



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



**1.76 AC RETAIL
DEVELOPMENT SITE**

FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

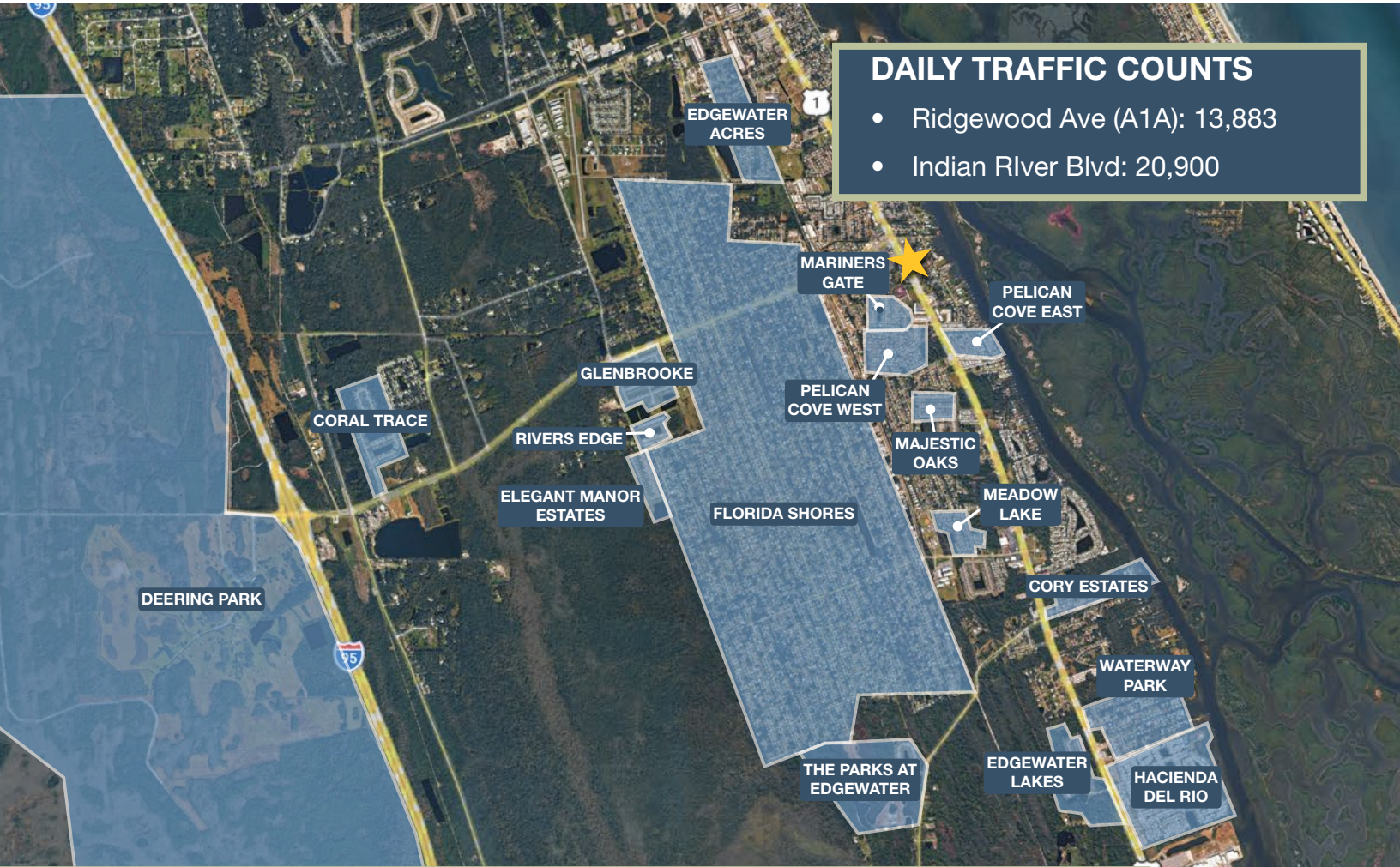
±1.76 ACRE RETAIL DEVELOPMENT LAND IN EDGEWATER

1829 S RIDGEWOOD AVE EDGEWATER, FL 32141

GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	24,334	602,772
Median HH Income	\$60,977	\$70,044
Median Home Value	\$256,200	\$313,000
	<i>Edgewater, US Census</i>	<i>Volusia County, US Census</i>



DAILY TRAFFIC COUNTS

- Ridgewood Ave (A1A): 13,883
- Indian River Blvd: 20,900

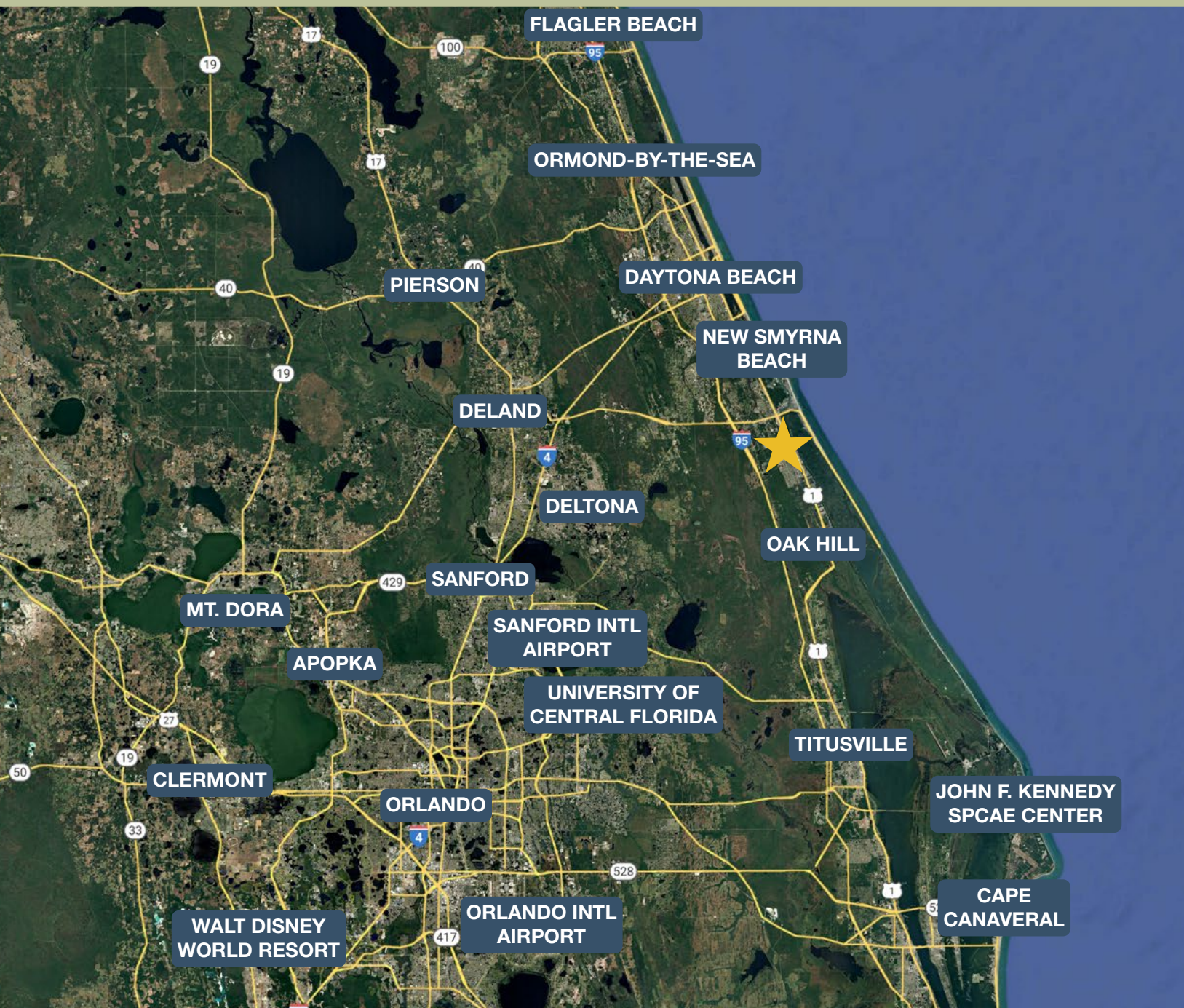
Deering Park

Deering Park is approved for 8,312 residential units and 4.3M sq. ft. of mixed-use space along I-95 and State Road 441 in Edgewater. Deering Park Center is envisioned to provide a mix of uses, including single and multi-family residential developments, medical facilities, hotel accommodations, shopping and dining destinations, and industrial areas. Development is proposed over 20 to 30 years. This and other approved residential projects have the potential to double the City of Edgewater’s population in 30 to 50 years.

<https://www.cityofedgewater.org/343/Planned-Developments>

<https://www.kolter.com/portfolio/deering-park/>

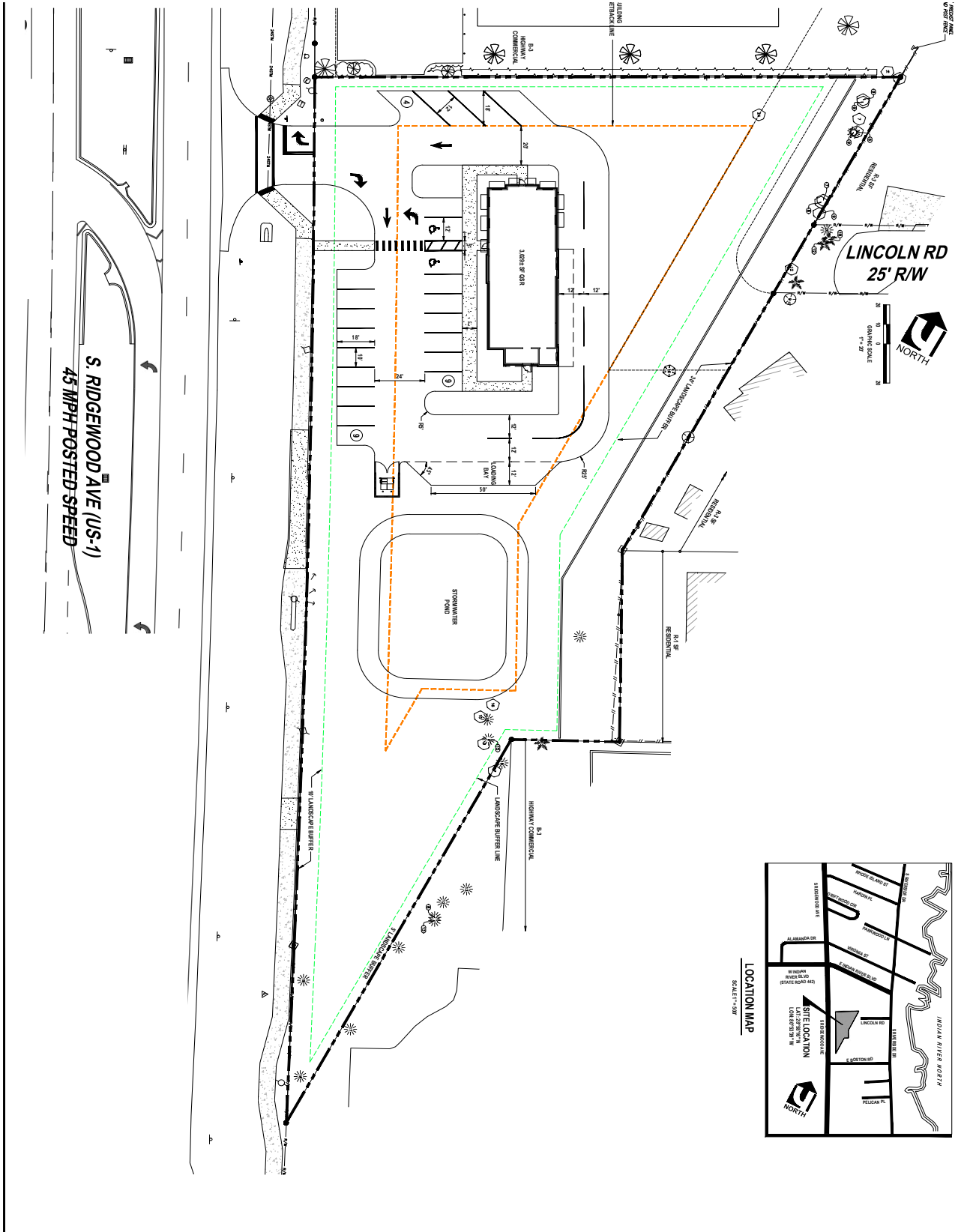
REGIONAL MAP



DRIVE TIMES

- New Smyrna Beach: 12 min
- Daytona Intl Speedway: 30 min
- Deltona: 30 min
- DeLand: 35 min
- Sanford: 45 min
- Kennedy Space Center: 50 min
- Flagler Beach: 50 min
- Orlando: 1 hr
- Cape Canaveral: 50 min
- Walt Disney World: 1 hr 20 min

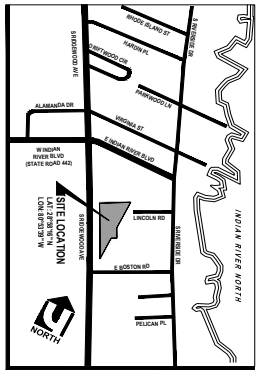
CONCEPTUAL MAP



CSP

QSR
CONCEPTUAL SITE PLAN
EDGEWATER CONCEPT
 1829 S RIDGEWOOD AVENUE (US-1)

UPHAM
 CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
 265 Kenilworth Avenue • Ormond Beach • Florida 32174



DATE	REVISIONS