

350' HWY FRONTAGE IN OPPORTUNITY ZONE

418-420 N RIDGEWOOD AVENUE
EDGEWATER, FL 32132

Barbara Coomber
Principal / Senior Advisor
O: 813.220.7222
barbara.coomber@svn.com

Kimberly Hardee
Associate Advisor
O: 386.314.6984
kimberly.hardee@svn.com

Property Summary



OFFERING SUMMARY

| | |
|----------------|--------------------------------|
| Sale Price: | \$299,000 |
| Lot Size: | 2 Acres |
| Zoning: | B-3 |
| Market: | Volusia County |
| Submarket: | New Smyrna Beach/ Edgewater |
| Traffic Count: | 26,000 |
| Price / SF: | \$3.43 |

PROPERTY OVERVIEW

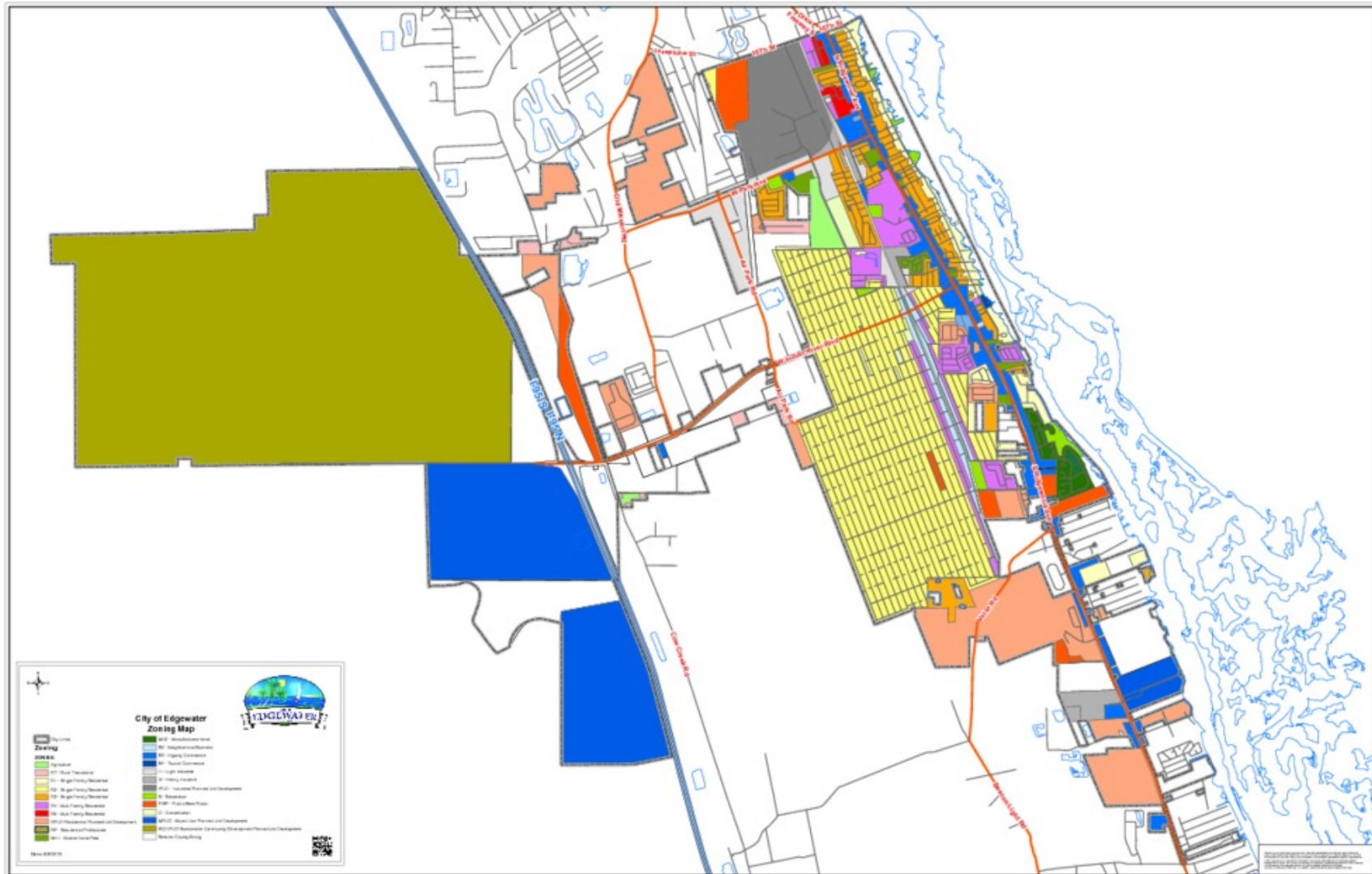
Excellent Location in a City that encourages Multifamily, Commercial and Office development due to a shortage in residential and office rentals with increased, expedited projects in this area which is in an Opportunity Zone.

PROPERTY HIGHLIGHTS

- Opportunity Zone
- Commercial or Multifamily
- 350' Frontage
- Land Assemblage possible

City Development Encouraged

Zoning B-3

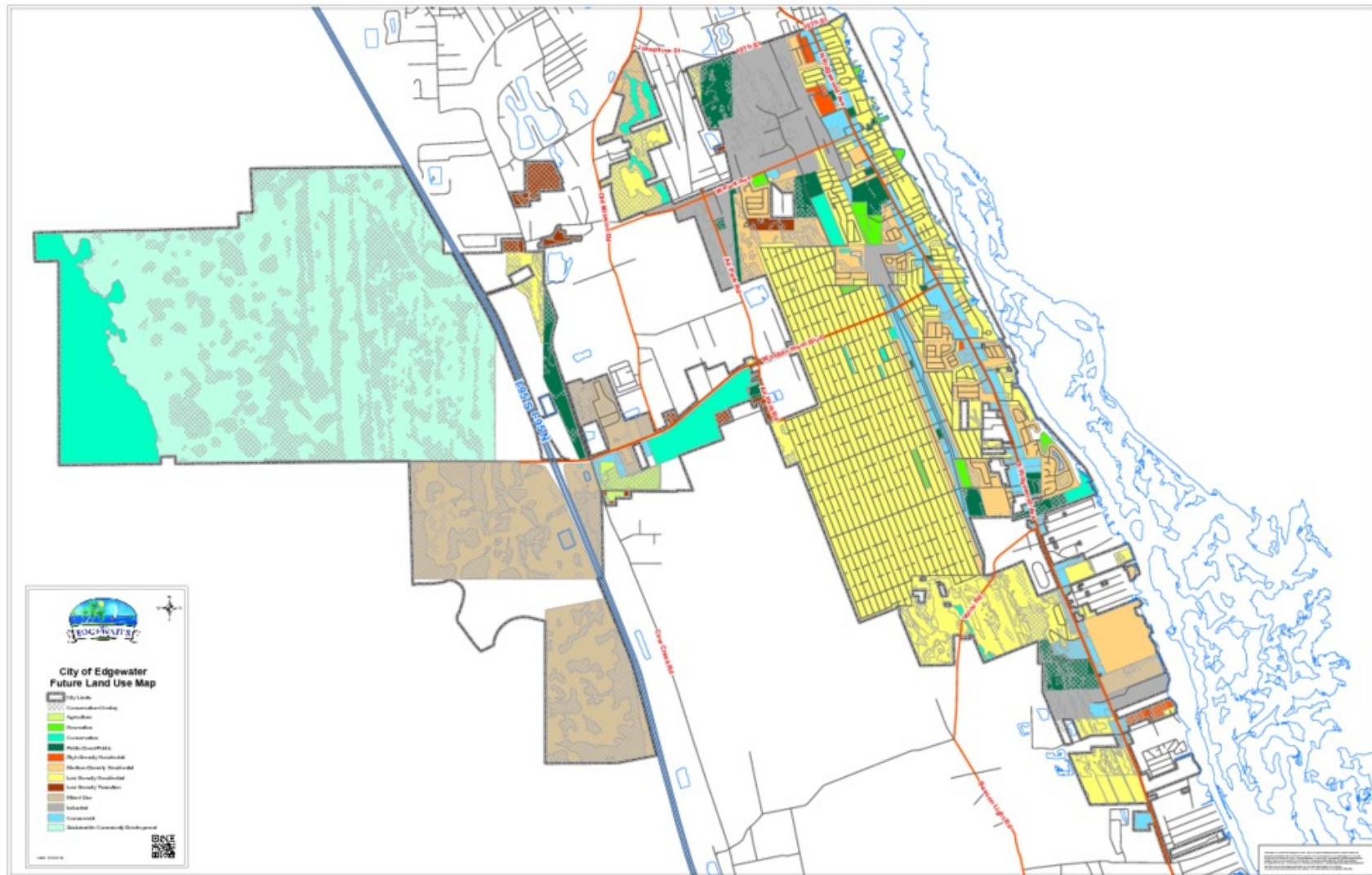


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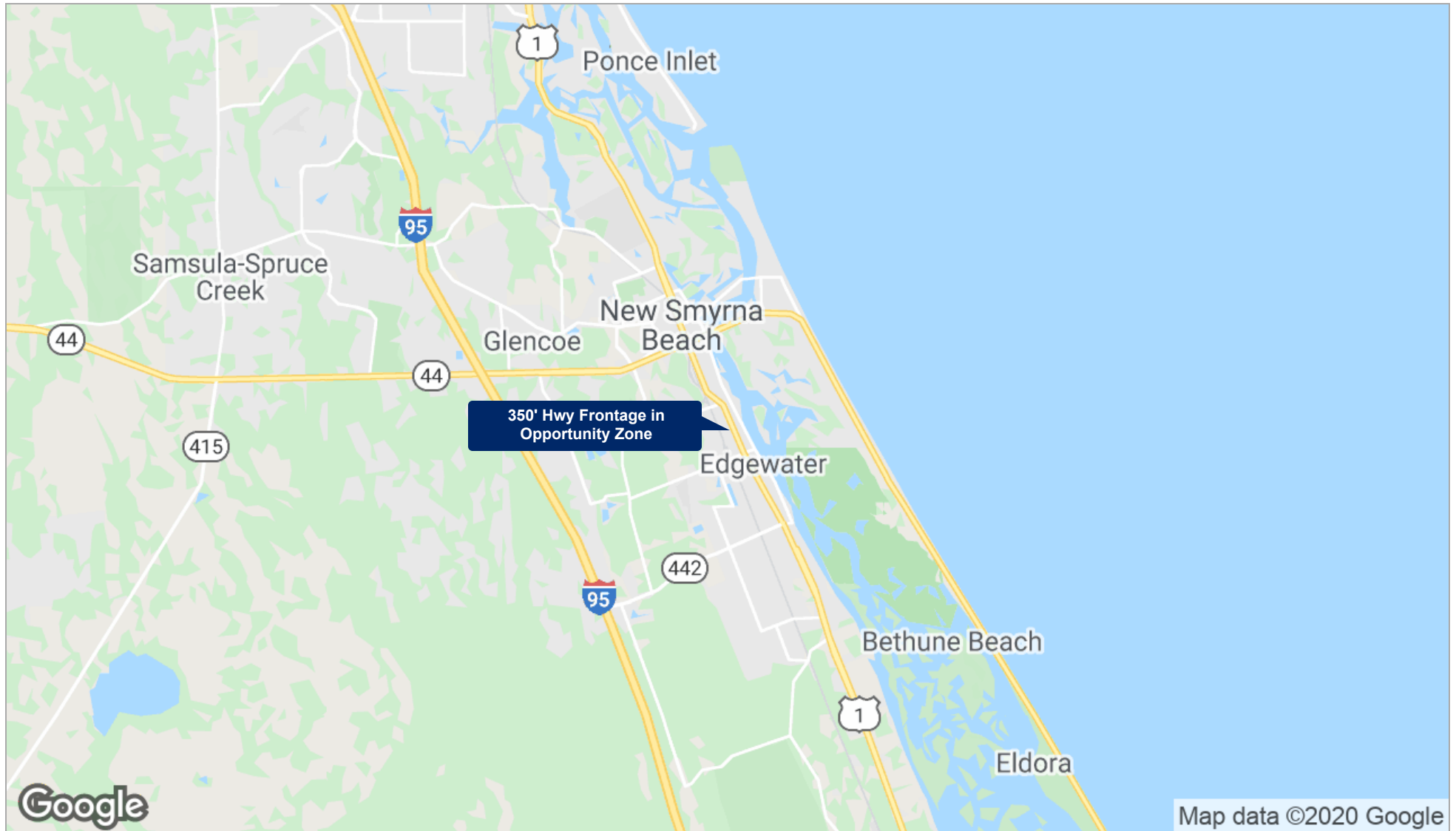
Future Land Use



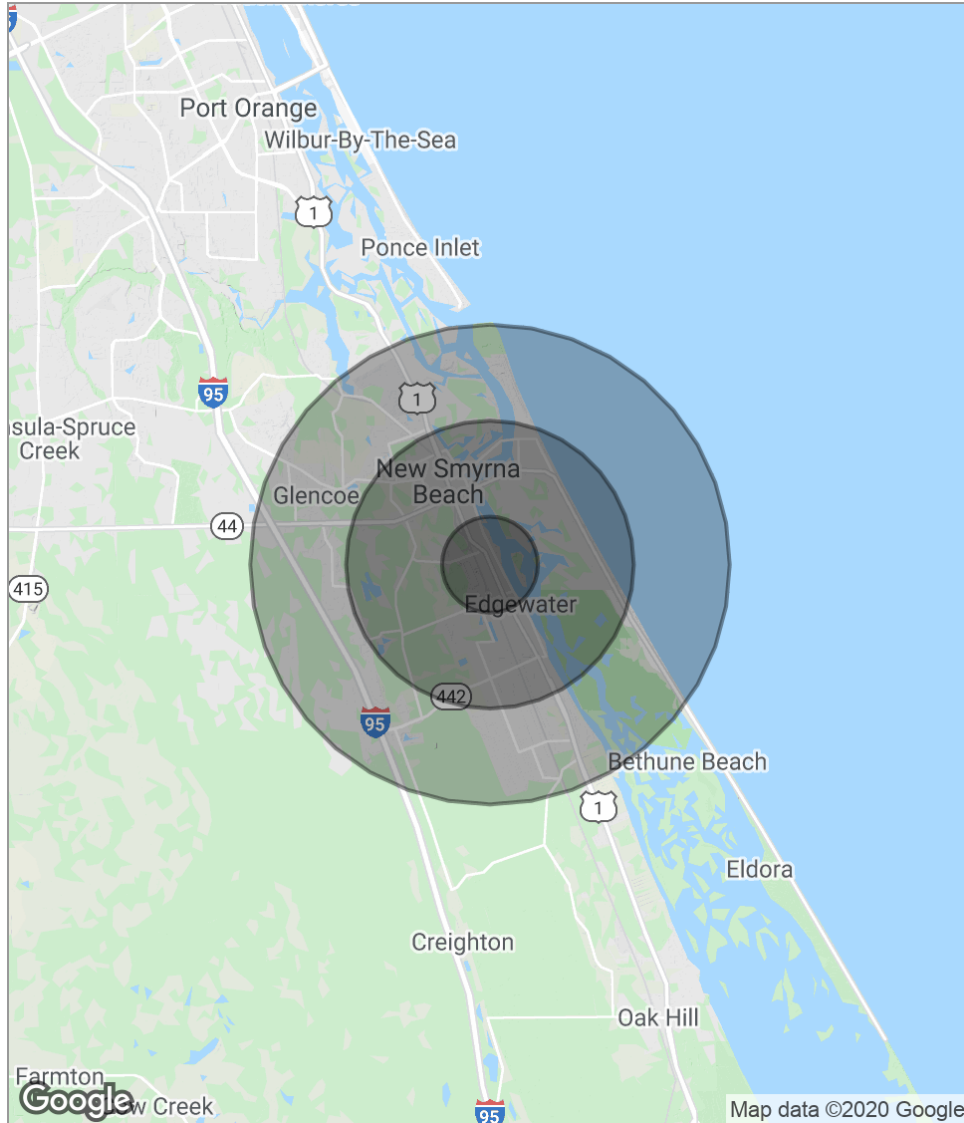
Retailer Map



Location Maps



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 3,260 | 23,211 | 45,934 |
| Median age | 47.8 | 49.1 | 48.7 |
| Median age [Male] | 46.1 | 47.9 | 47.7 |
| Median age [Female] | 49.2 | 49.4 | 48.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,456 | 10,245 | 20,128 |
| # of persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH income | \$51,764 | \$55,750 | \$56,065 |
| Average house value | | \$253,044 | \$229,536 |

** Demographic data derived from 2010 US Census*

Advisor Bio

BARBARA COOMBER

Principal / Senior Advisor



1275 West Granada Blvd.
Suite 5B
Ormond Beach, FL 32174
T 813.220.7222
C 813.220.7222
barbara.coomber@svn.com

PROFESSIONAL BACKGROUND

Prior to joining SVN, Barbara Coomber, Real Estate Broker, was the President and founder of CCI Properties, Inc. Since Coomber obtained her Florida real estate license in 1978 she continues to hold ethical standards and practices as a priority. Additionally, she held a North Carolina Real Estate License to expand retail opportunities.

Coomber's 40 years of continued real estate experience in both the private and public real estate sectors have allowed her a myriad of encounters ranging from real estate marketing and sales, transaction management, property development and appraising, to environmental government acquisitions and funding. Current and previous memberships and training include Certified Commercial Investment Member [CCIM] classes beginning in 1981, Realtors Land Institute [RLI], Volusia Forever Advisory Committee, [International Council of Shopping Centers [ICSC], Public Land Acquisition and Management Partnership [PLAM], and Florida Earth Foundation.

Land continues to be the primary focus of Coomber's business, however, in addition has experience in Retail Investments, Leasing, Multifamily, Industrial, Mobile Home Parks/RV, Office properties and Gas stations. Previous accomplishments in retail include coordinating buyers and sellers such as Walmart and GC Development, Inc. and managing the sales transactions to closing. Upon acquisition, GC redevelops the Retail Giant's vacated big boxes into multiple users. CCI further represented the developer in the Retail Leasing of the newly divided space, another area of expertise Coomber has helped achieve for landlords and developers. Big Lots, Bealls, T-Mobile and Firehouse Subs are amongst the national successful leases.

In the Public Sector, Coomber acted as a Senior Land Acquisition Agent for the Southwest Florida Water Management District to acquire over \$50,000,000 of conservation lands as well as assisted private land owners in land sales to City, State and County government agencies.

As she has come to understand that the real estate market is not static, Coomber's philosophy is to embrace growth and change, while seeking the knowledge required to offer clients the best services in her field, at the right time.