



PORT ORANGE PLAZA RETAIL SPACE | FOR LEASE

4030 S Ridgewood Ave
Port Orange, FL 32127

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PROPERTY OVERVIEW

Port Orange Plaza offers exceptional visibility and access, prominently positioned on the signalized corner of Dunlawton Ave and US-1 (Ridgewood Ave), one of the area's most traveled corridors.

The center features a 8,400sf endcap—ideal for medical, or retail users seeking a high-traffic location with strong surrounding demographics. An additional ±2,500 SF outparcel is also available, offering excellent exposure and flexibility for smaller users.

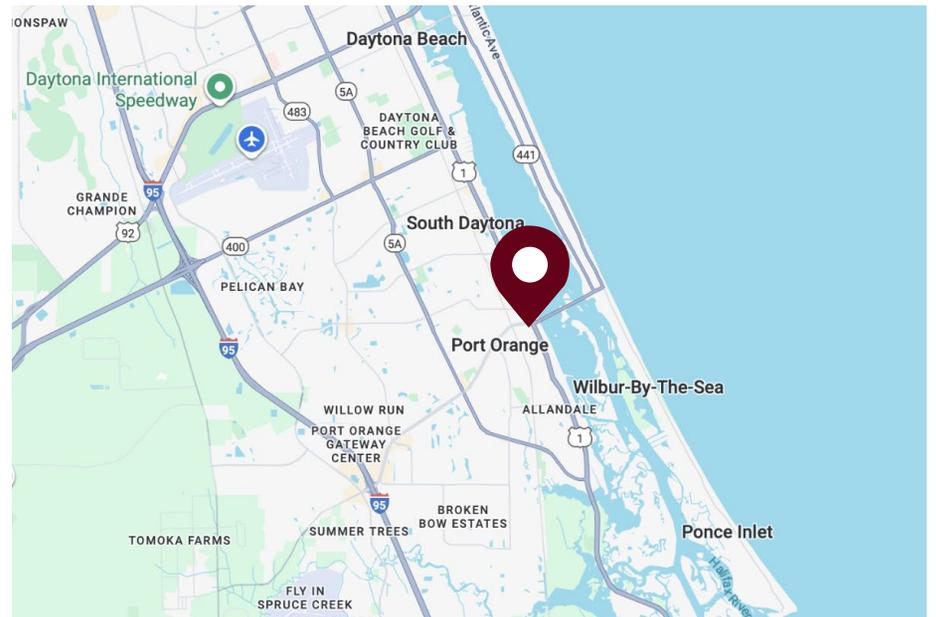
Strategically located, the property sits diagonally across from the proposed 10-acre Riverwalk mixed-use development, which will bring new residential, retail, and lifestyle traffic to the area. Catfish Commons, a brand-new shopping center directly across the street, will further enhance daily activity and long-term growth along this corridor.

PROPERTY HIGHLIGHTS

- 8,400 SF Endcap Space Available
- 1,230 SF In-Line Available
- 2,500 SF Outparcel with Drive-Thru
- Strategically located at the high-traffic intersection of U.S. 1 (Ridgewood Avenue) and Dunlawton Avenue, in an area experiencing significant growth and development.
- Positioned diagonally across from the proposed 10+ acre Riverwalk development, offering strong visibility and proximity to a major future destination.

LEASE DETAILS

Address:	4030 S Ridgewood Ave, Port Orange, FL 32127
Pricing:	Request for Pricing
Property Type:	Multi-tenant Neighborhood Center
Property Size:	51,729 SF & 2,500 SF Outparcel
Acreage:	4.35 acres
Units available:	1, 5, 14 & Outparcel



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SURROUNDING AREA



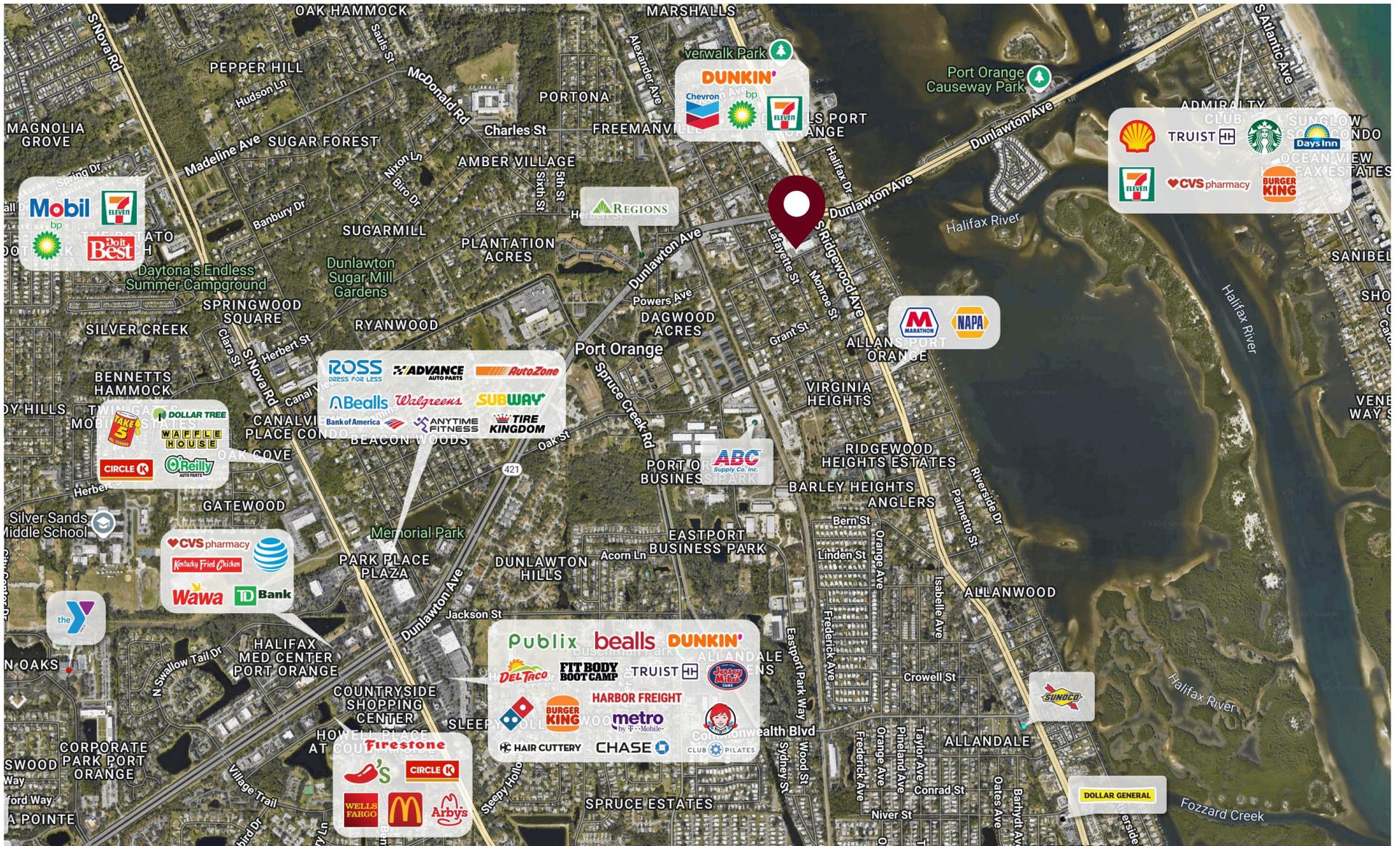
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2,500 SF OUTPARCEL WITH DRIVE-THRU



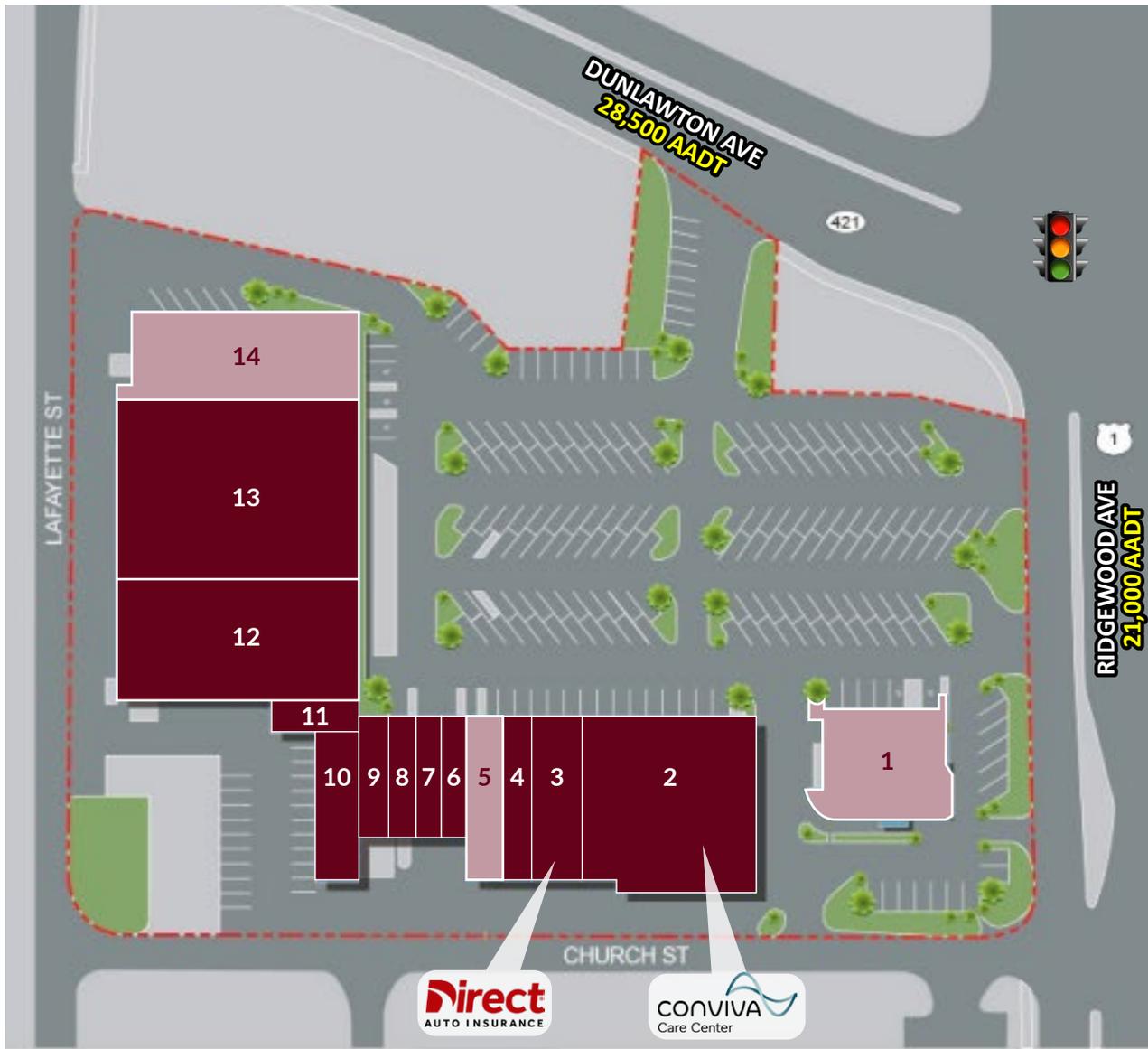
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SITE PLAN, AVAILABILITY & TENANT KEY



Unit	Tenant	SF
1	Available	2,500
2	Conviva Care Center	9,660
3	Direct General Insurance	2,009
4	Lina's Nails	1,230
5	Available	1,230
6	Oodles Dog Grooming	900
7	Laundry Land	1,200
8	Difference Restaurant	1,200
9	Stadium MMA	1,200
10	Kula Yoga Studio	2,000
11	Family Cuts	600
12	Modern Concepts	7,500
13	Flooring Factory	14,600
14	Available	8,400

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