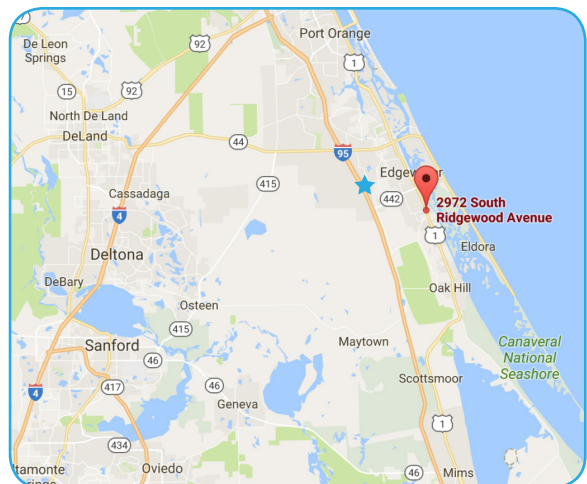




PROPERTY OVERVIEW

Edgewater Commons is located at the NEC of the signalized intersection of S. Ridgewood Avenue and Roberts Road in Edgewater, Florida. The center boasts high performing anchor, Publix Supermarket, and receives considerable daily traffic from True Value. Edgewater Commons has exceptional visibility and exposure on US1 and a 10,000 SF outparcel with a drive-thru opportunity is planned.



FEATURES

PROPERTY SIZE 75,245 sq. ft.

GPS COORDINATES

Lat. 28.948581 /Long. -80.884175)

DAILY TRAFFIC COUNT

6,700 AADT (Roberts Road)

18,200 AADT (S. Ridgewood Ave.)

DEMOGRAPHICS

POPULATION

1 MILE: 4,326

3 MILES: 23,761

5 MILES: 34,817

NUMBER OF HOUSEHOLDS

1 MILE: 1,951

3 MILES: 10,505

5 MILES: 15,803

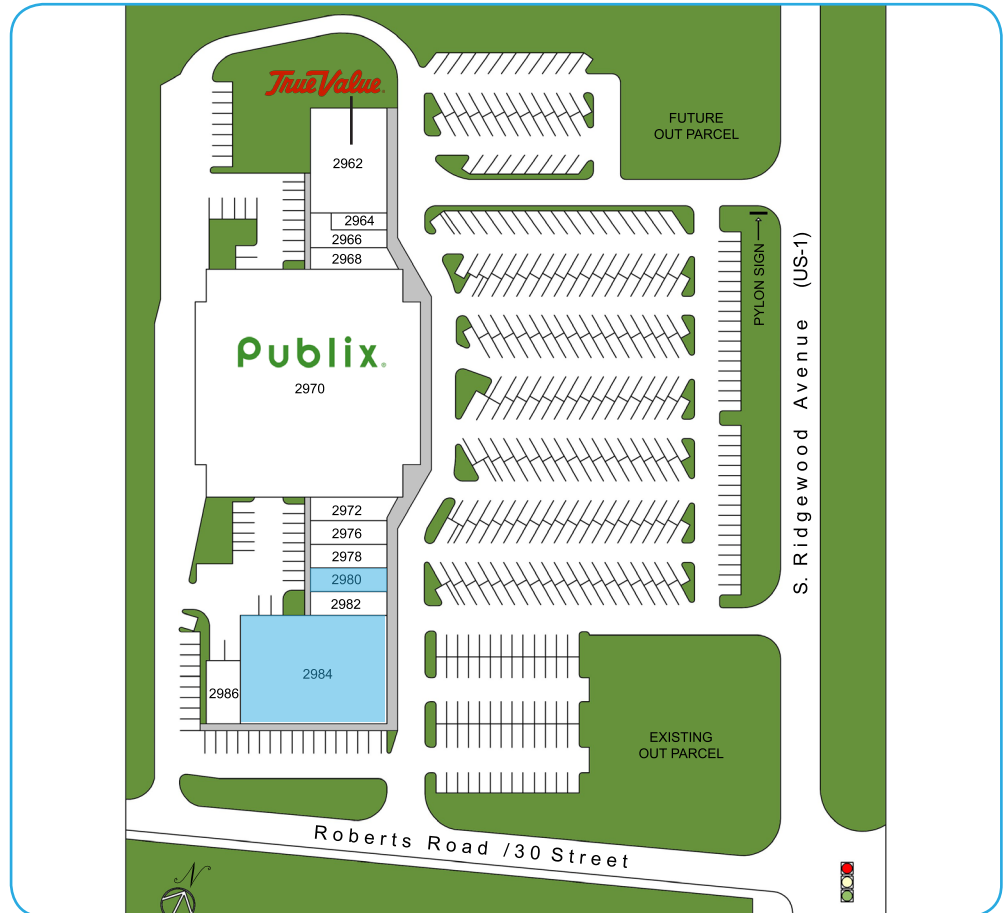
AVERAGE HOUSEHOLD INCOME

1 MILE: \$56,224

3 MILES: \$65,790

5 MILES: \$61,789

UNITS HIGHLIGHTED IN BLUE ARE CURRENTLY AVAILABLE.



UNIT #	CURRENT TENANT	SQ. FT.
2962	TRUE VALUE	7,000
2964	PREMIERE NAILS	650
2966	JOY LUCK RESTAURANT	1,455
2968	DR. J. BELCHER P.A.	1,510
2970	PUBLIX SUPERMARKET	42,112
2972	CREATIVE JEWELRY PACK	1,533
2976	30TH ST. STATION RESTAURANT	2,395
2978	HAIR CUTTERY	1,120
2980	AVAILABLE	1,120
2982	EDWARD D. JONES & CO.	1,050
2984	AVAILABLE	13,500
2986	DRIVERS LICENSE	1,800

LEASING INQUIRIES:

Ashley H. Thornburg

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