



# ELKPENN

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

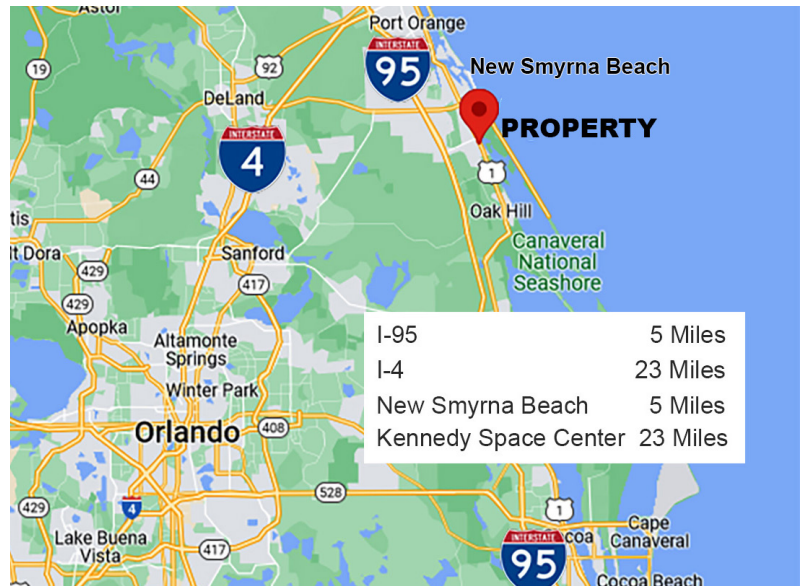
The property for lease is approximately 5 miles south of New Smyrna located in one of the fastest growing markets Edgewater, Florida is a community nestled alongside the Indian River, adjacent to the famous Mosquito Lagoon. Its convenient East Central Florida location is close to the Kennedy Space Center, 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



I-95	5 Miles
I-4	23 Miles
New Smyrna Beach	5 Miles
Kennedy Space Center	23 Miles

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



**321-866-8121**  
**www.ElkPenn.com**  
**861 W Morse Blvd., Suite 250**  
**Winter Park, Florida 32790**



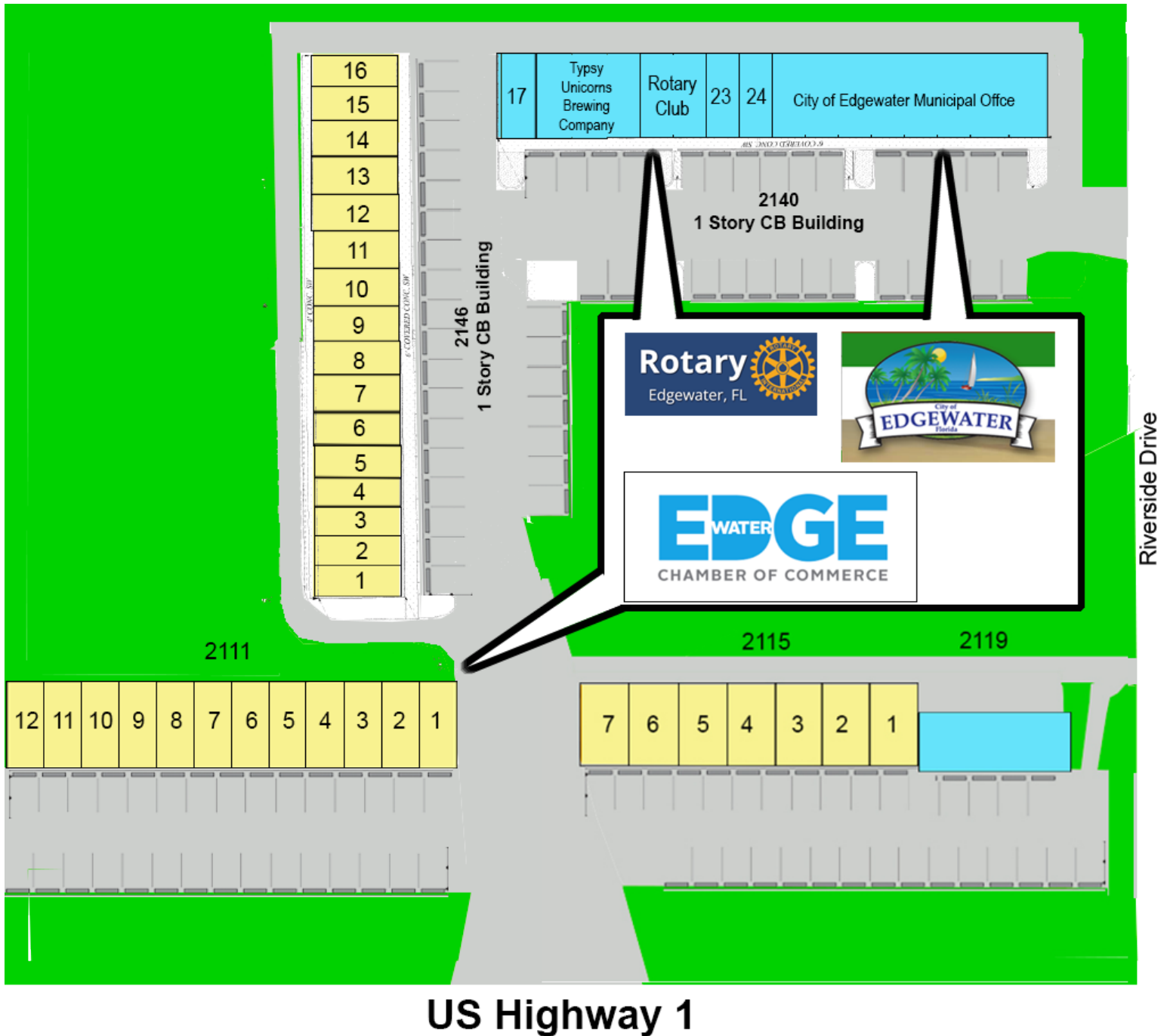
**ELKPENN**

Real Estate Company

## FOR LEASE: RETAIL

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

2140, 2146 S Riverside Dr • Edgewater FL 32141



For More Information Contact  
**T. Zachary High**  
 Licensed FL Real Estate Broker  
[Zach@ElkPenn.com](mailto:Zach@ElkPenn.com)

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



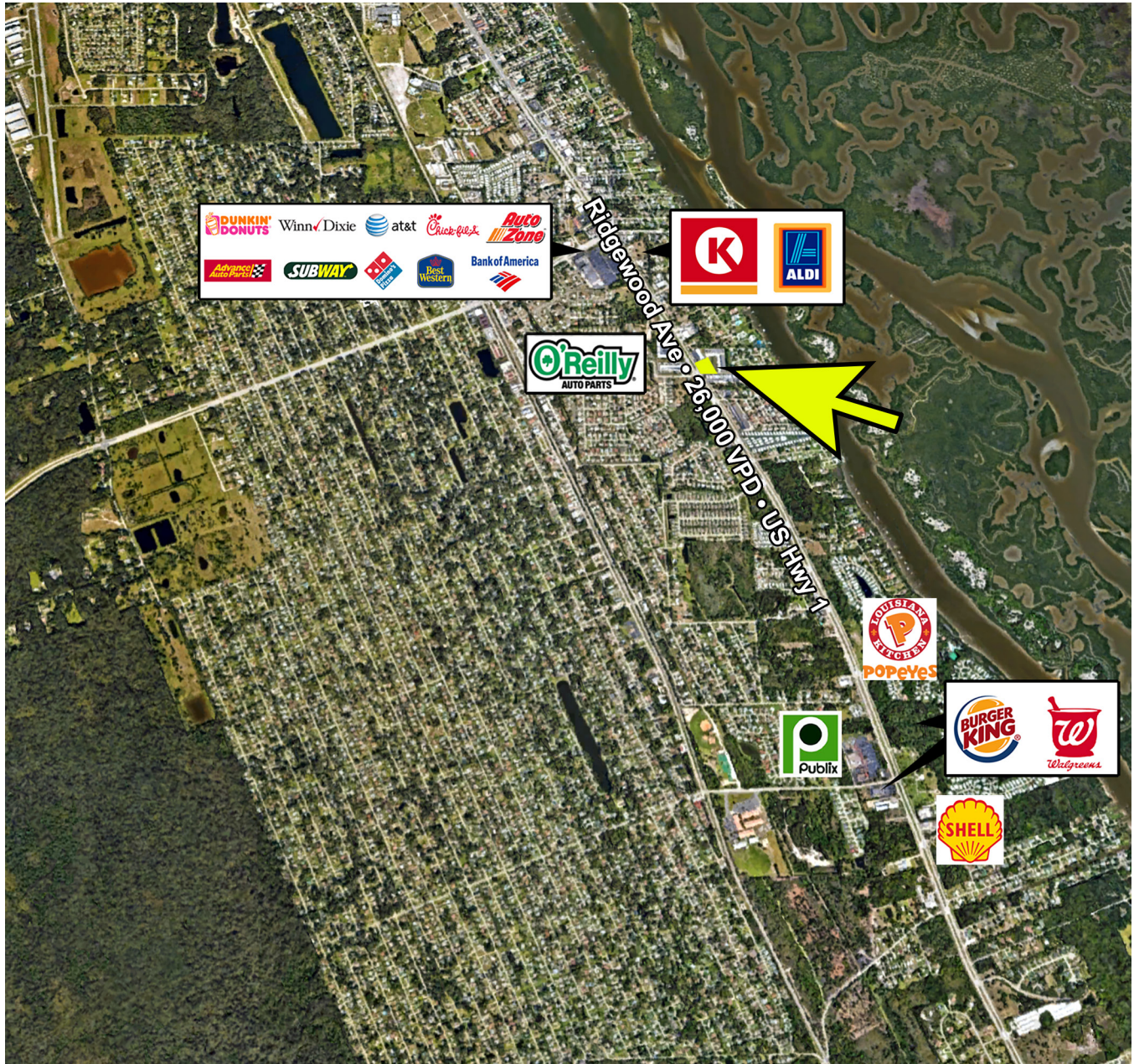


Real Estate Company

**FOR LEASE: RETAIL**

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

2140, 2146 S Riverside Dr • Edgewater FL 32141



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

321-866-8121  
www.ElkPenn.com  
861 W Morse Blvd., Suite 250  
Winter Park, Florida 32790



# ELKPENN

Real Estate Company

## FOR LEASE: RETAIL

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

2140, 2146 S Riverside Dr • Edgewater FL 32141

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>

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

321-866-8121  
www.ElkPenn.com  
861 W Morse Blvd., Suite 250  
Winter Park, Florida 32790





Real Estate Company

## FOR LEASE: RETAIL

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

2140, 2146 S Riverside Dr • Edgewater FL 32141



THIS IS A MARKETING COMMUNICATION

© 2023 ElkPenn. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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

**321-866-8121**  
**www.ElkPenn.com**  
**861 W Morse Blvd., Suite 250**  
**Winter Park, Florida 32790**