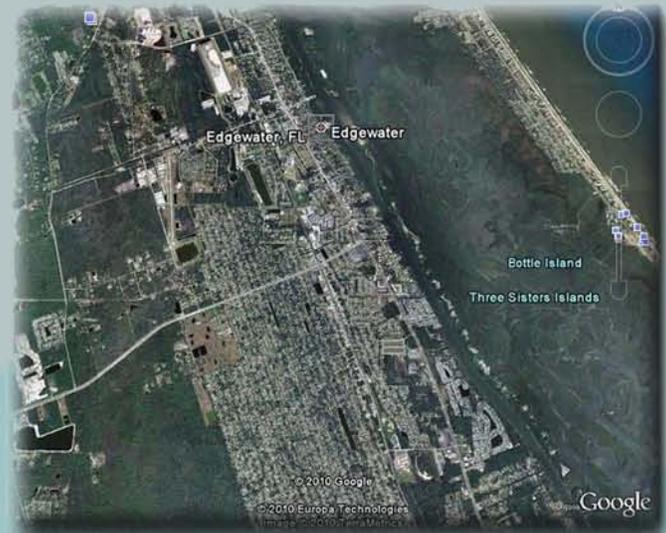


EDGEWATER ECONOMIC DEVELOPMENT

Edgewater, Florida is a community nestled alongside the Indian River. It's an Intracoastal waterfront village that offers all the charm you would expect to find in small town Florida yet still engage in spirited business and commercial activity. The growing river front city of Edgewater is one of the principal municipalities in southeast Volusia County. Edgewater is home of many of manufacturing facilities, business parks, and industrial centers. Every year more businesses and manufacturers have staked their claim here, reaping the benefits of this emerging community.

The Economic Development Board of Edgewater is working hard to ensure that this community continues to thrive and grow. We encourage you to look through the information pages provided for you on this website. Here you will find information on local commercial property listings, surrounding educational institutes, growing industries, city demographics, and the many other offerings Edgewater has in store for you.



PAGES:

GOVERNMENT CONTACTS

AREA BUSINESSES

COMMERCIAL PROPERTY LISTINGS

PARKTOWNE INDUSTRIAL CENTER

MASSEY RANCH AIRPARK

TRANSPORTATION

DEMOGRAPHIC REPORTS

HEALTHCARE

EDUCATION

LIFESTYLE & CULTURE





Government Contacts

Building Division	386-424-2400 ext 1514
Occupational License	386-424-2400 ext 1504
Planning & Zoning Division	386-424-2400 ext 1504
Code Enforcement	386-424-2414
Environmental Services	386-424-2476
Police Department	386-424-2400 ext 2103
Fire Department	386-424-2445
City Clerk	386-424-2400 ext 1102
City Manager	386-424-2400 ext 1201
Finance Department	386-424-2400 ext 1302
Personnel	386-424-2400 ext 1703
Utility Billing	386-424-2400 ext 1303

Edgewater Business



There are many reasons why manufacturers such as Boston Whaler, EdgeWater Boats, Everglades Boats, Custom Tube and various other manufacturing companies call Edgewater home. Edgewater's affordable housing and work environment provide an exceptional quality of life, drawing a vast amount of skilled labor to the area. About 25% of the Edgewater's workforce has mechanical, construction, or manufacturing backgrounds which has created a competitive, talented, productive labor force your business can benefit from.

As manufacturing companies continue to thrive in this area, so has the demand for suppliers of raw materials. For suppliers and distributors seeking an area within close proximity to a growing customer base, Edgewater remains a prime location.

The construction of ParkTowne Industrial Center and Massey Ranch Airpark play an important role in Edgewater's future economic growth.

The 2000 U.S. census data in the table below shows the distribution of labor by industry for the City of Edgewater.

	Number	Percent
Civilian Employed Population 16 + by Occupation		
Total	7,997	100.0%
Management/Professional	2,034	25.4%
Service	1,617	20.2%
Sales/Office and Admin Support	2,233	27.9%
Farming/Fishing/Forestry	22	3.0%
Construction/Extraction/Maintenance	1,112	13.9%
Production/Transportation/Material Moving	979	12.2%

*Source: U.S. Census Bureau, Census 2000 Summary File 3

The Economic Development Board is committed to making Edgewater's industrial community an ideal destination where your business can prosper. The high level of cooperation between local government and business owners creates this prime environment for economic growth and development.



PARKTOWNE

INDUSTRIAL CENTER

In 2005, the City of Edgewater began construction on Parktowne Industrial Center, breaking ground on 342 acres of land that is now Volusia County's *largest* industrial park. Parktowne Industrial Center offers an innovative planning approach and unique amenities, specifically designed for commercial/industrial business development.



Parktowne Industrial Center was an integral first step in Edgewater's overall growth plan, designed to attract manufacturing, distribution, and industrial businesses to the area. There are various commercial sites available, ranging from 1,200 sq feet to over 150,000 sq feet. Each of these sites are shovel ready with water, sewer and electrical infrastructure.

PARK TOWNE PARCEL MAP



Click [HERE](#) to check out the official Parktowne Industrial Center website, where you will find information regarding available commercial sites, project information, incentives, permitting, and contact information.

Massey Ranch Airpark



Massey Ranch Airpark is a coastal fly-in community, ideal for living, playing, having a business, starting an industry or making an investment for your future. Located on central Florida's east coast, in southeast Volusia County, Massey Ranch Airpark is just one mile from the Intracoastal waterway, three miles from the Atlantic beaches and minutes away from shopping and schools. In addition, it is only a short drive to Orlando, Cape Canaveral and all of central Florida's famous attractions. Whether you want to commute to work by air, restore your war bird, build your own aircraft, or just fly for the fun of it, this is the best place to enjoy an extravagant yet affordable lifestyle in a coastal aviation community.



Massey Ranch Airpark also serves as commercial business park, primarily to aviation related businesses. The industrial community within Massey Ranch Airpark has grown substantially within the past 15 years and will continue to expand along with the Airpark. Massey Ranch also has a centrally located FBO, Airpark Aviation Center, providing tie down service and 24/7 self service aviation fuel system. Massey Ranch Airpark is an integral part of this community, providing jobs and a local general aviation center.



IMPORTANT LINKS:

AIRPARK AVIATION CENTER

Airpark Aviation Center located at Massey Ranch Airpark, offers you a 24/7 self-service fuel system offering 100LL and Jet A fuel.

VISIT: www.airparkaviation.com

MASSEY RANCH AIRPARK LISTINGS

Here you can view all of Massey Ranch Airpark's residential commercial/industrial property listings.

VISIT: www.masseyproperties.com

AIRPARK INFORMATION:

Massey Ranch Airpark has been a public licensed airport since 1957 and is owned and operated by Massey Ranch Airpark, Inc. The airpark features a 3845' paved and lighted runway with a residential section on the east side and commercial/industrial section on the west side. All properties have direct taxiway access.

TRANSPORTATION



Businesses and other commercial/industrial sites within Edgewater enjoy close proximity to major interstates and highways, regional and international airports, railways, and port authorities. Edgewater is conveniently located near Interstate 95, the Interstate 4 corridor, and Highway's 44 and 442. The Florida East Coast Railway runs from Jacksonville to Miami, directly through Edgewater, and offers convenient railway access for you and your business needs.



Residents of Edgewater also have quick access to Massey Ranch Airpark, New Smyrna Beach Municipal Airport and Daytona International Airport. Orlando International Airport is conveniently located an hour from Edgewater, and offers flights to destinations around the world.

Edgewater is located between two major deep water ports, as well. To the north you will find Jacksonville Port Authority, a port of choice for global trade and intermodal transportation, and to the south lies Port Canaveral Authority, a popular destination for cruise ships cargo lines and shippers. If you are considering business expansion, relocation, or start up, look no further than the easily accessible City of Edgewater.



demographic report

There are 21,940 estimated residents in Edgewater according to the Volusia County Department of Economic Development. There are 8,891 households, 6,246 families, and an average household size of 2.46.

The table below summarizes the demographic profile for Edgewater, Florida.
For a full demographic report click [HERE!](#)

Summary	2000	2009	2014
Population	18668	21940	23422
Households	7579	8891	9496
Families	5463	6246	6567
Average Household Size	2.46	2.46	2.46
Owner Occupied HUs	6317	7283	7820
Renter Occupied Hus	1262	1608	1676
Median Age	42.2	45.6	46.6

Trends: 2009-2014 Annual Rate	Area	National
Population	1.32%	0.91%
Households	1.33%	0.94%
Families	1.01%	0.74%
Owner HHs	1.43%	1.19%
Median Household Income	0.88%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	941	12.3%	771	8.7%	792	8.3%
\$15,000-\$24,999	1,359	17.8%	1,042	11.7%	1,050	11.1%
\$25,000-\$34,999	1,389	18.2%	1,247	14.0%	1,150	12.1%
\$35,000-\$49,999	1,733	22.7%	1,872	21.1%	2,081	21.9%
\$50,000-\$74,999	1,438	18.8%	2,230	25.1%	2,602	27.4%
\$75,000-\$99,999	498	6.5%	1,001	11.3%	1,012	10.7%
\$100,000-\$149,999	166	2.2%	502	5.6%	556	5.9%
\$150,000-\$199,000	69	0.9%	115	1.3%	129	1.4%
\$200,000+	38	0.5%	110	1.2%	122	1.3%
Median Household Income	\$ 35,827		\$ 45,845		\$ 47,889	
Average Household Income	\$ 41,729		\$ 54,160		\$ 54,832	
Per Capita Income	\$ 17,017		\$ 21,928		\$ 22,211	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0-4	973	5.2%	1,132	5.2%	1,172	5.0%
5-9	1,157	6.2%	1,146	5.2%	1,228	5.2%
10-14	1,360	7.3%	1,208	5.5%	1,289	5.5%
15-19	1,144	6.1%	1,312	6.0%	1,226	5.2%
20-24	743	4.0%	1,180	5.4%	1,172	5.0%
25-34	1,982	10.6%	2,230	10.2%	2,660	11.4%
35-44	2,777	14.9%	2,570	11.7%	2,502	10.7%
45-54	2,463	13.2%	3,351	15.3%	3,143	13.4%
55-64	2,068	11.1%	3,062	14.0%	3,610	15.4%
65-74	2,228	11.9%	2,377	10.8%	2,914	12.4%
75-84	1,434	7.7%	1,766	8.0%	1,794	7.7%
85+	339	1.8%	605	2.8%	709	3.0%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,987	96.4%	20,701	94.4%	21,771	93.0%
Black Alone	263	1.4%	527	2.4%	716	3.1%
American Indian Alone	48	0.3%	67	0.3%	78	0.3%
Asian Alone	100	0.5%	179	0.8%	240	1.0%
Pacific Islander Along	2	0.0%	4	0.0%	6	0.0%
Some Other Race Alone	56	0.3%	112	0.5%	161	0.7%
Two or More Races	212	1.1%	350	1.6%	449	1.9%
Hispanic Origin (Any Race)	365	2.0%	761	3.5%	1,094	4.7%

Healthcare

Residents of Edgewater can have peace of mind knowing that top notch health care is only minutes away. **Bert Fish Medical Center**, located in Southeast Volusia County, is a fully equipped medical facility that offers quality health care and emergency treatment. Just north of town are two much larger facilities as well. Daytona Beach is home to **Halifax Hospital**, which has consistently been nationally ranked in the top five percent of all hospitals in their cardiology, orthopedic, oncology, and neuroscience centers. In Ormond Beach, you will find **Florida Hospital Memorial**, a facility that offers advanced medical services and uses the latest technology and treatment therapies. Edgewater also has many medical care centers to offer. The table below shows the number of medical care offices within our city limits.



Doctors & Clinics	25
General Practice	12
Neurology	12
Chiropractic Offices	4
Community Centers	3
Rehabilitation Services	3
Physical Therapy	2
Hospice Care	2
Senior Services	2
Disabled Services	2

*Source: Celina



Education



DISCOVERY ACADEMY
pre-kindergarten thru grade eight
www.discovery-academy.org

Volusia County is home to excellent public and private schools serving kindergarten through the twelfth grade. The Edgewater area has a public high school, middle school, and two public elementary schools. Discovery Days Academy, (kindergarten through eighth grade) is also located in Edgewater, and in 2009 was ranked #1 in the State of Florida for Advanced Math.



Higher education is available and easily accessible to those living in Southeast Volusia, as there are five nationally accredited Universities and State Colleges; including, Stetson University, Daytona State College, University of Central Florida (East Campus), Embry-Riddle Aeronautical University, and Bethune Cookman College within a 30 mile radius. Each of these institutions offer four year baccalaureate degree programs in fields ranging from business to aviation. There are also advanced technical schools nearby, including the Advanced Technical Center in Daytona Beach. The southeast campus of Daytona State College is conveniently located within Edgewater's city limits as well. Few places in Florida can offer so many quality higher education institutes within such close proximity, another unique advantage to living in Edgewater.



Lifestyle & Culture



Edgewater is part of the greater metropolitan area within Southeast Central Florida, an area which offers an excellent quality of life. Here you will find the beautiful Atlantic coastline, with driving friendly beaches, secluded preserved beaches, the scenic Indian River and the world famous Mosquito lagoon. These attractions offer many leisure and recreational opportunities for you to enjoy. Southeast Volusia is also rich in culture; well known for it's arts, music, and performing arts. Other attractions include a vast amount of antique galleries, waterside art and music festivals, and the one-of-a-kind Ponce de Leon lighthouse. The cultural and historical pride this community shares makes for a thoughtful and rich lifestyle. No matter what it is that interests you, we guarantee you Edgewater has something to suit you! Here you will find highlights of historical businesses and attractions that are intrinsic to Edgewater, stood the test of time and prosper today.



- Tropical Blossom Honey -

Tropical Blossom Honey is no stranger to Edgewater's business friendly environment. For nearly 70 years, this honey exporting company has flourished in both the national and international markets, exporting their specialty honey to over 20 countries around the world.

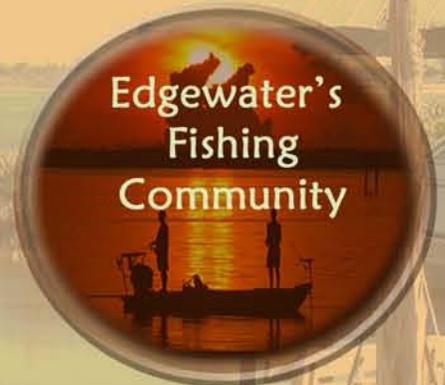


- Loveland Groves -

Florida is well known for it's citrus, and since opening their doors in 1945, Loveland Groves has been as well. This family owned and operated store has been attracting visitors from all over, offering fresh squeezed citrus juices, orange flavored ice cream, and collectables for purchase. Loveland Groves has contributed to Edgewater's history and economic growth for nearly 65 years.



Whether you are an avid fisherman or new to the sport, the spirit of Edgewater's fishing community is infectious. Edgewater is nestled along the Indian River and is home to the famous Mosquito Lagoon. These waterways are home to red fish, snook, and a variety of other breeds. For those who prefer a day of offshore fishing, just minutes from Edgewater you will find Ponce Inlet, providing offshore fishing boats and charters access into the Atlantic Ocean. Our waters host numerous fishing tournaments throughtout the year as well. It is no surprise that each year people travel here to explore our waterways and become acquainted with our fishing lifestyle.



- Atlantic Center for the Arts -

Southeast Volusia is also home to the Atlantic Center for the Arts, a haven for artists and writers, and features the internationally renowned artists. The Atlantic Center for the Arts is an active staple in this community, offering art classes and other programs for children and adults. The area has a unique history, that is well preserved by the Southeast Historical Society and showcased in area museums.

