



Real Estate Company

**FOR LEASE: RETAIL**

**2111, 2115, 2119 S. Ridgewood • Edgewater FL 32141**

**2140, 2146 S Riverside Dr • Edgewater FL 32141**



**2111 - 2146 S. Ridgewood • Edgewater FL 32141**

## Lease Offering

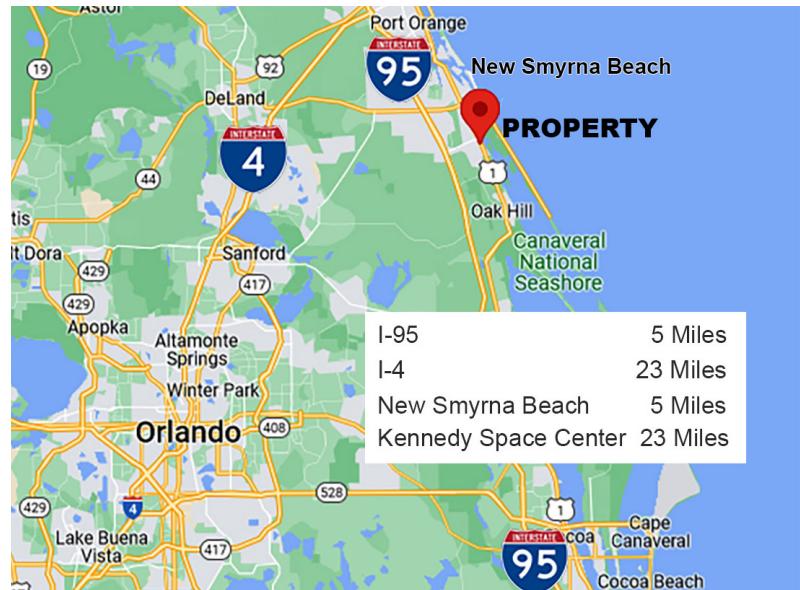
The property for lease is approximately 5 miles south of New Smyrna located in one of the fastest growing markets Edgewater, Florida is a community nestled alongside the Indian River, adjacent to the famous Mosquito Lagoon. Its convenient East Central Florida location is close to the Kennedy Space Center, Port Canaveral, Jacksonville Ports, Daytona Beach International Airport, Orlando International Airport and beautiful beaches. With convenient access to Highways, Interstate 95 and Interstate 4.

## Property Information:

- Type: Strip Center
- Center: Riverside Plaza
- Parking: 4.36/1000 SF
- Features: Bus line, Pylon Sign, Signage
- Frontage: 214 Ft on Ridgewood Ave

## Space Available:

- 650sf-10,000sf (call for details)
- Lease Rate - Negotiable



**For More Information Contact**  
**T. Zachary High**  
**Licensed FL Real Estate Broker**  
**Zach@ElkPenn.com**



**321-866-8121**  
**[www.ElkPenn.com](http://www.ElkPenn.com)**  
**861 W Morse Blvd., Suite 250**  
**Winter Park, Florida 32790**

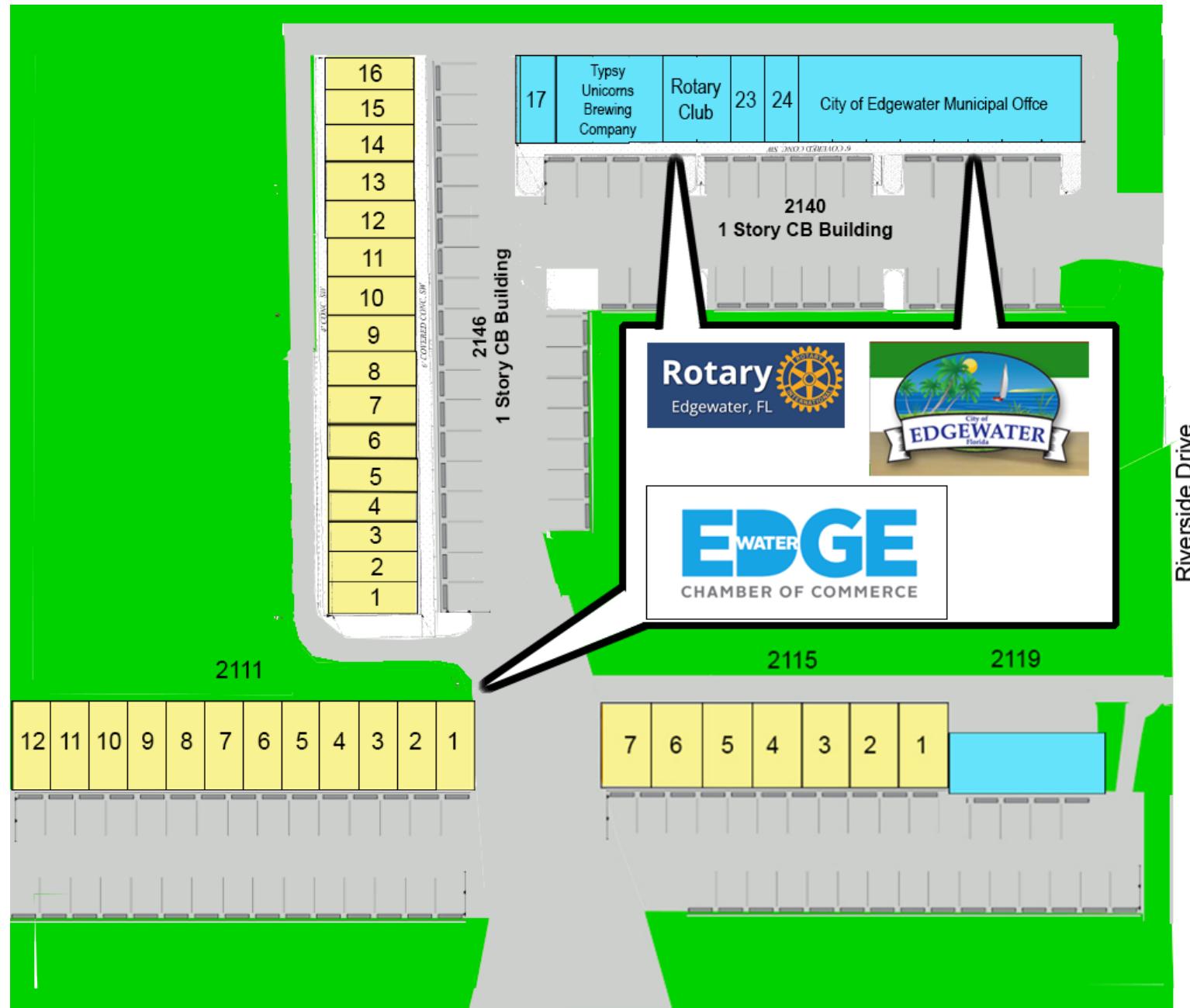


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**US Highway 1**

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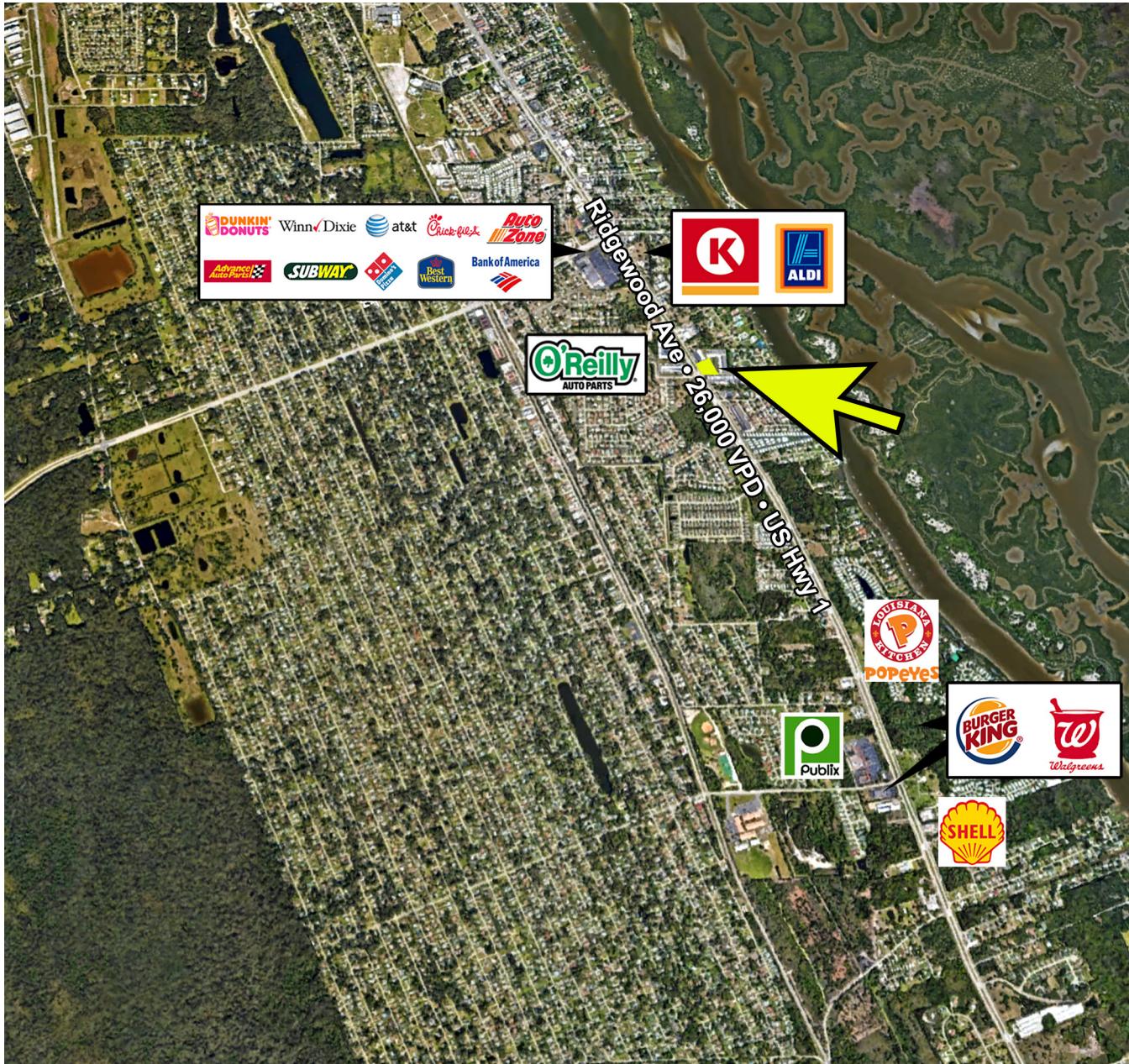


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Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	6,360	34,147	51,148	78,540	50,188
5 Yr Growth	9.3%	10.9%	10.3%	10.2%	5.5%
Median Age	51	54	55	55	53
5 Yr Forecast	50	54	54	55	52
White / Black / Hispanic	93% / 3% / 5%	94% / 3% / 5%	93% / 4% / 5%	92% / 4% / 4%	91% / 6% / 4%
5 Yr Forecast	93% / 3% / 6%	94% / 3% / 5%	92% / 4% / 5%	92% / 5% / 5%	91% / 6% / 5%
Employment	1,504	5,283	16,291	22,353	20,008
Buying Power	\$136.2M	\$876.4M	\$1.3B	\$2.2B	\$1.2B
5 Yr Growth	10.2%	13.5%	13.4%	12.3%	9.8%
College Graduates	14.8%	19.7%	21.9%	25.2%	24.3%
<b>Household</b>					
Households	2,795	15,216	23,208	35,482	22,480
5 Yr Growth	9.1%	10.9%	10.1%	9.8%	5.1%
Median Household Income	\$48,734	\$57,594	\$57,442	\$61,564	\$53,786
5 Yr Forecast	\$49,235	\$58,962	\$59,183	\$62,948	\$56,194
Average Household Income	\$62,574	\$72,737	\$74,166	\$79,895	\$69,422
5 Yr Forecast	\$63,526	\$73,987	\$75,588	\$81,407	\$71,618
% High Income (>\$75K)	26%	34%	35%	39%	33%
<b>Housing</b>					
Median Home Value	\$175,735	\$204,574	\$234,993	\$258,956	\$208,665
Median Year Built	1985	1985	1984	1985	1983
Owner / Renter Occupied	80% / 20%	80% / 20%	77% / 23%	79% / 21%	77% / 23%

## TRAFFIC COUNTS

S Ridgewood Ave/Pine Ave	<b>24K</b>
S Ridgewood Ave/Pine Ave	<b>25K</b>
S Ridgewood Ave/S Riverside Dr	<b>21K</b>
S Ridgewood Ave/S Riverside Dr	<b>20.8K</b>

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### THIS IS A MARKETING COMMUNICATION

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