

PRIME COMMERCIAL OPPORTUNITY 3 OUTPARCELS & 11,200 SF | EDGEWATER, FL

Zoned Commercial | NEW Signalized Intersection | Booming Trade Area

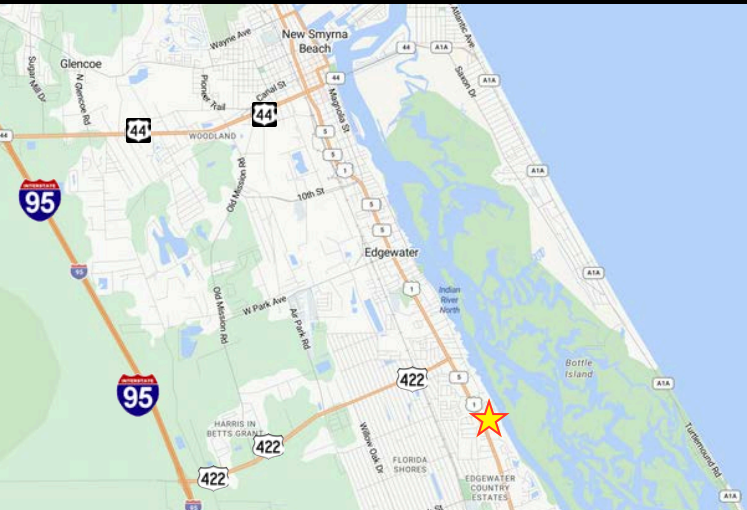


NEC S. Ridgewood Ave (US 1) & Oak Branch Dr • Edgewater, FL

Indian River Corners

Key Features:

- 3 Outparcels & 11,200 SF Retail Space Available
- New signalized access planned at the site entrance
- Direct connectivity to established neighborhoods and Florida Shores
- Excellent visibility and 1,100' of frontage along US-1
- Located on the primary north/south artery through Volusia County
- Positioned in one of Central Florida's fastest-growing coastal markets
- Thousands of new homes underway & planned in immediate trade area
- Indian River & Intracoastal Waterway drives consistent year-round traffic
- Ground lease or build-to-suit opportunities only



Demographics	1 Mile	3 Miles	5 Miles
2025 Population	5,456	29,563	46,356
2025 Households	2,532	13,345	21,293
2025 Avg. HH Income (est.)	\$76,835	\$89,108	\$93,561
2025 Daytime Pop	3,892	19,498	35,043

100 Colonial Center Parkway, Suite 230, Lake Mary, FL 32746
321-363-4955 | www.TWDRE.com



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Parcel	Acreage	SQFT	Status
OP 'A'	1.15± Ac	996 SF	AVAILABLE
OP 'B'	1.65± Ac	4,852 SF	AVAILABLE
OP 'C'	1.72± Ac	11,200 SF	AVAILABLE/WILL DIVIDE
OP 'D'	1.79± Ac	36,500 SF/ Story	AVAILABLE

GROUND LEASE OR BTS ONLY



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