



**FIRST CAPITAL**  
Property Group  
*Commercial Real Estate Services*



# RETAIL SUITES FOR LEASE

2300 - 2304 Edgewater Drive, Orlando, FL 32804

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**For Lease: \$35.00 / SF, NNN**

Unit 2300: ± 1,328 SF

Unit 2304: ± 1,650 SF | 2nd Gen Restaurant

Prime retail at College Park's "Main & Main" with excellent visibility and strong signage exposure on Edgewater Dr (12,500 AADT)

Surrounded by a diverse lineup of thriving local businesses and nationally recognized brands

Situated in one of Orlando's most desirable, walkable neighborhoods, surrounded by affluent residential communities

Located in an Orlando Main Street district, benefiting from city-supported marketing, events, and consistent pedestrian activity

Within a STRIVE Orlando Tier 2 Opportunity Zone, offering potential economic incentives

Less than one mile from both I-4 and Orange Blossom Trail

## DEMOGRAPHICS

**2025**



Total Population



Total Households



Average HH Income

**1 Mile**

12,607

5,719

\$170,408

**3 Miles**

96,415

46,020

\$126,958

**5 Miles**

286,001

120,114

\$116,454

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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# NEIGHBORHOOD



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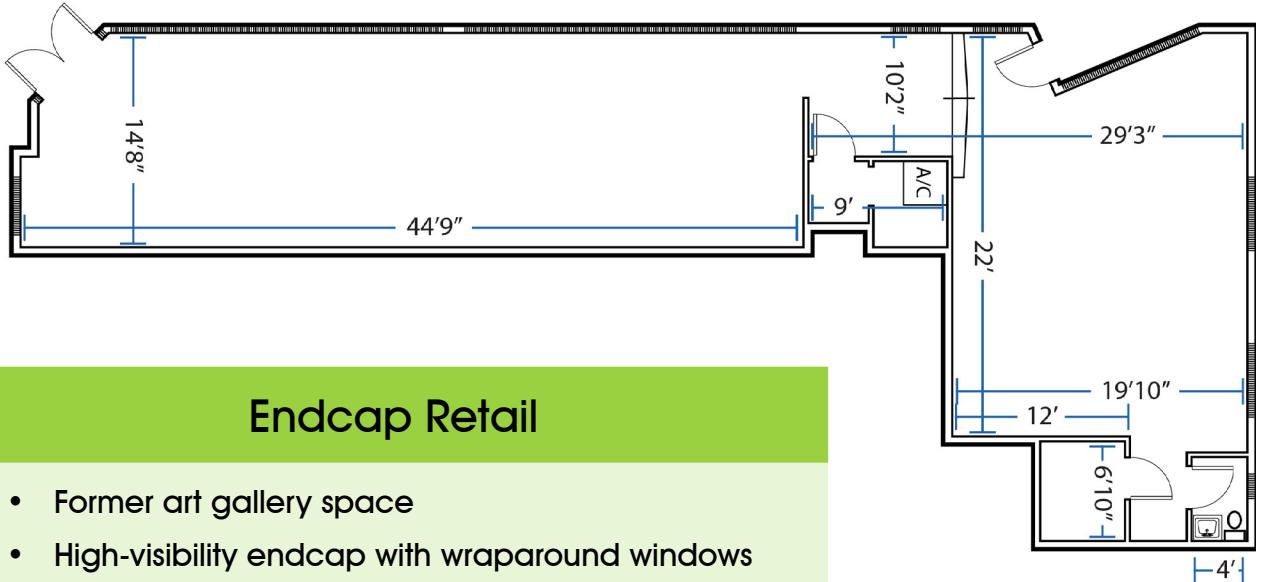
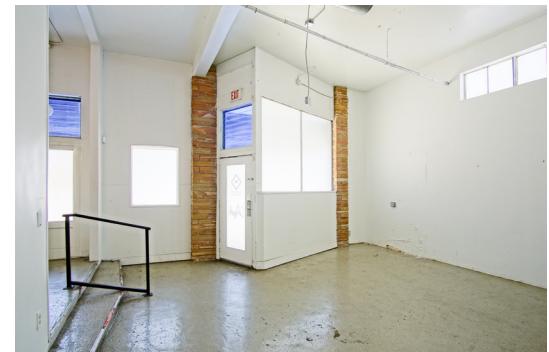
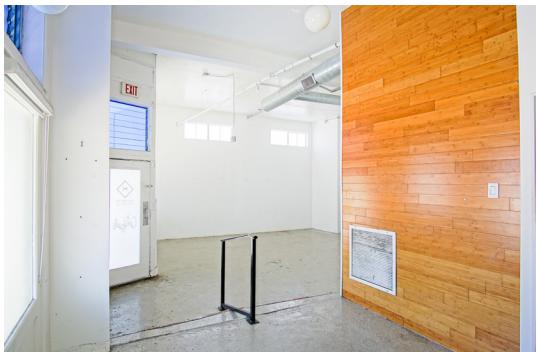
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# Unit 2300: $\pm$ 1,328 SF



## Endcap Retail

- Former art gallery space
- High-visibility endcap with wraparound windows on Edgewater Drive and Smith Street
- Commanding visibility at a signalized intersection



**TAKE A VIRTUAL TOUR VIA MATTERPORT**

Visit: <https://fcpg.com/2300-edgewater>

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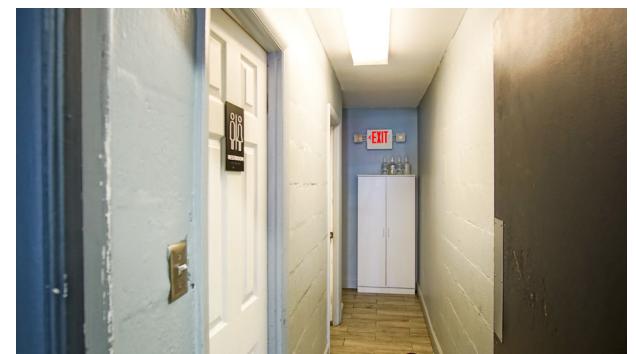
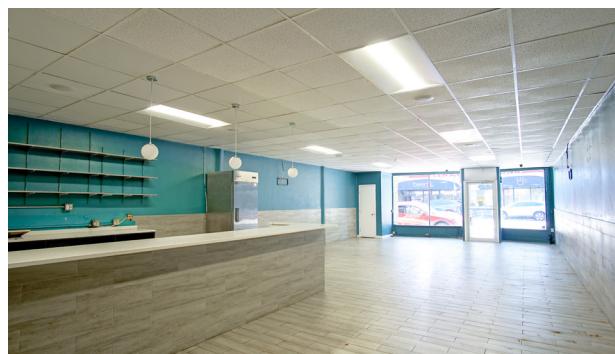
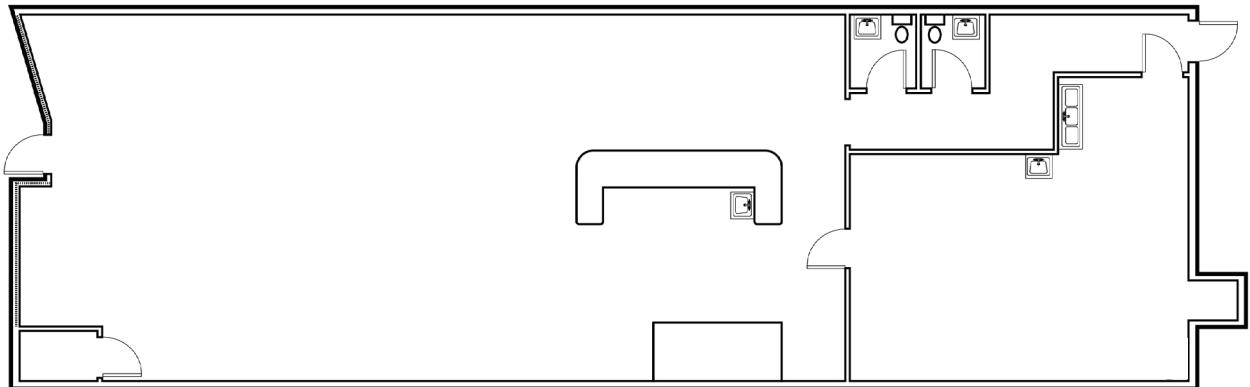
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# Unit 2304: $\pm$ 1,650 SF

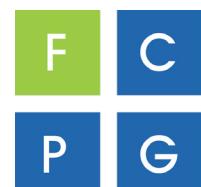
## 2nd Generation Restaurant

- Former College Park Café
- Restaurant-ready: ideal for fast-casual or full-service concepts



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