

RETAIL UNITS FOR LEASE IN COLLEGE PARK

TWO ADJACENT UNITS CAN BE LEASED SEPARATELY OR COMBINED

1317 - 1319 Edgewater Drive, Orlando, FL 32804



OFFERING SUMMARY

AVAILABLE SF:	1,250 - 2,771 SF
LEASE RATE:	\$24.00 SF/yr (MG)
PARKING:	CURB & PRIVATE
BUILDING SIZE:	2,771
ZONING:	MU-1/T/SP/AR
MARKET:	College Park
SUBMARKET:	Downtown Orlando

PROPERTY OVERVIEW

These two units on Edgewater in College Park can be leased separately as two stores or combined as one totaling 2,771 SF.

- 1317 UNIT LEASEABLE AREA - 1,250 SF
- 1319 UNIT LEASEABLE AREA - 1,521 SF

The property is highly visible from both north and southbound Edgewater Drive. College Park, like Orlando, has seen an economic resurgence in the past few years with newer businesses and restaurants along Edgewater. While near to core Orlando, College Park and the Edgewater storefront maintains a neighborhood feel and charm with local long term businesses and new establishments entering the area.

LOCATION OVERVIEW

The building is located on .11 acres on the east side of Edgewater Drive in College Park International Parkway approximately one-half mile south of Princeton and approximately one-quarter mile north of Lakeview. The property is located within the College Park business district and surrounding properties are mixed retail, restaurants and offices. The two units comprise the two northerly retail units of a row of six semi-attached buildings fronting the street. The properties to be leased include a small off-street parking surface in the rear of the building. There is public parking available at the curb along the street.

AVAILABLE SPACES	LEASE RATE	SIZE (SF)
1317 EDGEWATER DRIVE, ORLANDO FL 32804	\$24.00 SF/yr	1,250 - 2,771 SF
1319 EDGEWATER DRIVE, ORLANDO FL 32804	\$24.00 SF/yr	1,521 - 2,771 SF

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Inside Unit 1319



Inside unit 1317



Additional Parking in the back



Inside unit 1317

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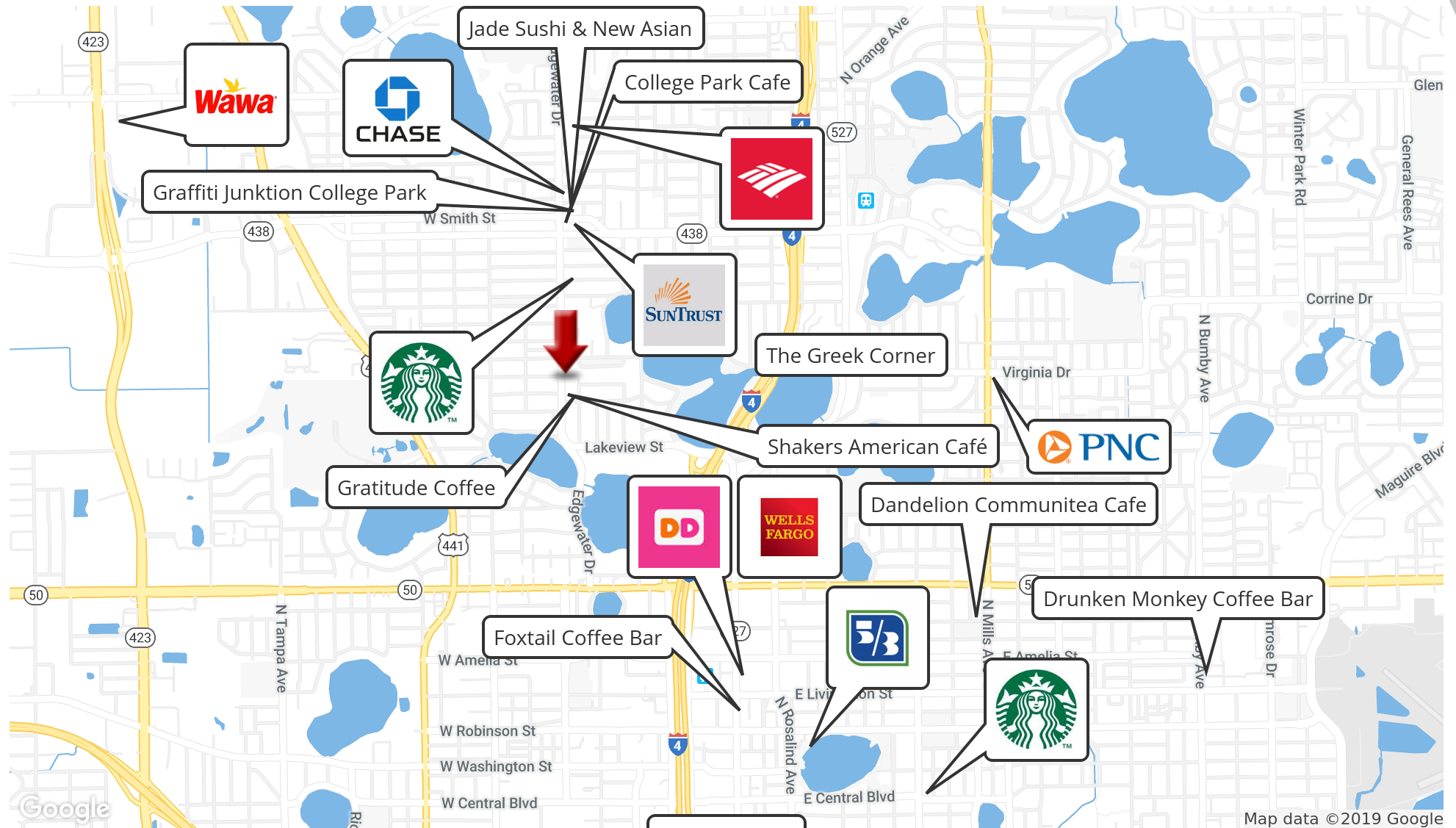
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