



For Sale

4424 Edgewater Dr | Orlando, FL 32804



Property Highlights



139 ft. of Lakefront on
Lake Fairview



1.17 Acre Parcel



Zoned C-1 providing for
a myriad of uses



Prime Frontage on
Edgewater Drive

**1.17 Acre LAKEFRONT Land Parcel located
on highly trafficked Edgewater Drive**

Property Overview

Opportunity to develop a Lakefront 1.17-acre pad site in a high-growth commercial corridor. This site is zoned C-1 (Orlando) and can accommodate a long list of uses. It provides excellent visibility on Edgewater Drive and can easily access I-4 via Fairbanks or Lee Road and SR 429 Via SR 414.

For Sale Information, please contact:

Darryl Hoffman

darryl.hoffman@streamrealty.com

T 407.204.1548

M 407.883.1933

Jacob Attaway

jacob.attaway@streamrealty.com

T 407.204.9923

M 407.538.5845

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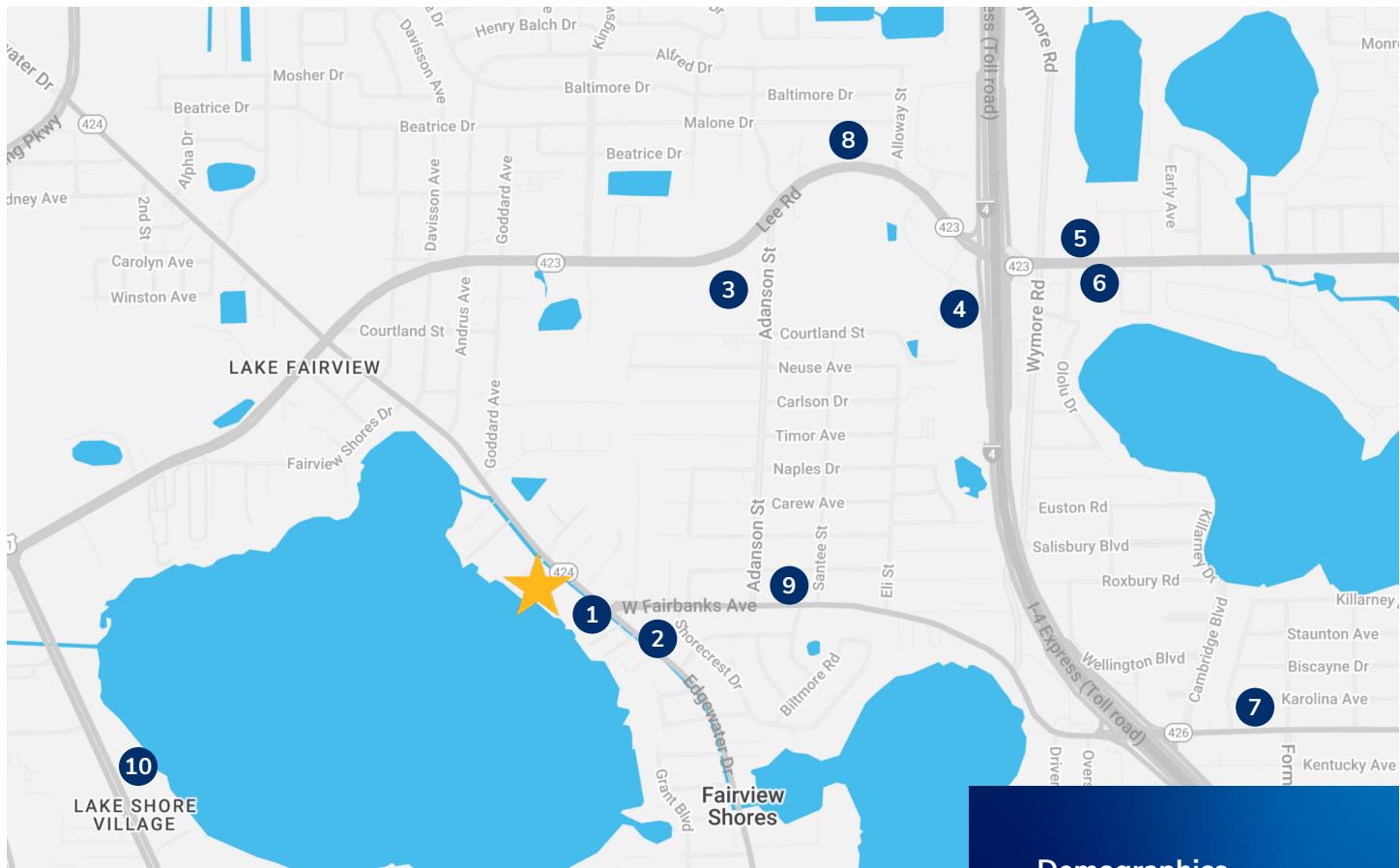
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Location Overview

- | | | | |
|---|--------------------------|----|------------------------------|
| 1 | Quantum Leap Winery | 6 | The Axe Trap |
| 2 | Jeff's Bagel Run | 7 | Kava Cove Lounge |
| 3 | Walmart | 8 | Christner's Prime Steakhouse |
| 4 | Countryside Inn & Suites | 9 | Quesa Loco |
| 5 | Starbucks | 10 | Grills Lakeside Seafood Deck |

Demographics

Within a 15-Minute Radius

155,012
Households

372,869
Adult Population

\$67,912
Median Household Income

\$9,584,683,825
2024 Annual Expenditures

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