

AVAILABLE

PRIME COMMERCIAL
HIGHWAY FRONTAGE

14.50 +/- Acres Parcel

2431 S Ridgewood Ave
Edgewater, Florida

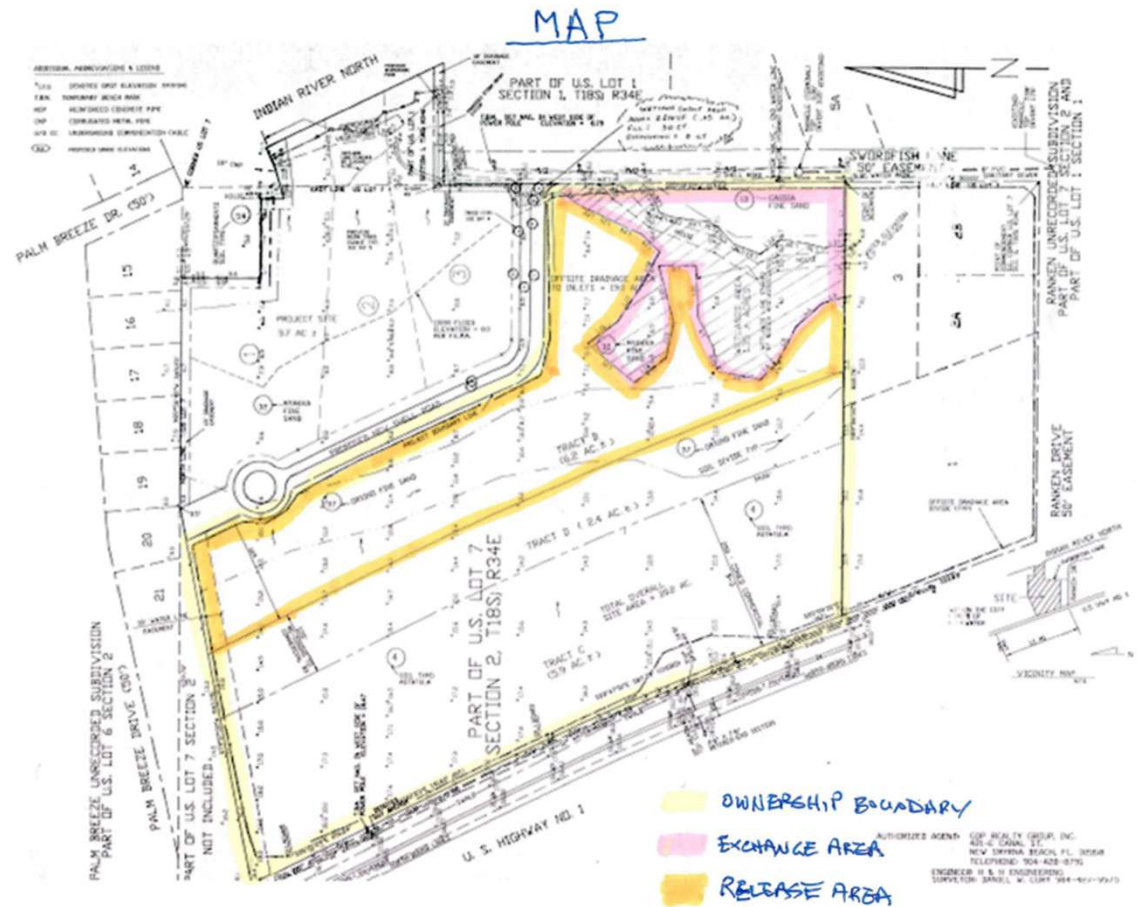


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- Price: \$3.0 Million
- 2431 S Ridgewood Avenue (U.S. 1)
- Parcel ID: 8402-00-00-0380
- City of Edgewater
- 14.50 +/- Acres Mixed Zoning
 - Commercial- B3 Highway Business (8.03 ac)
 - Residential – R1 Residential (4.41 ac) / Released Area
 - Conservation Easement – Wetland (2.01 ac)

- 1,000' Frontage on US Highway 1
- Commercial B3: 1,000' x 350'
- Water Available (Blue Lines)
- Wastewater Nearby (Green Lines)
- R-1 Zoned Parcel can be used for stormwater management



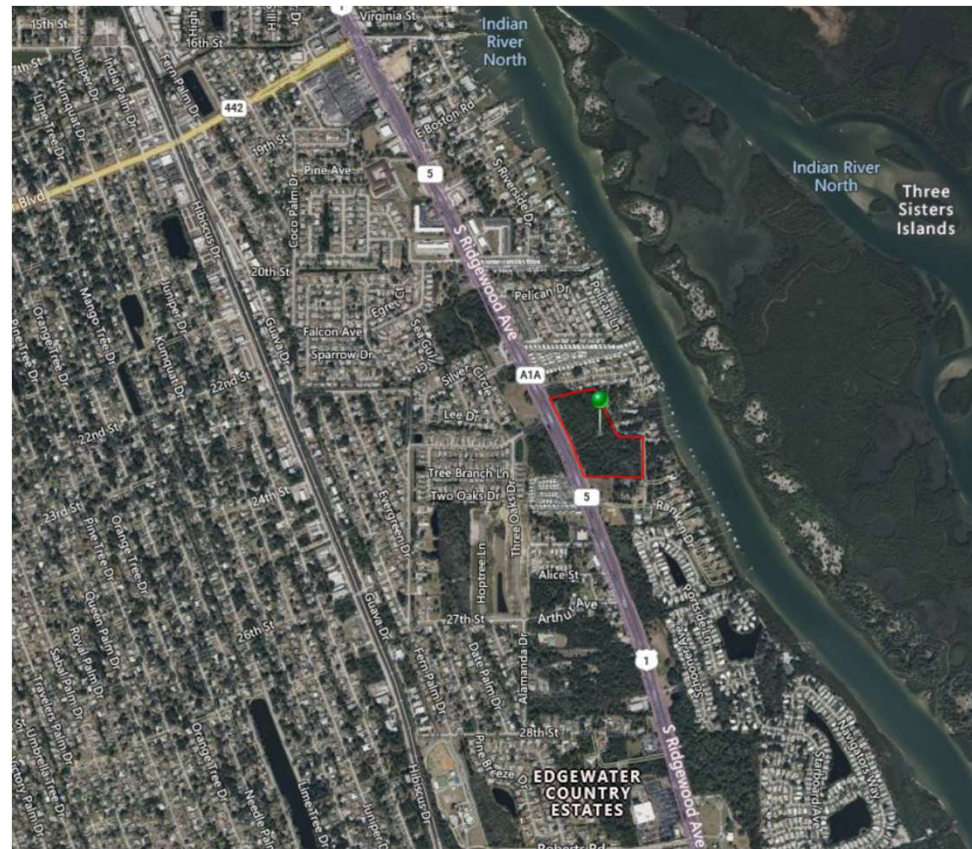
Location Map for Water & Wastewater Lines Per City of Edgewater

- Blue Lines denote water
- Green Lines denote wastewater



Site & Area Demographics

- Average Daily Traffic Count: 28-29K
- Average Household Income: \$58,805 (2023)
- Population: 23,000 (2023)
- Median Age: 54.7 (2023)
- National Retailers within a mile
 - Chick-fil-A
 - Aldi's
 - Publix
 - Popeye's



Conceptual Site Plan

