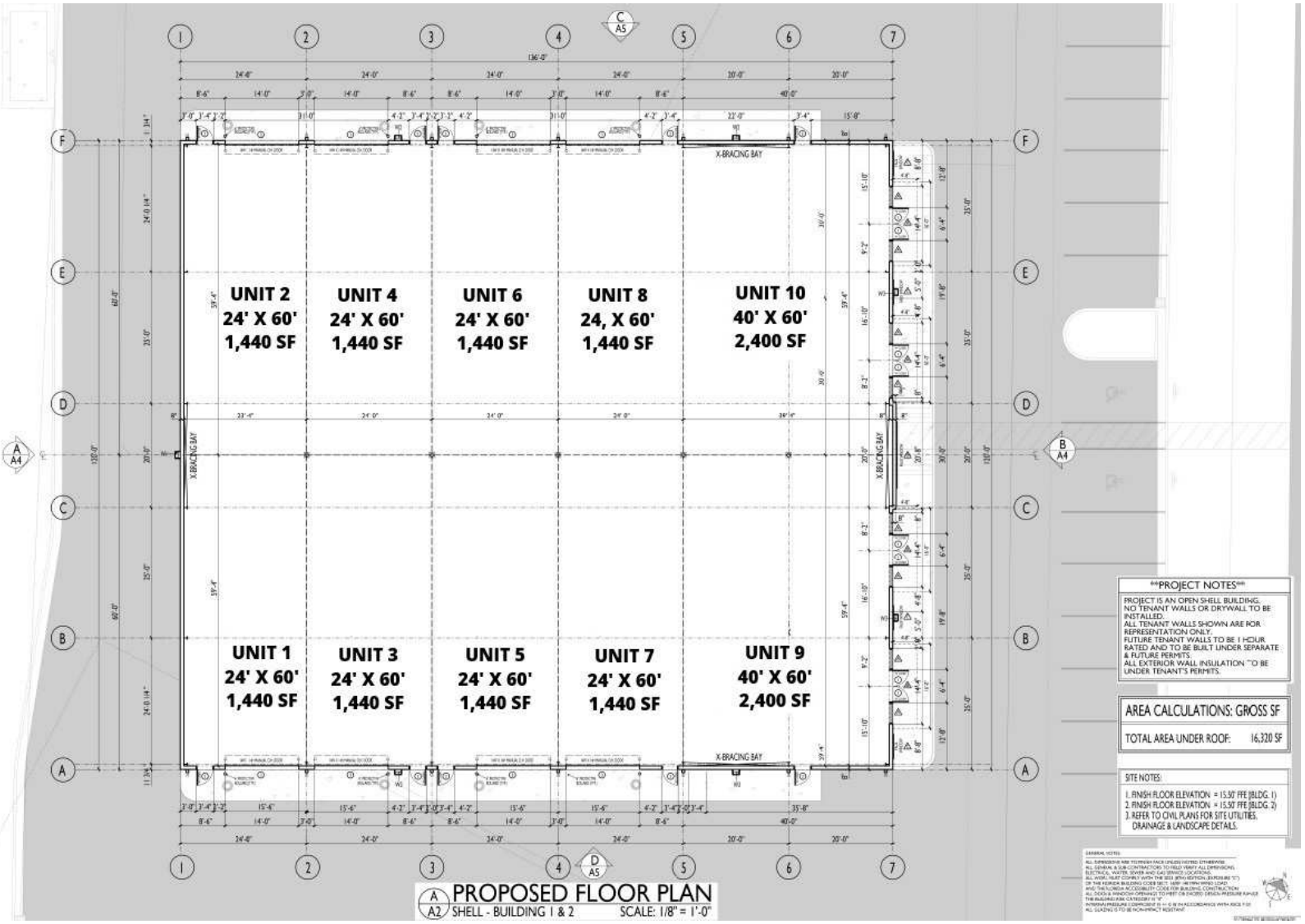
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# Proposed Floor Plan

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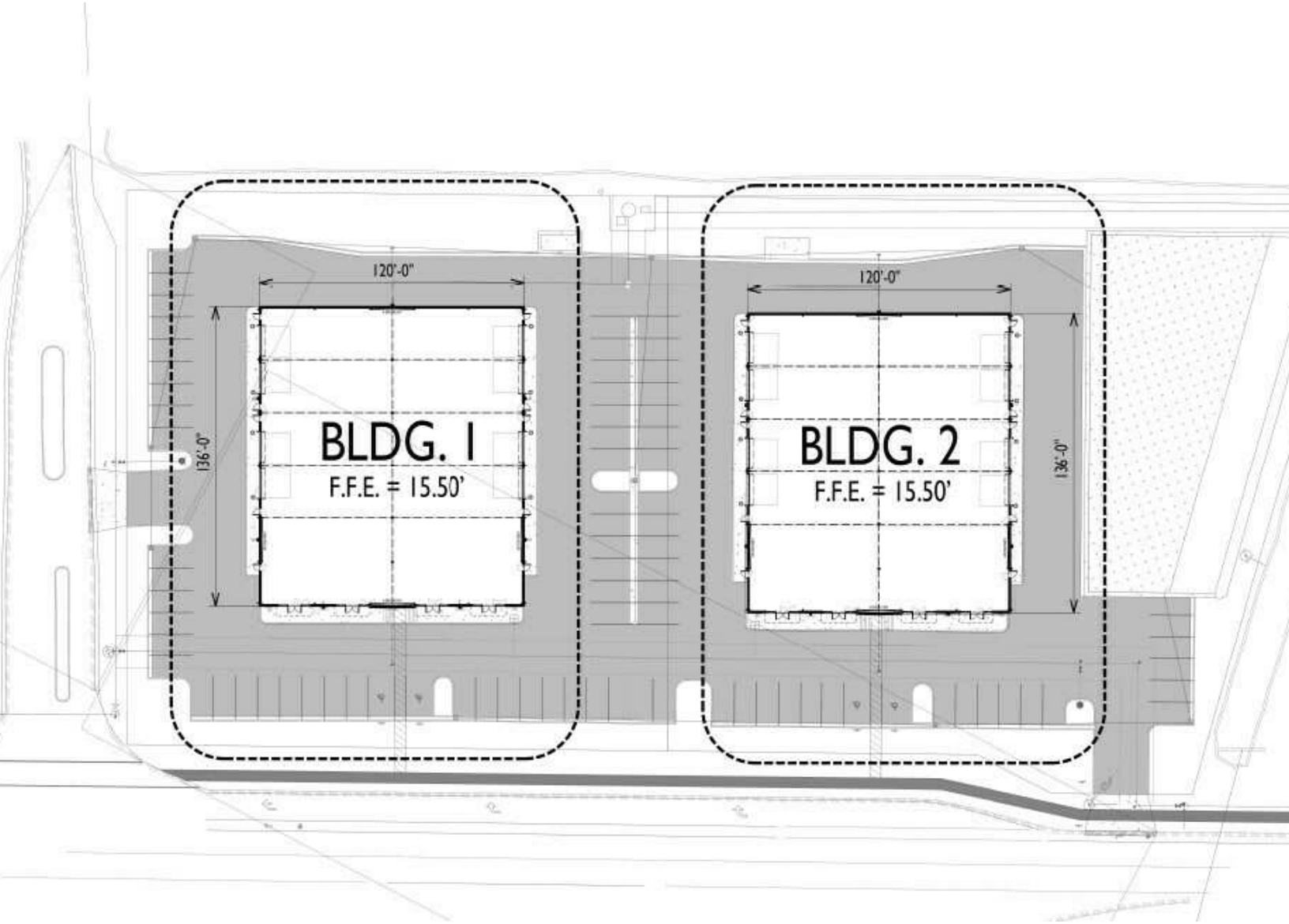


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# Site Plan

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# Location Maps

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