



# 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

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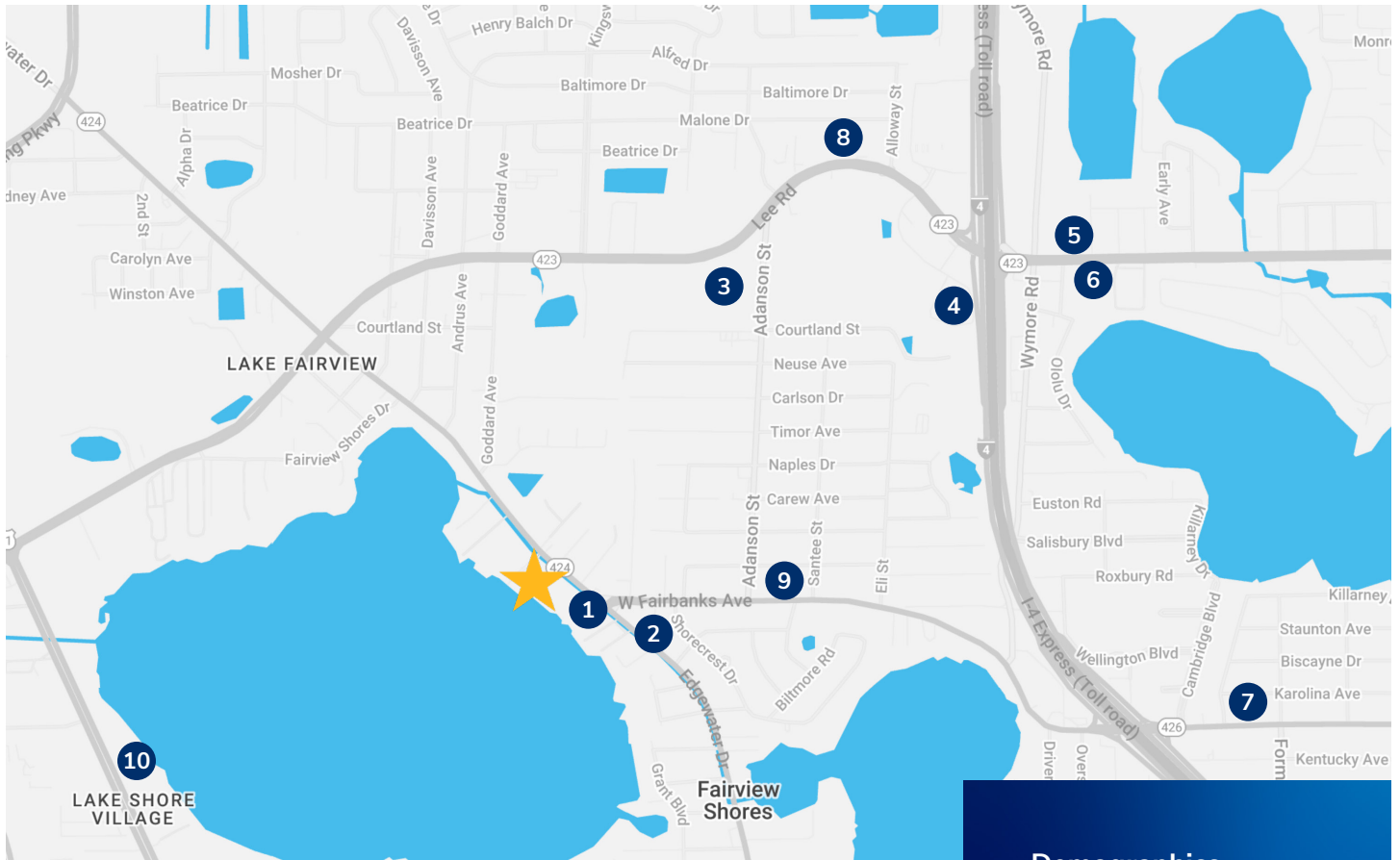




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## Location Overview

- |                            |                                 |
|----------------------------|---------------------------------|
| 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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