

FRESH LONG-TERM LEASE WITH 2% RENT ESCALATIONS



**COMMERCIAL AUTOMOTIVE, OFFICE, &
INDUSTRIAL FLEX INVESTMENT OPPORTUNITY**
1701 & 1707 S RIDGEWOOD AVE | EDGEWATER, FL 32132

ACRE
PARTNERS

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OFFERING SUMMARY

Presenting a highly versatile **Commercial Automotive, Office, & Industrial Flex investment opportunity** located along the high-traffic corridor of South Ridgewood Avenue in Edgewater, Florida. This unique offering consists of two adjacent parcels that seamlessly combine an established, income-producing retail automotive repair facility with a premium second-story office and warehouse component:

- **1701 South Ridgewood Ave:** Features a fully equipped, **6-bay retail auto repair building** spanning **9,835 SF** (originally built in 1985) situated on an expansive **39,285 SF** lot.
- **1707 S Ridgewood Ave:** An adjacent **11,050 SF** vacant lot utilized for additional parking, fleet storage, or future development.

The retail portion is anchored by **Boulevard Tire Center**, a dominant regional brand. Complementing the retail automotive component is the remainder of the building, which features a highly functional **second-story office and warehouse layout**. Spanning three separate spaces—**Unit #204** (1,000 SF office with kitchenette), **Unit #205** (1,000 SF office with kitchenette), and **Unit #206** (1,625 SF warehouse)—this portion is currently owner-occupied, offering immediate upside for lease-up or an owner-user.

LIST PRICE

\$2,500,000

LEASE TYPE

NNN

BUILDING SIZE

9,835 SF

TENANT PROFILE

CORPORATE



PROPERTY HIGHLIGHTS



LIST PRICE
\$2,500,000



ADDRESS
1701& 1707 S RIDGEWOOD AVE
EDGEWATER, FL 32132



CAP RATE
6.24%



YEAR BUILT
1969



YEAR RENOVATED
2007/2022



BUILDING AREA
9,835 SF



LOT AREA
1701: 39,285 SF
1707: 11,050 SF



TENANT
BOULEVARD TIRES



PRIMARY LEASE TERM
5 YEARS



LEASE TERM REMAINING
4.7 YEARS



LEASE COMMENCEMENT DATE
4/1/2026



LEASE EXPIRATION DATE
4/1/2031



RENTAL INCREASES
2% ANNUALLY



RENEWAL OPTIONS
5-YEAR



LEASE TYPE
NNN

FINANCIAL SUMMARY

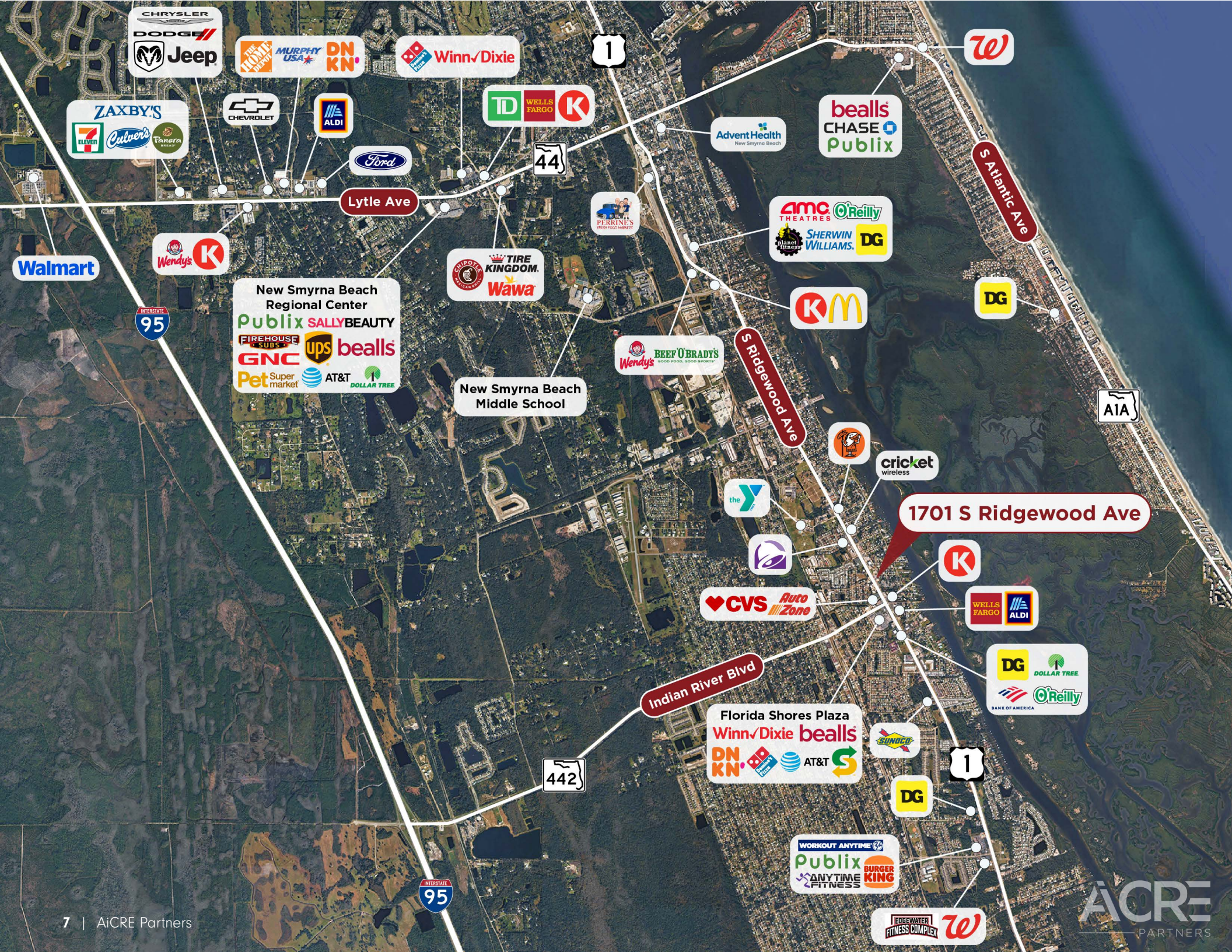
	UPDATES	SIZE	RENT	MONTHLY INCOME	ANNUAL INCOME
Retail Portion Leased to Boulevard Tires	New Top Roof 2007 New Bottom Roof 2022	6210 SF	\$1.12 PSF + NNN	\$7,000	\$84,000
Remainder of Building is Office & Warehouse (Currently Owner Occupied)	Each Unit Individually Metered				
Unit #204 Office Space with Kitchenette		1000 SF +/-	ProForma	\$1,650	\$19,800
Unit #205 Office Space with Kitchenette		1000 SF +/-	ProForma	\$1,650	\$19,800
Unit #206 Warehouse		1625 SF +/-	ProForma	\$2,844	\$34,128
Gross Income					\$157,728
Expenses 2025					
Owner Portion Property Tax					(\$1,678)
Property Tax Tenant Pays		\$8,415.00			
Cap Rate: 6.24%				Net Income	\$156,050

Bldv Tire Center Pays Property Insurance Premium for Entire Building

INVESTMENT HIGHLIGHTS

- **Diverse, High-Utility Commercial Configuration** – The asset offers an exceptional mix of automotive retail, professional office, and industrial flex space. The main service center features 6 interior bays complemented by 4 exterior open-air bays/awnings, maximizing operational throughput and capacity for automotive or fleet services.
- **Immediate Office & Warehouse Value-Add (Second Story)** – The second floor consists of three highly functional, individually metered units:
 - **Unit #204:** 1,000 SF professional office space equipped with a kitchenette.
 - **Unit #205:** 1,000 SF professional office space equipped with a kitchenette.
 - **Unit #206:** 1,625 SF warehouse space. Currently owner-occupied, these units can be immediately leased at market commercial rates to significantly boost Net Operating Income (NOI), or utilized directly by an owner-user.
- **Efficient Utility Setup & Low Landlord Expense** – Exceptional design utility is built into the asset, as each unit is individually metered. This setup minimizes operational friction, simplifies tenant billing, and significantly lowers landlord utility expense obligations.
- **Established Automotive Anchor Tenant** – The retail portion of the property is fully leased to Boulevard Tire Center, a highly recognized automotive and commercial tire service provider with a significant presence throughout Florida.
- **Fresh Long-Term Lease with Built-In Escalations** – Reflecting their strong commitment to this location, Boulevard Tires executed a 5-year lease term commencing April 1, 2026, which includes one 5-year renewal option and structured 2% annual rent increases to provide a reliable inflation hedge.
- **Additional Land & Commercial Exposure** – This offering includes the adjacent parcel at 1707 S Ridgewood Ave, an 11,050 SF vacant lot providing crucial additional parking and fleet staging. The property also features 2 powered exterior signs along the high-visibility South Ridgewood Avenue corridor, ensuring premium brand exposure.
- **Excellent Capital Stewardship & Infrastructure** – Ownership has continuously invested in the asset's longevity:
 - **Roofing:** A new top roof was installed in 2007, followed by a new bottom roof completed in 2022.
 - **Electrical:** A brand-new electrical panel was installed in the North Building in 2026, lowering immediate capital expenditure risk.
 - **Civil/Site:** The property was built on a dedicated water retention system in 2000, ensuring proper modern drainage and site stability.





CHRYSLER
DODGE
Jeep

MURPHY USA
DN KN

Winn/Dixie

1

W

ZAXBY'S
7 ELEVEN
Culver's
Tanner's

CHEVROLET
ALDI

Ford

TD
WELLS FARGO
K

44

AdventHealth
New Smyrna Beach

bealls
CHASE
Publix

S Atlantic Ave

Walmart

Wendy's
K

95

New Smyrna Beach
Regional Center
Publix SALLYBEAUTY
FIREHOUSE SUBS
GNC
Pet Super market
ups bealls
AT&T
DOLLAR TREE

TIRE KINGDOM
Wawa

PERRINE'S
FRESH FOOD MARKETS

AMC THEATRES
O'Reilly
SHERWIN WILLIAMS
DG

K
McDonald's

DG

New Smyrna Beach
Middle School

Wendy's
BEEF 'O BRADY'S
FRESH FOOD MARKET

S Ridgewood Ave

A1A

cricket
wireless

1701 S Ridgewood Ave

the Y

the Y

K

CVS
Auto Zone

WELLS FARGO
ALDI

Indian River Blvd

DG
DOLLAR TREE
BANK OF AMERICA
O'Reilly

Florida Shores Plaza
Winn/Dixie bealls
DN KN
AT&T

SUNOCO

1

DG

442

95

WORKOUT ANYTIME
Publix
ANYTIME FITNESS
BURGER KING

EDGEWATER
FITNESS COMPLEX
W

AREA OVERVIEW

EDGEWATER, FLORIDA

Located along Florida's Atlantic Coast in southern Volusia County, Edgewater serves as a growing residential and commercial community within the larger Daytona Beach metropolitan area. Positioned along U.S. Highway 1 and Interstate 95, the city offers convenient access to major employment centers throughout Central Florida, including Daytona Beach, Orlando, and the Space Coast. Edgewater benefits from its proximity to popular coastal destinations such as New Smyrna Beach and the Indian River Lagoon, attracting both permanent residents and seasonal visitors seeking a high-quality waterfront lifestyle.

Edgewater has experienced steady population growth driven by continued residential development and migration to Florida. The city's population now exceeds 24,000 residents, while Volusia County supports a population of more than 575,000. Median household income in Edgewater is approximately \$68,000, and homeownership rates exceed 80%, reflecting a stable and predominantly owner-occupied housing market. The area continues to attract retirees, families, and remote professionals drawn by its affordability relative to larger Florida coastal markets. Ongoing residential construction and infrastructure investment have further strengthened housing demand throughout southern Volusia County.

The regional economy is supported by a diverse mix of healthcare, aerospace, manufacturing, education, logistics, and tourism-related industries. Major employers throughout Volusia County include Halifax Health, AdventHealth, Volusia County Schools, Embry-Riddle Aeronautical University, NASCAR, and numerous aerospace and aviation companies connected to nearby Space Coast operations. The area's workforce also benefits from proximity to major employment hubs in Daytona Beach, Port Orange, and Orlando. Combined with Florida's favorable business climate, continued population growth, and strategic access to Interstate 95, Edgewater remains well-positioned for long-term economic expansion and commercial investment activity.



575K

TRADE AREA POP.

1.6%

UNEMPLOYMENT RATE

\$93,273

AVG 5 MILE HOUSEHOLD INCOME

49,321

5-MILE POP.



AREA GROWTH

Edgewater, Florida (Volusia County) is entering one of the most transformative growth cycles in its history. Long known as a quiet coastal river town south of New Smyrna Beach, Edgewater has roughly 11,400+ entitled housing units in its pipeline that will reshape the city over the next decade.

This residential boom is driven by vast tracts of available land near the Interstate 95 corridor, strong demand for accessible housing in Central Florida, and major master-planned communities coming online.

GROWTH AT A GLANCE

METRIC / PROJECT	DETAILS & DECADE FORECAST
Total Entitled Units	~11,429 residential units slated across various project phases
Current vs. Future Pop.	~25,000 residents today; projected to potentially double over 20–30 years
Flagship Master Plan	Deering Park (~8,300 total residential units across phases)
Average Home Price Point	~\$320,000 – \$400,000 for standard new-construction single-family homes
Major Infrastructure Costs	~\$100M wastewater expansion + ~\$42M public works investments



WHAT'S DRIVING THE GROWTH?

Relative Affordability:

Compared to adjacent markets like Port Orange, New Smyrna Beach, and Daytona Beach, Edgewater offers lower price-per-square-foot options for young families, retirees, and space-industry workers.

Space Coast & Tech Corridor Access:

Located roughly 40 miles north of Kennedy Space Center, Edgewater serves as a key bedroom community for aerospace and technology sector employees commuting along the coast.

Conservation-Minded Master Planning:

Newer projects are forced to preserve vast wetlands and eco-corridors, appealing to buyers looking for trail access and natural Florida landscapes.

AREA GROWTH

EDGEWATER, FLORIDA

MAJOR RESIDENTIAL DEVELOPMENTS

1. Deering Park North (Formerly Restoration DRI)

- **Scale:** ~5,187 acres (with ~3,700–4,000+ acres set aside for perpetual conservation).
- **Residential Impact:** Approved for up to 6,600 to 8,300 housing units consisting of single-family homes, multi-family units, and age-targeted villages.
- **Non-Residential Focus:** Up to 2.8 million sq. ft. of commercial, office, and light industrial space (including the adjacent Deering Park Innovation Center).
- **Timeline:** Initial infrastructure works began in mid-2025, with major builder announcements and initial home deliveries arriving between 2026 and 2027.

2. Deering Park Center

- **Scale:** Nearly 900 acres at the southwest corner of I-95 and State Road 442.
- **Concept:** Envisioned as Edgewater’s new commercial and residential “gateway”.
- **Residential Impact:** Mixed-use community featuring apartments, townhomes, and single-family neighborhoods integrated with medical facilities, hotels, and retail.
- **Funding:** Utilizes a Community Development District (CDD) structure to fund infrastructure through project land owners rather than taxing the city at large.

3. Infill & Active Subdivisions

Beyond mega-developments, several active residential communities continue to deliver new single-family inventory:

- **The Parks at Edgewater:** Master-planned single-family neighborhoods built by national builders (e.g., Lennar).
- **Rivers Edge & Oak Leaf Preserve:** Single-family communities offering entry-level and mid-tier housing constructed primarily by D.R. Horton and Maronda Homes.
- **Coastal Communities:** Infill lots and smaller subdivisions built by regional builders like Taylor Morrison and Maronda Homes.
-

INFRASTRUCTURE & ROAD UPGRADES

To handle a population that could double over the next two decades, the City of Edgewater and Volusia County are executing major infrastructure plans:

Key Infrastructure Highlights:

- **Road Networks:** Major road improvements triggered by development include extending State Road 442 west of I-95 and extending Williamson Boulevard south into Edgewater.
- **Wastewater Expansion:** Edgewater is planning a ~\$100 million wastewater treatment plant expansion alongside federal/county resiliency grants to elevate and harden pumps and electrical systems against severe storm flooding.
- **Public Services:** A roughly \$42 million allocation dedicated to new Public Works facilities and emergency service readiness.

DEMOGRAPHICS



49,321

5-MILE POPULATION



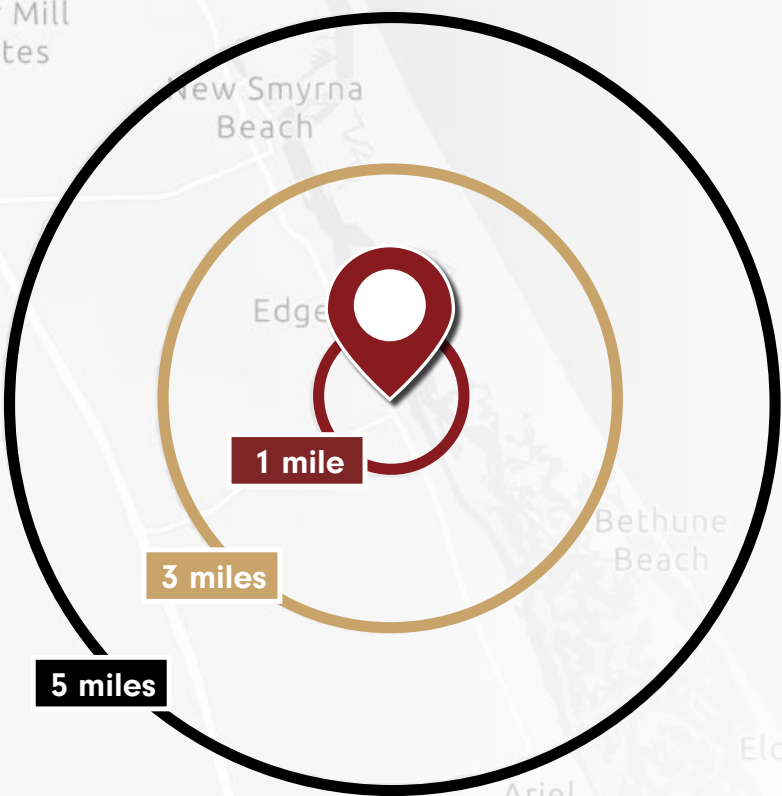
\$93,273

5-MILE AVG. HH INCOME



29,000 VPD

N 9TH ST



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	4,995	29,721	49,321
Households	2,349	13,420	23,086
Average Household Size	2.11	2.14	2.08
Median Age	55.1	54.4	56.3
Median Household Income	\$56,287	\$64,291	\$67,517
Average Household Income	\$83,588	\$89,063	\$93,273

2030 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,100	30,727	51,567
Households	2,436	14,087	24,520
Average Household Size	2.08	2.11	2.05
Median Age	55.7	55.0	56.9
Median Household Income	\$65,373	\$75,061	\$77,324
Average Household Income	\$95,599	\$100,432	\$104,422

TRAFFIC COUNTS

S Ridgewood Ave	29,000 VPD
S Riverside Dr	2,600 VPD

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