

Space for Lease * Lowest Rates in the Area

Edgewater and Belmont Plaza in Downtown Edgewater

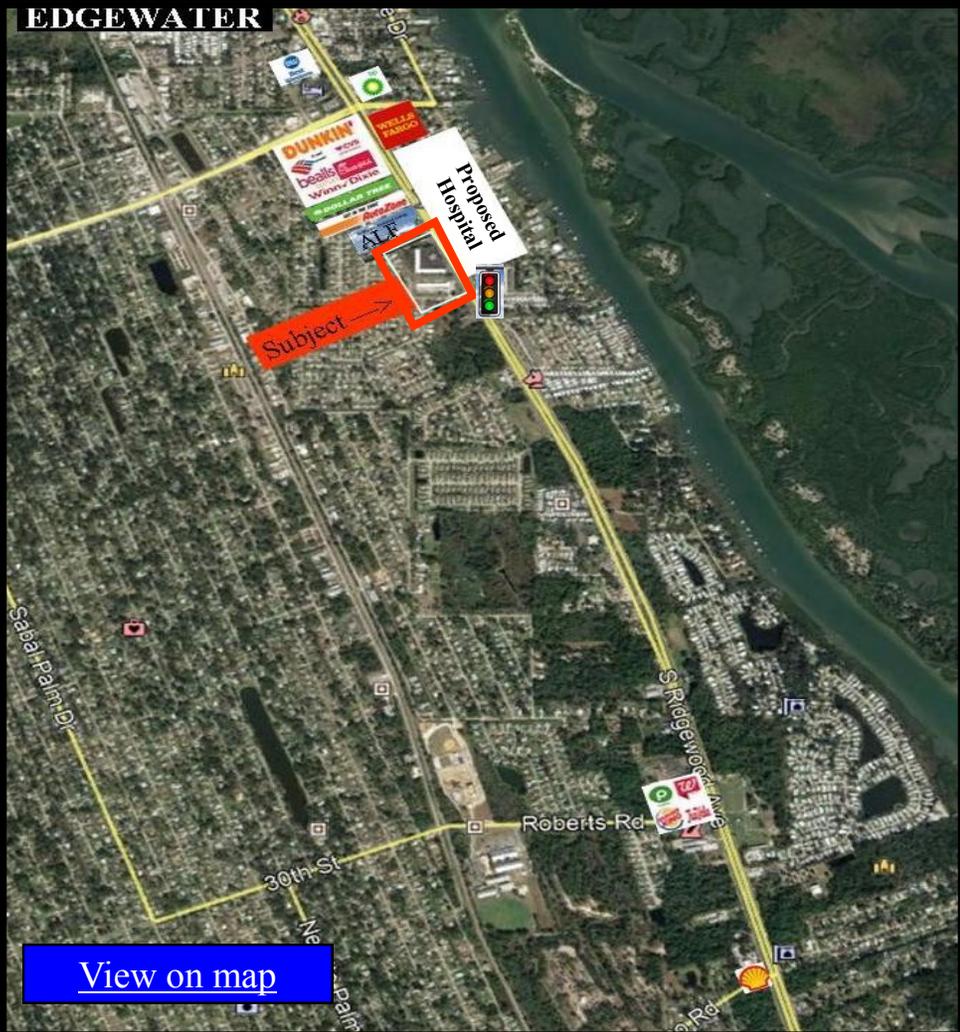
Storefront Space for Lease

- Store Front Space for lease
- 850 SF– 6000 SF Available
- \$600 per Month NNN
- Move in incentives

Property Highlights

- Signalized Intersection
- Directly on Busy US1
- 25,000+ cars a day.
- Perfect for Medical, Professional, Gas Station, Restaurants, Fitness , Daycare, Retail
- High visibility.
- 4 miles from I 95.
- 4700 Homes & 3 New housing Developments within 3 miles.
- New 380 Bed ALF adjacent to property.
- Major Retirement Area.
- Proposed New Hospital.
- Great for Families

2102- 2120 S. Ridgewood Ave Edgewater, Florida 32141



Population 27,399

Population Density

1 mi 3 mi 5 mi

5K 21K 35K

Households

47,000

Traffic Daily

25,000 +

Median Household Income

\$47,153.00

Median age

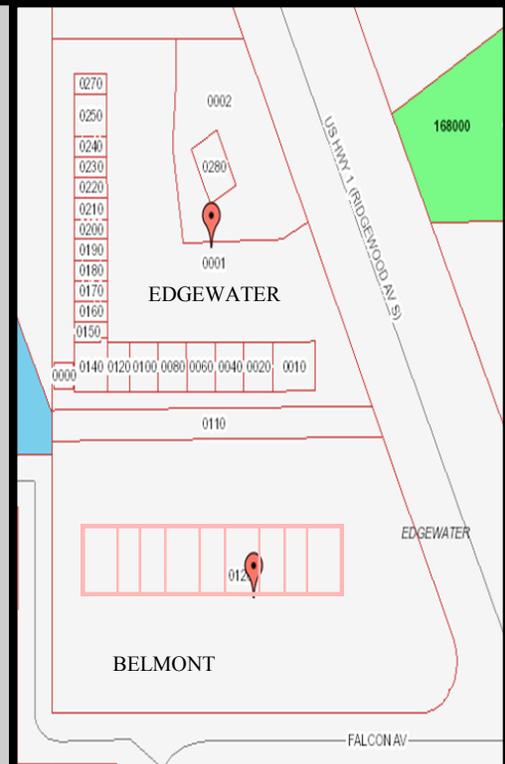
51

Married (15yrs & older)

58%

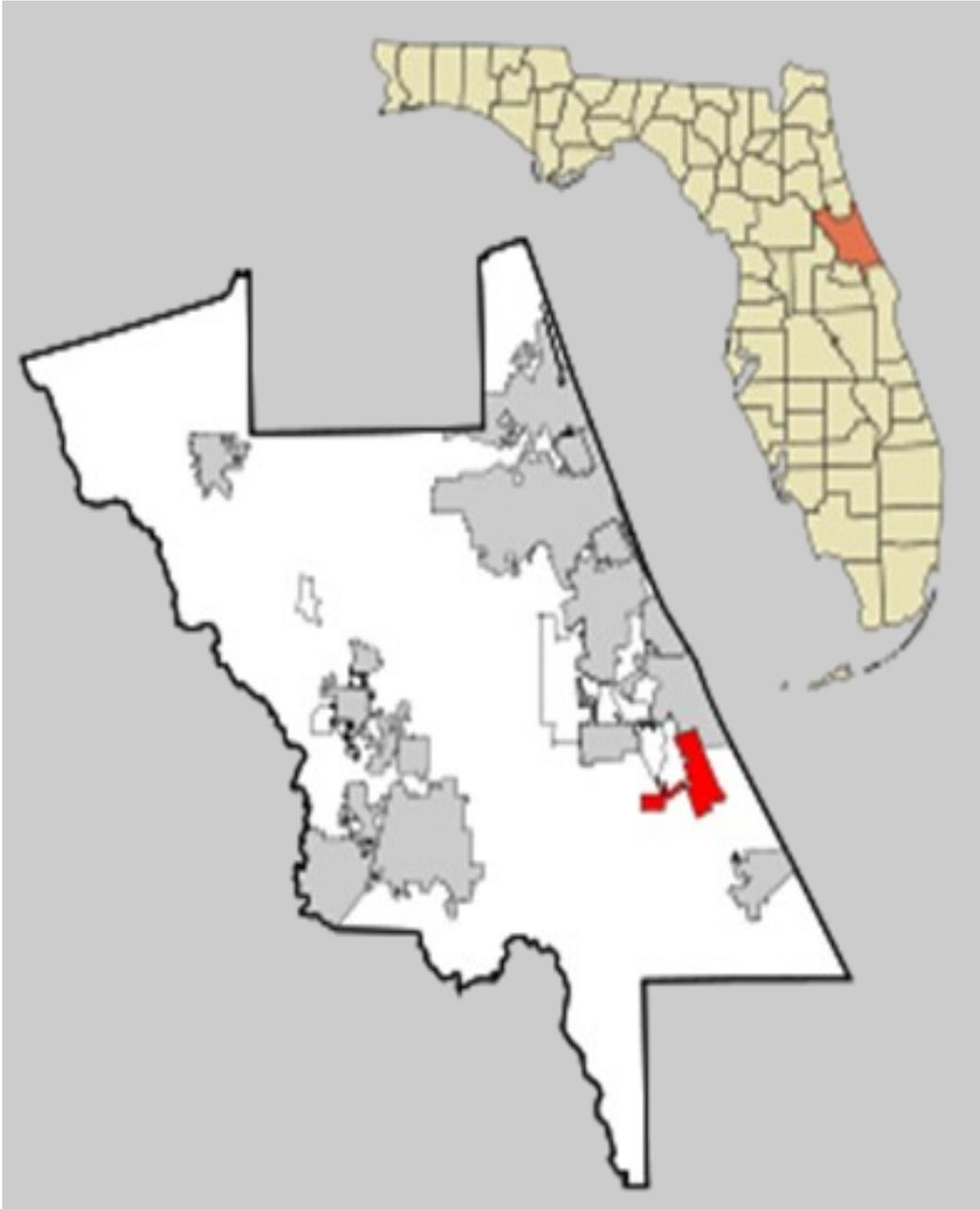
Families w/ Kids under 18

31%



Contact 954-471-7725

EDGEWATER FLORIDA



For more information Contact : **Frank And Stein LLC 954-471-7725**

Edgewater Employment Information

Index	Edgewater	Florida	National
Income per capita	\$23,912	\$27,598	\$29,829
Median household income	\$46,027	\$48,900	\$55,322
Median income owner occupied	\$48,404	\$59,209	\$70,586
Median income renter occupied	\$35,915	\$34,622	\$35,192
Median earnings male	\$31,968	\$31,444	\$36,919
Median earnings <u>female</u>	\$22,632	\$25,332	\$26,250
Unemployment rate	3.0%	4.9%	4.7%
Poverty level	12.7%	16.1%	15.1%

The Edgewater, Florida employment information can be a key indicator when searching for a new job. A good indicator of the strength of the job market is the income per capita and the median household income. The income per capita in Edgewater is \$23,912, which is 13% lower than the Florida average and 20% lower than the national average. The median household income is \$46,027, which is 6% lower than the Florida average and 17% lower than the national average. The unemployment rate in Edgewater is 3%, which is 36% lower than the national average. The poverty rate in Edgewater is 13% which is 16% lower than the national average.

Edgewater Cost Of Living Index

In the event that the cost of living data was unavailable for this city, estimates based upon nearby cities were used. Each cost of living index is based on a national average of 100. If the amount is below 100, it is lower than the national average. If the amount is above 100, it is higher than the national average.

Index	Edgewater	Florida	National
Cost of living index	92	99	100
Index	Edgewater	Florida	National
Goods & Services index	98	99	100
Groceries index	99	105	100
Health care index	92	98	100
Housing index	81	96	100
Transportation index	99	100	100
Utilities index	93	103	100

The above illustration supplies generalized information for the Edgewater, FL cost of living index. Compared to other cities in Florida and cities across the country, the cost of living index in Edgewater, FL is 92, which is 7% lower than the Florida average and 8% lower than that for the entire country. The index is comprised of the following criteria: cost of retail goods and services (33%), groceries (13%), health care (5%), housing (30%), cost of public/private transportation (9%) and utilities (10%). Everyday goods and services, along with housing account for 63 percent of the total cost of living index. Goods and services that are a necessity regardless of location provide an accurate general sense of the cost of living in one city versus another. As seen above, the cost of retail goods and services in Edgewater, Florida are 1% lower than the average for Florida and 2% lower than the rest of the country.

Conveniently located amenities and interesting attractions are a great way to continuously enjoy Edgewater on a regular basis. Knowing that there are an abundance of amenities and things to do can ensure that you always have access to nearby grocery stores, restaurants and coffee shops. An abundance of amenities and things to do can ensure that you always have access to nearby grocery stores, restaurants and coffee

Edgewater, Florida is very desirable to Retirees and Families and is estimated to double in size every 2.5 yrs, because of the affordability, location and weather. As population increases necessary amenities such as medical services shopping, restaurants, gas stations etc are needed. Edgewater, Florida is very desirable to Retirees and Families and is estimated to double in size every 2.5 yrs, because of the affordability, location and weather.

Overview

As population increases necessary amenities such as medical services shopping, restaurants, gas stations etc are needed. Because there is such a high rate of retirees in the immediate area, there is an abundance of disposable income

Edgewater Florida Is the Place to get in on the ground and watch your investment grow in the short term.

For more information Contact : **Frank And Stein LLC 954-471-7725**