

LEASE

Retail PAD for Lease

2311 S RIDGEWOOD AVENUE

Edgewater, FL 32141

PRESENTED BY:

MICHAEL BAXTER

O: 386.999.1762

michael.baxter@svn.com

MARK ASCIK

O: 407.334.4200

mark.ascik@svn.com

FL #SL3555494

2,500sf +/- Outparcel
Building



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5,000.00 per month (Ground)
AVAILABLE SF:	2,500 SF
LOT SIZE:	3.13 Acres
BUILDING SIZE:	29,260 SF

PROPERTY DESCRIPTION

Coffee, fast food, or other retail QSRs wanted!
Join this vibrant neighborhood center that includes New Smyrna Beach Moose Lodge, Kid City USA (daycare franchise), and others.
Edgewater is a high-growth area with beautiful beach access to the north and the Space Coast to the south.

PROPERTY HIGHLIGHTS

- Landlord will give a fully approved, shovel-ready pad.
- \$5,000/month NNN + utilities.

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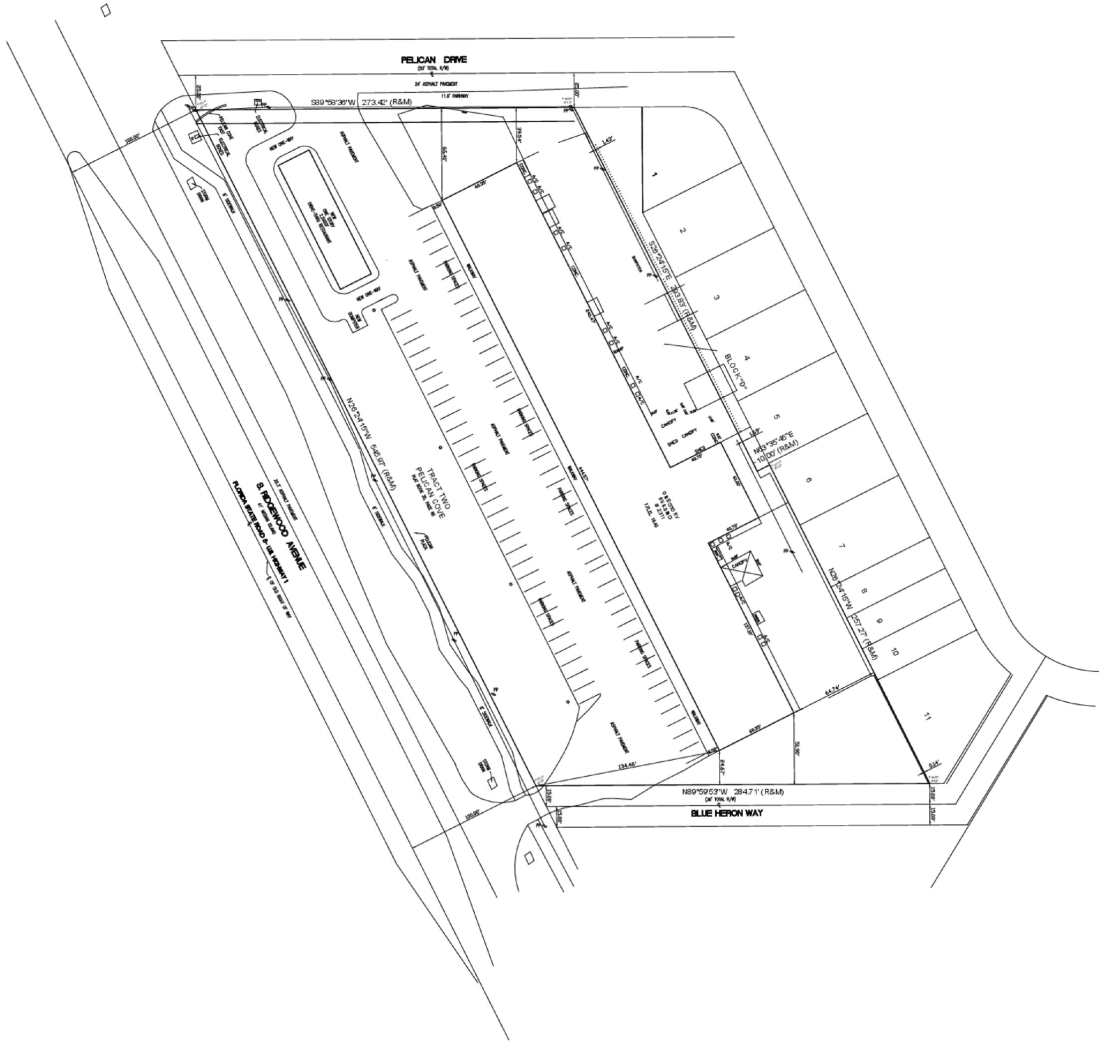
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SITE PLAN



① SITE PLAN
SCALE: 1"=40'

7199 NW 49 PLACE
LAUDERHILL, FL 33319
(855) 404-7866
Web: www.samiam.net
Email: anson@samiam.net

Anson M. Stuart
AR9786

RIDGEWOOD PLAZA SITE IMPROVEMENTS

2311 S RIDGEWOOD AVE,
EDGEWATER, FLORIDA, 32141

No.	Description	Date

ARCHITECTURAL SITE PLAN

Project number: 25016
Date: 04/05/2025

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LOCATION MAP



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ADVISOR BIO 1



MICHAEL BAXTER

Senior Advisor

michael.baxter@svn.com

Direct: **386.999.1762** | Cell: **386.999.1762**

PROFESSIONAL BACKGROUND

Michael Baxter is a Senior Advisor focusing on income producing investment property in the Central and North Florida markets. Michael recently began his thirteenth year as a full-time commercial real estate advisor. He specializes in income property sales (office, retail, multi-family, and self-storage). He also has extensive experience in the brokerage of manufactured housing communities. Michael is the Multi-Family Specialist at SVN Alliance in Ormond Beach, FL. He also handles office, retail, and warehouse leasing in Volusia and the surrounding counties and manages his personal apartment portfolio. Michael lives in the Daytona Beach area with his beautiful wife and their two children.

Michael received a Bachelor of Arts in Government from Cornell University in Ithaca, NY where he was heavily involved in student government and the President of Delta Upsilon Fraternity. He is currently a candidate for the Certified Commercial Investment Member (CCIM) designation.

EDUCATION

Bachelor of Arts in Government-Cornell University, Ithaca NY (2009)

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900

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ADVISOR BIO 2



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