



Real Estate Company

FOR LEASE: RETAIL
2111 - 2146 S. Ridgewood
Edgewater FL 32141



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Lease Offering

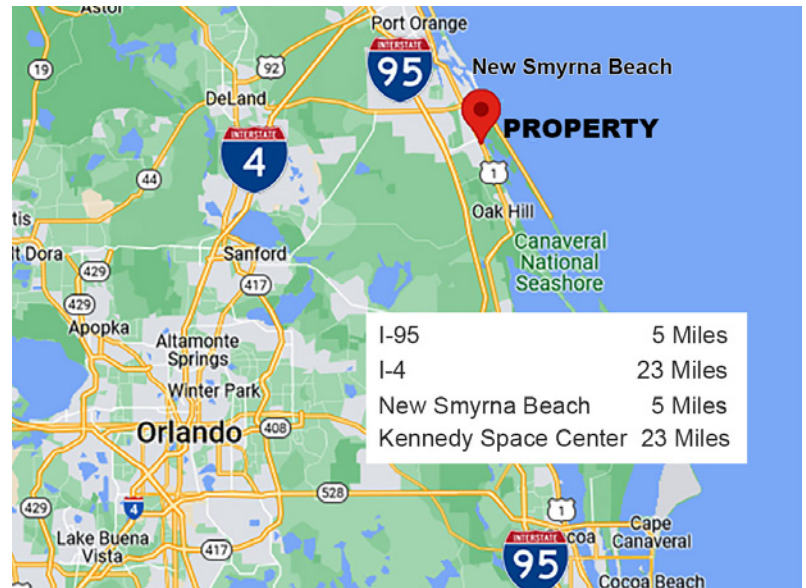
The property for lease is approximately 5 miles south of New Smyrna located in one of the fastest growing markets Edgewater, Florida is a community nestled alongside the Indian River, adjacent to the famous Mosquito Lagoon. Its convenient East Central Florida location is close to the Kennedy Space Center,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

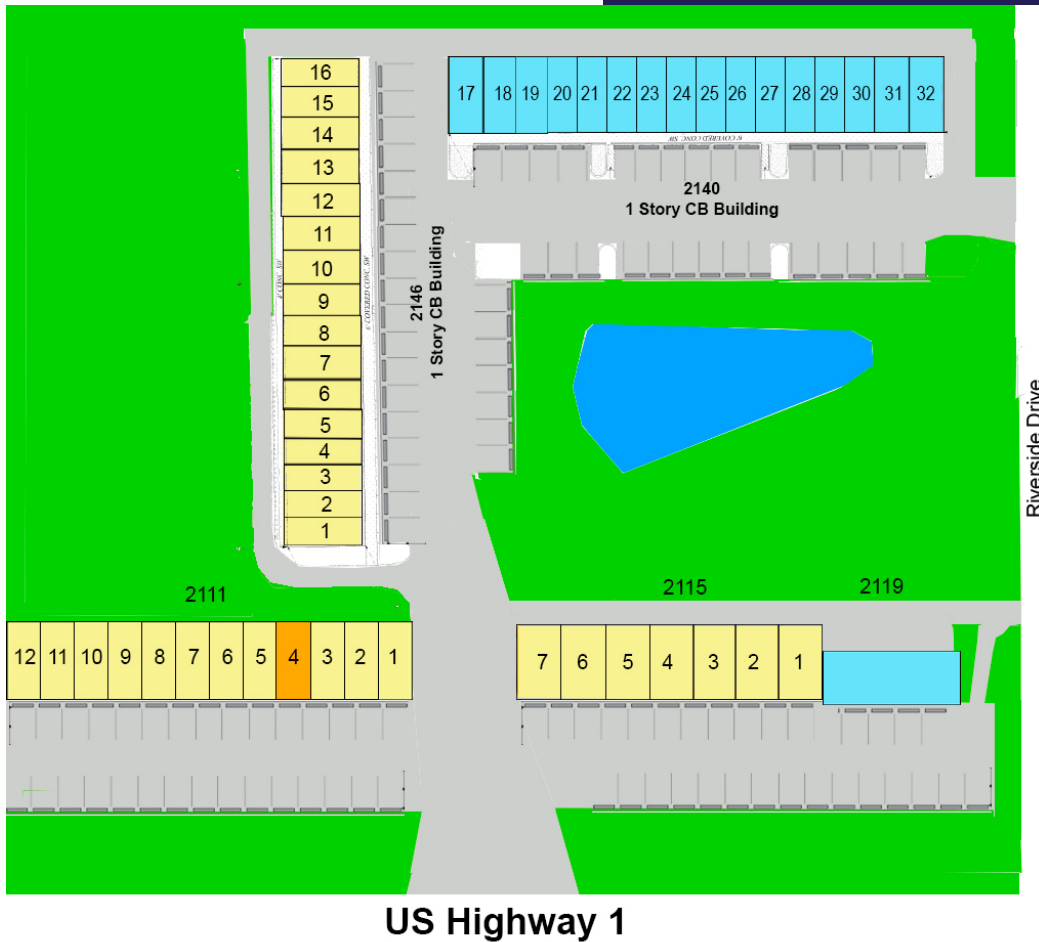
- 650sf-10,000sf (call for details)
- Lease Rate - Negotiable



For More Information Contact
T. Zachary High
Licensed FL Real Estate Broker
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321-866-8121
www.ElkPenn.com
861 W Morse Blvd., Suite 250
Winter Park, Florida 32790



US Highway 1

2140 Suites	Tenants
Suite 17	Mary Helmuth Thrift Store
Suite 18	
Suite 19	Typsy Unicorns Brewing Co
Suite 20	
Suite 21	Rotary Club
Suite 22	
Suite 23	Abstract Builders Inc
Suite 24	Way Point Health
Suite 25	
Suite 26	Rebos
Suite 27	Massage
Suite 28	
Suite 29	Aikido Martial Arts
Suite 30	
Suite 31	Preferred Kids Svs
Suite 32	

2146 Suites	Tenants
Suite 1	Jimz Fixit
Suite 2	
Suite 3	Precision
Suite 4	
Suite 5	Cleaning Service
Suite 6	Finished Look
Suite 7	Weimer
Suite 8	REIKO
Suite 9	
Suite 10	Engineer
Suite 11	
Suite 12	Encore
Suite 13	Chemor LLC
Suite 14	Sunshine Properties
Suite 15	Artist
Suite 16	South Atlantic Energy

2111 Suites	Tenants
Suite 1	DTZ Ammunition
Suite 2	
Suite 3	Metro PCS
Suite 4	Abstract Builders Inc
Suite 5	Hal Barber
Suite 6	Patty Cakes Cheese Cakery
Suite 7	Beach Valley Enterprises
Suite 8	
Suite 9	Learning Tree
Suite 10	
Suite 11	
Suite 12	

2115 Suites	Tenants
Suite 7	Howlistic Pet Spa
Suite 6	Edgewater Cabinet Store
Suite 5	
Suite 4	Carpet
Suite 3	Edgewater Flooring
Suite 2	
Suite 1	
2119 Tenants	
Bldg. 2119	Edgewater Flooring

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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%
Household					
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%
Housing					
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	24K
S Ridgewood Ave/Pine Ave	25K
S Ridgewood Ave/S Riverside Dr	21K
S Ridgewood Ave/S Riverside Dr	20.8K

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