

Edgewater Pediatric



4804 EDGEWATER DR,
ORLANDO, FL, 32804

corcoran

PREMIER REALTY



Highlights:

- * Turn-Key Medical Office
- * Fully Paid-off Solar Panels
- * Established Layout for Single or Multi-Practice use
- * Excellent Visibility and Accessibility
- * Strong daily traffic counts

Ideal Uses:

- * Pediatric Practice
- * Internal Medicine/Family Practice
- * Specialty Medical (dermatology, cardiology, Dentistry, etc.)
- * Multi-physician group
- * Ideal for Owner-User or Investor



Building A
(2860 Sq. Ft)

- FULLY FURNISHED
- 6 EXAM ROOMS
- 1 FAMILY CARE ROOM
- WAITING AREA
- RECEPTION
- LABORATORY
- PATIENT BATHROOM
- STAFF BATHROOM
- 2 STORAGE SPACES
- 2 ADDITIONAL PRIVATE OFFICES

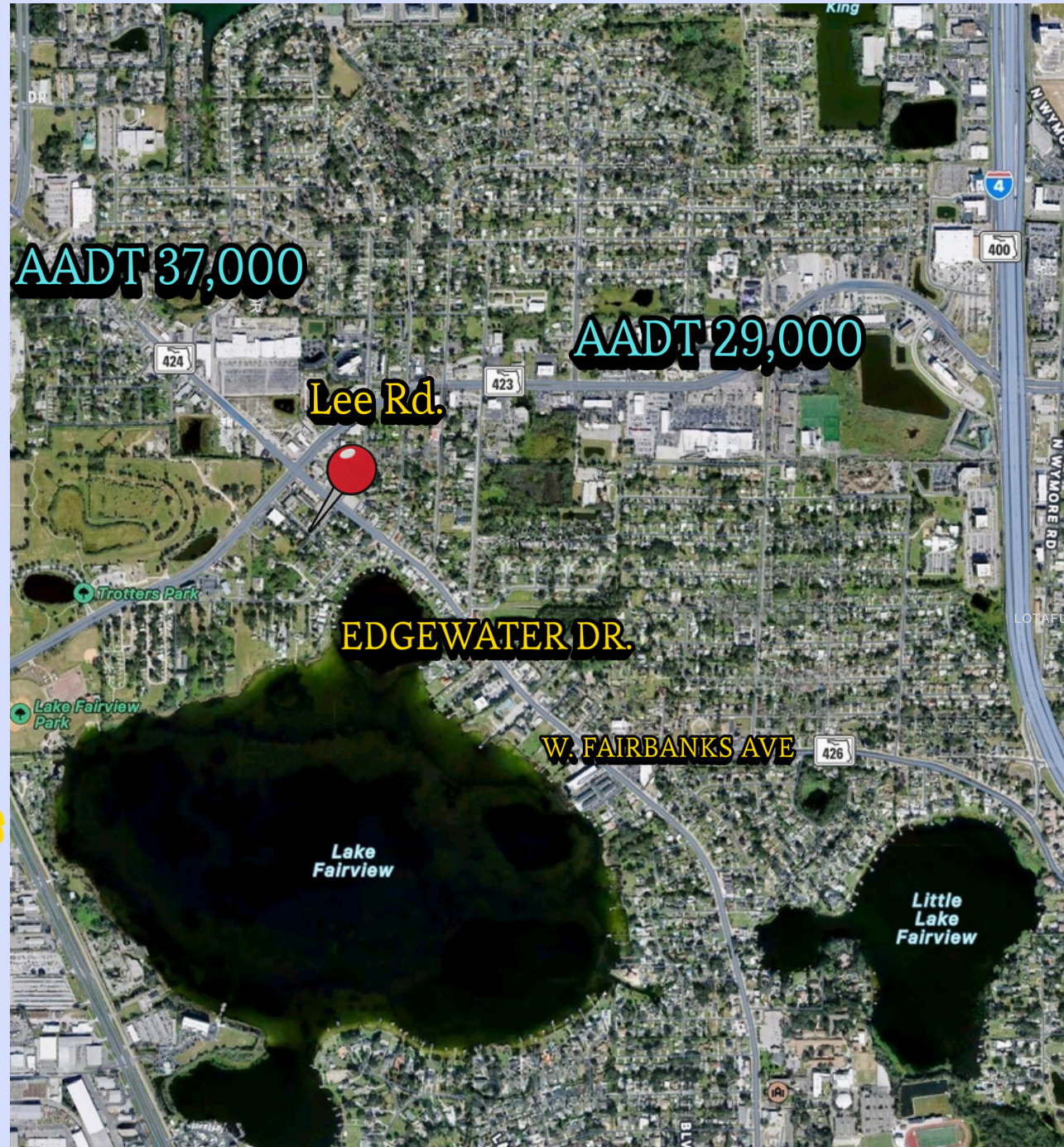
Building B
(1250 Sq. Ft)

- 3 EXAM ROOMS
- WAITING AREA
- RECEPTION
- LABORATORY
- 2 BATHROOMS
- 1 STORAGE
- 1 PRIVATE OFFICE



LOCATION

- * PRIME COLLEGE PARK LOCATION
- * NEAR EDGEWATER & LEE RD
- * HIGH VISIBILITY CORRIDOR
- * STRONG DAILY TRAFFIC EXPOSURE
- * DENSE RESIDENTIAL POPULATION
- * PROXIMITY TO WP & MAITLAND
- * EXCELLENT ROADWAY CONNECTIVITY
- * ESTABLISHED MEDICAL CORRIDOR
- * AFFLUENT SURROUNDING DEMOGRAPHICS



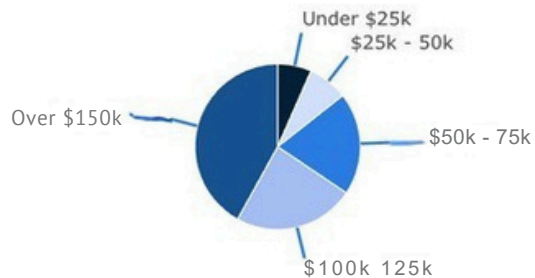
Demographic Snapshot

Household Income

\$119.5k
Median Income

\$157.2k
2028 Estimate

↑ 32%
Growth Rate

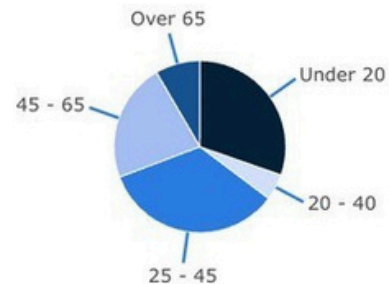


Age Demographics

38
Median Age

38
2028 Estimate

0%
Growth Rate



Housing Occupancy Ratio

9:1
13:1 predicted by 2029

Occupied

Vacant

Renter to Homeowner Ratio

1:1
1:1 predicted by 2029

Renters

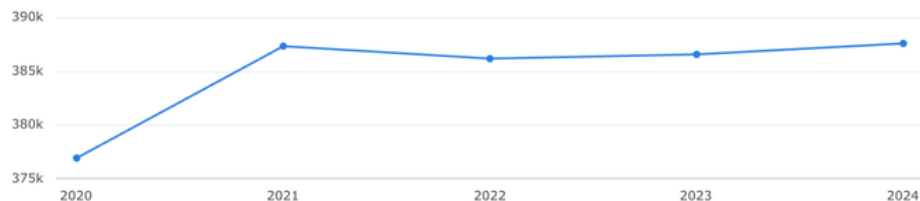
Homeowner

Population

387.6k

↑ 2%
Compared to 376.9k in 2020

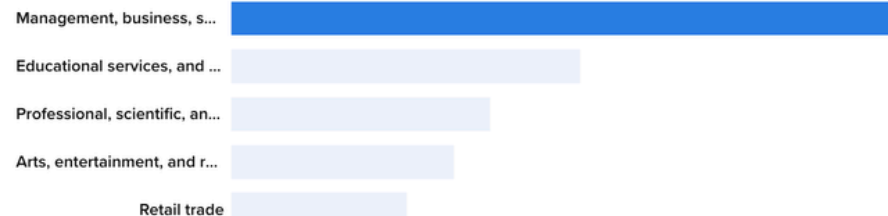
0%
Compared to 386.6k in 2023



Number of Employees

317.2k

Top Employment Categories



CONTACT

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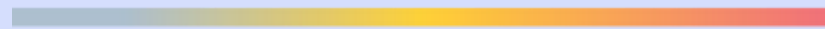
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