



4901 S. ORANGE AVENUE

Orlando, FL 32806

RETAIL SPACE FOR LEASE | SODO / EDGEWOOD | ORLANDO, FL 32806



PROPERTY DESCRIPTION

This retail redevelopment opportunity is located along **South Orange Avenue in the SoDo / Edgewood** area of Orlando, offering exceptional visibility along a corridor seeing **over 50,000 vehicles per day**.

The property is undergoing a **full redesign and renovation**, with delivery anticipated in early 2027. Once complete, the project will total **4,607 square feet**, thoughtfully reimagined to bring new life and energy to a well-known address.

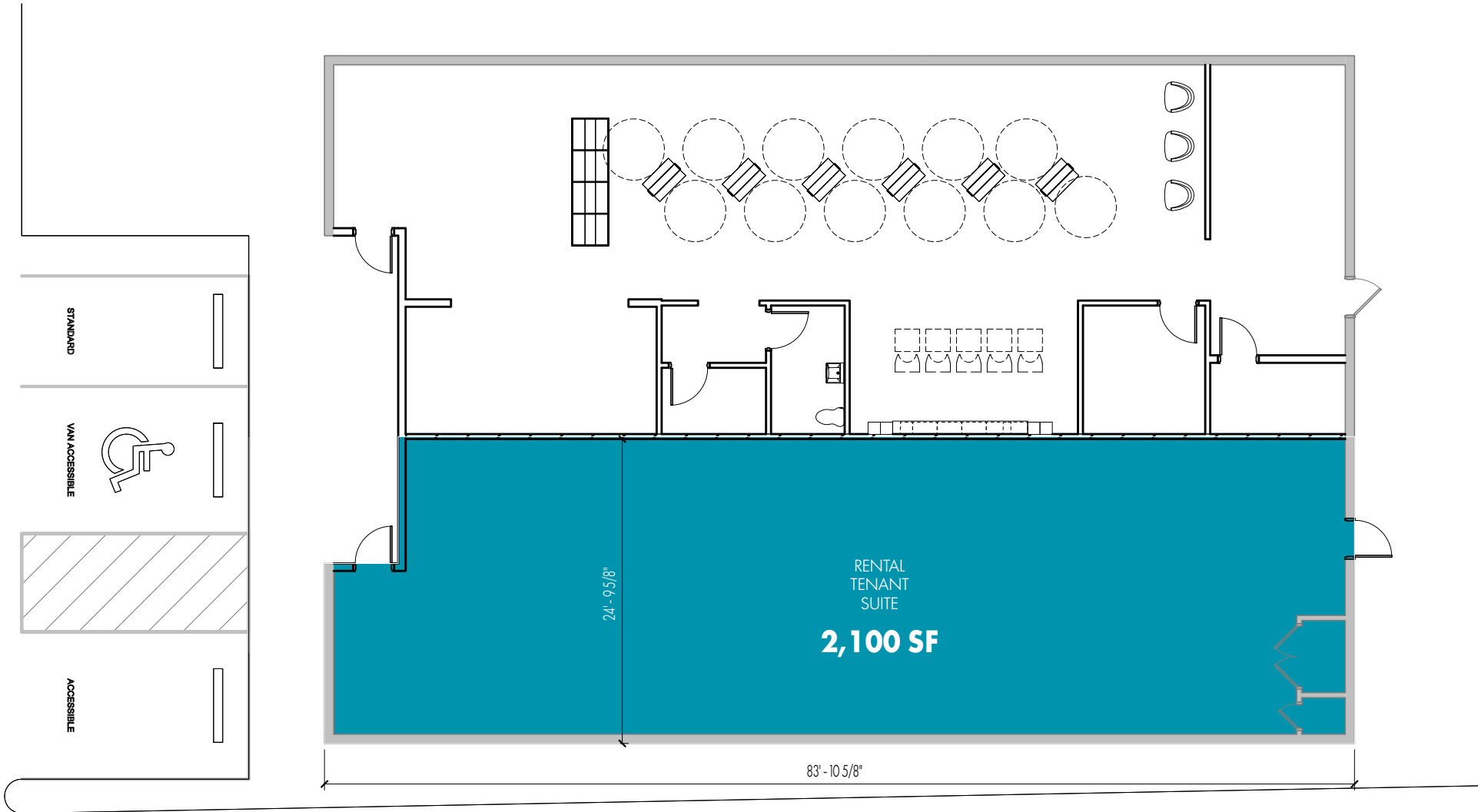
Mosaic Hair Studio and Blowout Bar are already committed to the project, occupying **2,507 square feet**. Mosaic is a proven placemaker known for transforming properties into vibrant destinations, with successful redesign projects in **Ivanhoe Row** and the **Milk District**. Their presence brings a steady flow of daily traffic and sets the tone for the overall vision of the site.

Approximately **2,100 square feet remain available** for an additional retail user. The space is well suited for a **health and wellness concept**, though other retail users that align with the vision and complement Mosaic's presence will be considered. The completed project will deliver a curated, design-forward retail environment reflective of the surrounding SoDo / Edgewood community.

PROPERTY HIGHLIGHTS

- Retail redevelopment opportunity on South Orange Avenue
- SoDo / Edgewood location
- 50,000+ average daily traffic
- 4,607 SF total project
- 2,507 SF committed to Mosaic Hair Studio and Blowout Bar
 - *2,100 SF available for an additional retail user
- Full redesign and renovation underway
- Delivery anticipated early 2027
- Health & wellness-forward retail opportunity
- Open to other retail users that align with the project vision
- Mosaic projects include successful redesigns in Ivanhoe Row and the Milk District

SITE PLAN / FLOOR PLAN



AERIAL PHOTOS





Population Density
Per Sq Miles

Under 350
351 - 600
601 - 900
901 - 1,200
1,201 - 1,800

1 MILE

3 MILES



Oak Ridge

Holden Heights

527

Edgewood

Pine Castle

17

527A

Landstreet Rd W

Landstreet Rd E

East-West Expy

Hurry Ford Rd

Shing Ave

Leevist

Cargo Rd

Aleigh St

Columbia St

McLeod Rd

Taino's BAKERY

Americana Blvd

Oak Ridge

Sand Lake Rd

Landstreet Rd W

Landstreet Rd E

W South St

W Gore St

S Westmoreland Dr

Rio Grande Ave S

S Orange Blossom Trl

S John Young Pkwy

Holden Ave

527

S Fern Creek Ave

Bumby Ave S

S Crystal Lake Dr

Hoffner Ave

Judge Rd

Conway Rd

Daetwyler Dr

SR-528-TOLL W Jetport Dr

E Michigan St

Lake Margaret Dr

Hurry Ford Rd

Shing Ave

Leevist

Cargo Rd

DEMOGRAPHICS

POPULATION SUMMARY	1 mile	3 miles	5 miles
2025 TOTAL POPULATION	6,818	112,812	285,759
2030 TOTAL POPULATION	6,979	114,163	292,605
2025 TOTAL HOUSEHOLDS	2,810	42,868	116,201
AVERAGE HOUSEHOLD INCOME	\$154,883	\$102,926	\$95,578
2025 DAYTIME POPULATION	6,481	149,622	430,045
HOUSEHOLD GROWTH RATE 2025-2030	0.4%	0.2%	0.5%



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