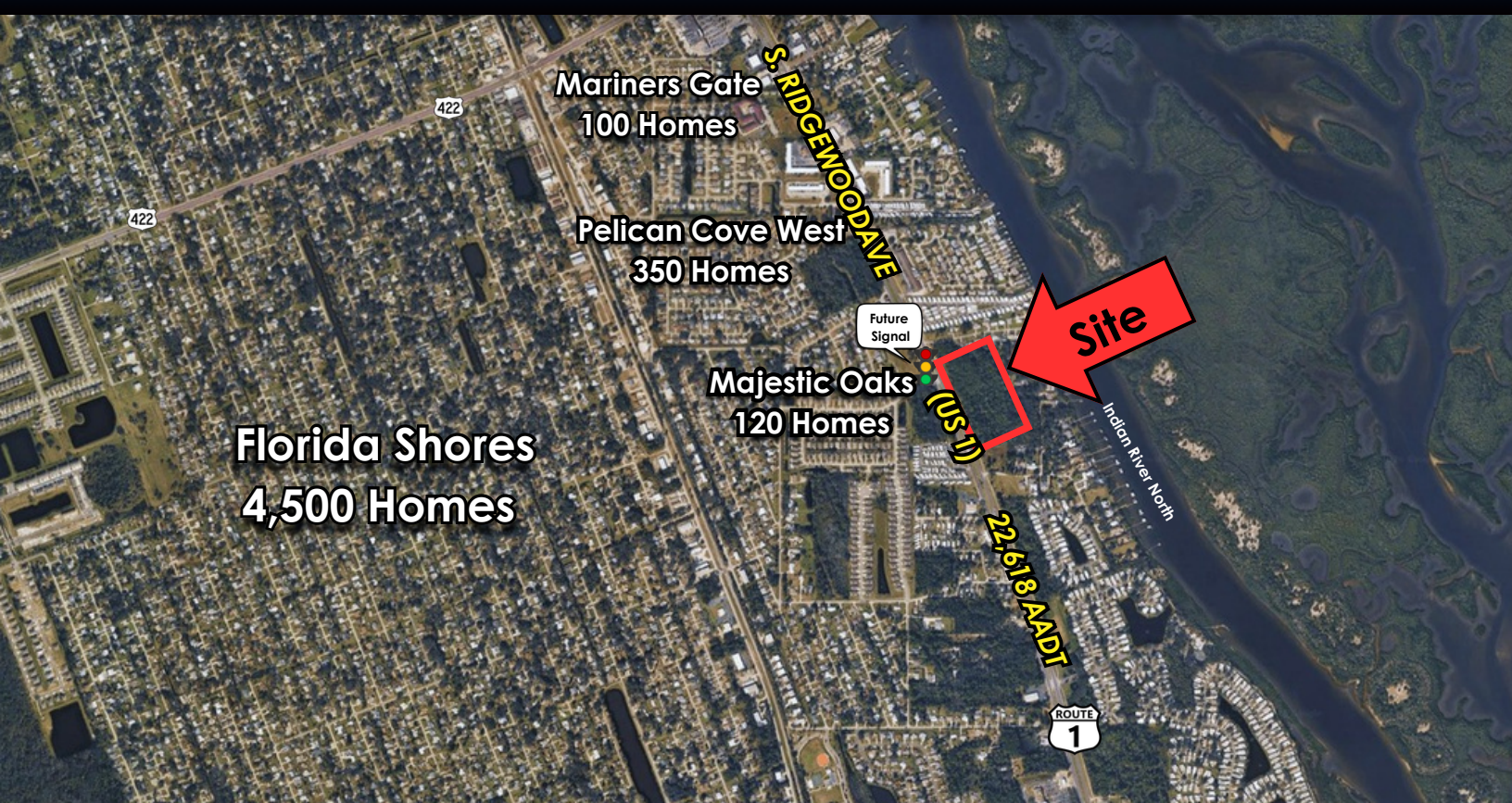


PRIME COMMERCIAL OPPORTUNITY

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:

- Pads and Retail Space Available!
- New Signalized Entrance Planned
- Direct Access to Florida Shores & Surrounding Neighborhoods
- 1,100'+ Frontage on US-1
- Prime Visibility on Main North/South Corridor
- Delivery: Rough Graded, Utilities Subbed, Master Retention
- One of Central Florida's Fastest-Growing Coastal Markets
- Thousands of New Homes Planned Nearby
- Ground Lease & Build-to-Suit Opportunities



Demographics	1 Mile	3 Miles	5 Miles
2026 Population	5,286	29,225	46,886
2026 Households	2,481	13,304	21,715
2026 Daytime Pop	3,894	20,040	36,445
2026 Avg. HH Income	\$93,481	\$104,434	\$111,970

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



Rachel Lanham | **407-408-0459**



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