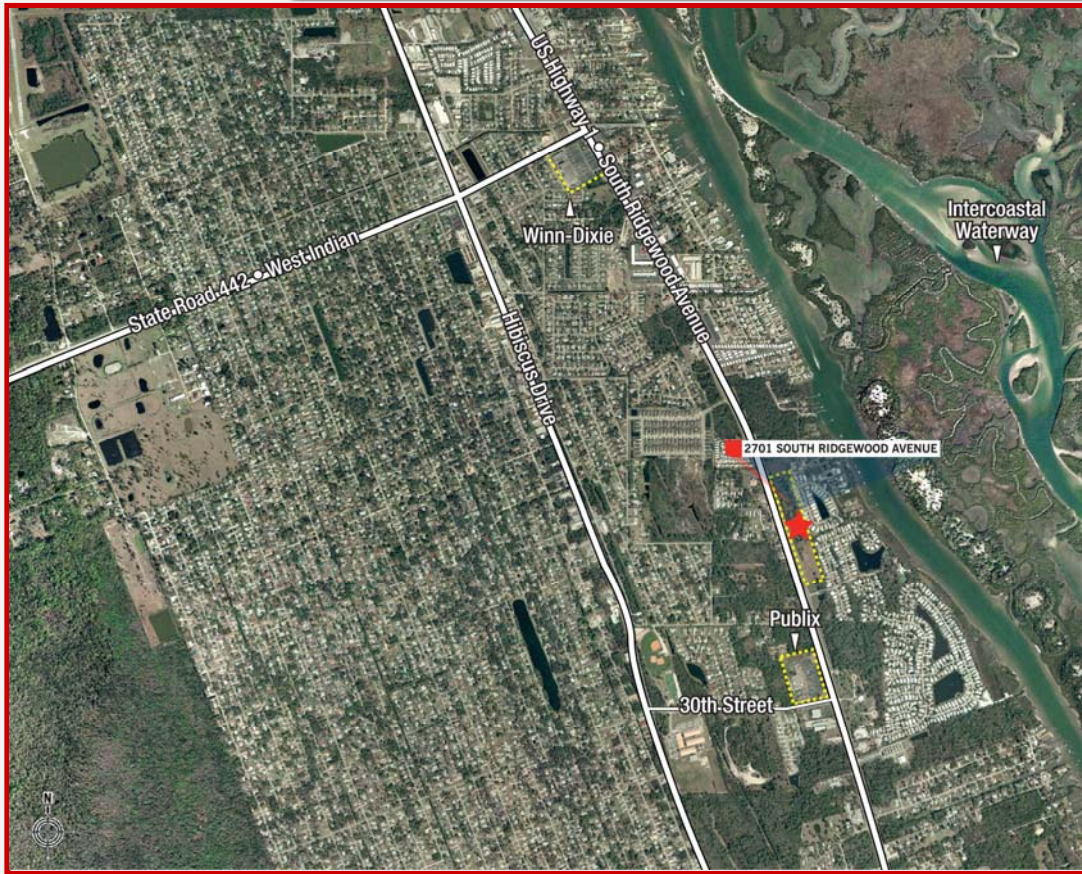


**For Sale**

# EDGEWATER, FLORIDA

10.4 Acres +/- for Commercial Uses



## LOCATION:

US 1 (S. Ridgewood Avenue) south of Ranken Drive;  
about 1 mile south of SR 442, Edgewater, FL.

## SIZE:

10.4 +/- acres; will subdivide

## ZONING:

B-3, Highway Business – High Volume  
Highway Related Commercial

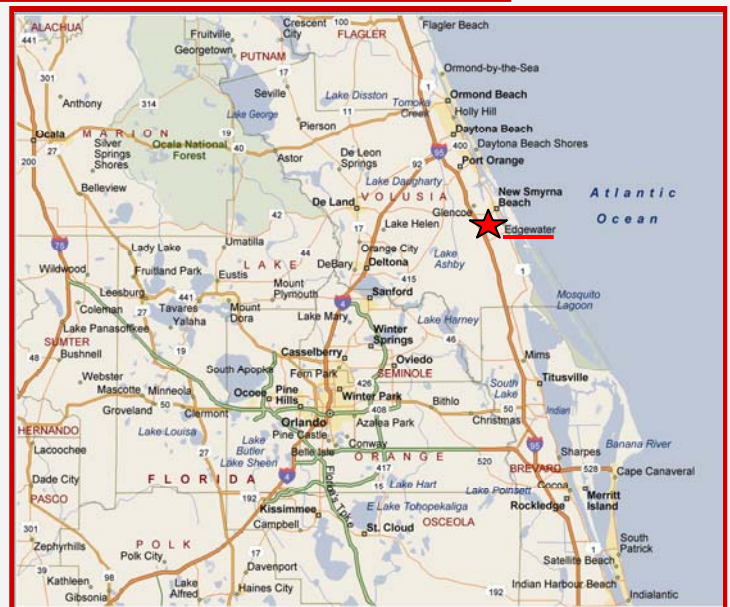
## TRAFFIC COUNT:

22,500 AADT – 2006

**Demographics:** 2007 est.

Radius	3 miles	5 miles	10 miles
Median HH Income	\$48,235	\$48,995	\$49,801
Population	25,048	36,344	61,644

High population growth trends.



[www.edgewaterparcels.com](http://www.edgewaterparcels.com)

Contact:

**MARGERY JOHNSON**

407-841-8000

[margery.johnson@cushwake.com](mailto:margery.johnson@cushwake.com)



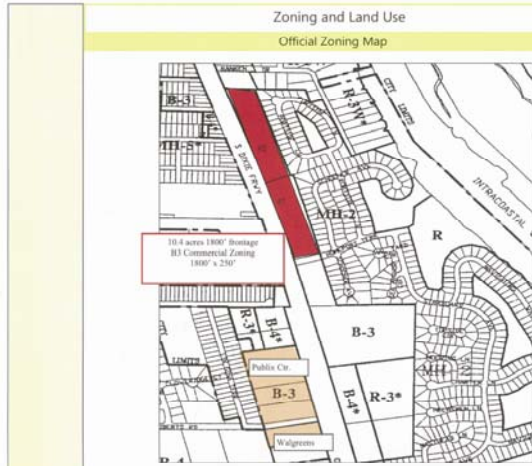
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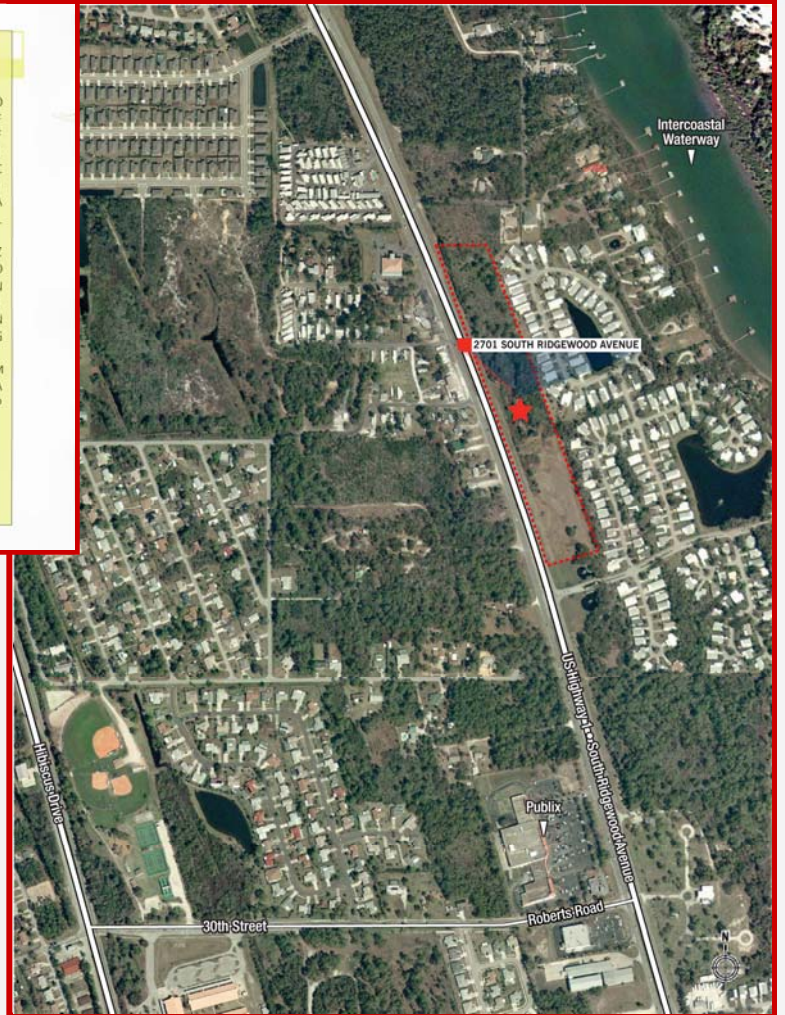


# For Sale

## EDGEWATER, FLORIDA 10.4 Acres +/- for Commercial Uses



OFFICIAL ZONING MAP



### Development Comments

- 1800' x 250'
- 35 foot height limit
- 30% maximum coverage
- 75% total impervious coverage
- Utilities available (US1)
- 60 foot rear drainage easement (for 700')
- Median cuts

### Representative Permitted Uses

Animal Hospital & Boarding	Nursing Home
Auto Sales & Service	Professional Office
Boat Sales	Restaurants
Car Wash	Retail
Day Care	Wrecker / Tow Truck
Bank	Lodges
Health & Fitness	Personal Service Facilities
Hotel, Motel, B&B	Machine Shop, Repair
Medical & Dental Offices	Night club – Lounge/Bar

### Representative Conditional Uses

Boat Building & Repair	Distribution & Storage
Mini-Warehouse	Outdoor, RV, Boat Storage

### Credit Retailer in Area

Pizza Hut	AAMco
Burger King	Autozone
Wendy's	Pennzoil Quick Lube
McDonalds	Beall's Outlet
Chick – fil – a	Broyhill
Dominos	Badcock
Subway	6 Banks
Advanced Auto Parts	CVS

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