

PRIME RETAIL REDEVELOPMENT

COLLEGE PARK, ORLANDO
2816 EDGEWATER DRIVE, 32804



COMING SOON!
Fall 2026 Delivery

edgewater
MARKET GARDENS

“Globally Inspired, Locally Rooted”

Edgewater Market Gardens is more than just a commercial space – it’s a thoughtfully designed retail and dining destination in the heart of College Park, Florida.



A MARKETPLACE IN MOTION

- ❖ Commercial spaces with a soul.
- ❖ A vibrant hub where businesses, creators, and neighbors come together.
- ❖ A unique setting for businesses looking to connect with a vibrant, engaged community.
- ❖ Lush landscaping, shaded walkways, and inviting gathering spaces.
- ❖ From curated events, weekend markets, and seasonal activations, it’s a place where businesses flourish and community thrives.



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Concept Render | Overall Site

QUICK PROPERTY FACTS

- ❖ Zoning – ORL-MU-1/T/SP/AR/W (Mixed Use Corridor District)
- ❖ Land Use Code – Retail M/t 1
- ❖ 1.07 Acres | 7 Buildings
- ❖ Approximately 320 feet of frontage on Edgewater Drive (“The Drive”)
- ❖ Sits on the corner of Edgewater Drive and Clayton Street, right in the middle of The Drive
- ❖ Ample parking, which will include access to 2-hour street parking and additional off-site parking spaces
- ❖ Flexible Floorplan – from small shops ranging from 350 -700 SF; retail / restaurant spaces from 1,136 SF to 4,448 SF



Conceptual: Perspective View – Site Entry

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CONCEPTUAL | PERSPECTIVE VIEWS



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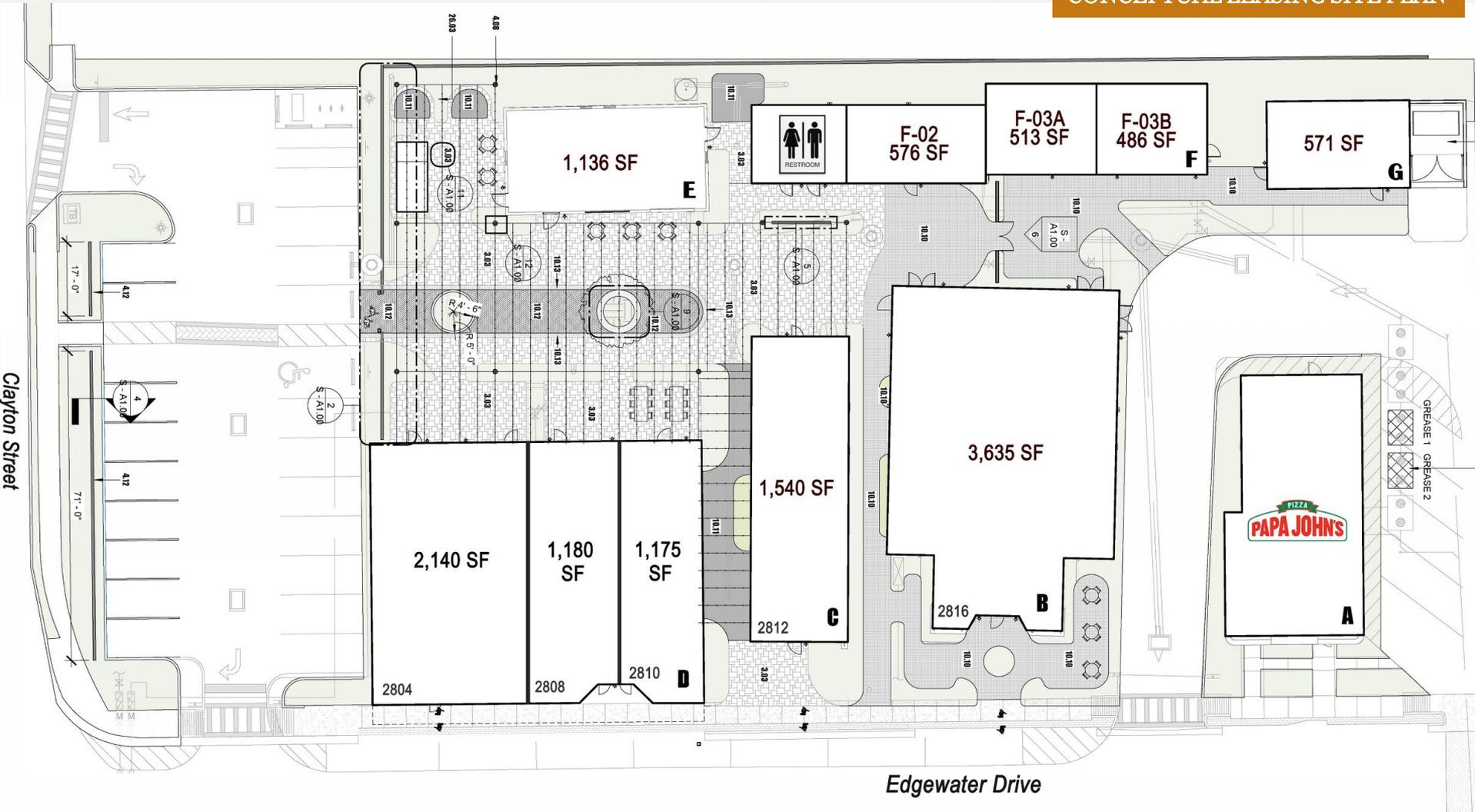
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PURE
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CONCEPTUAL LEASING SITE PLAN



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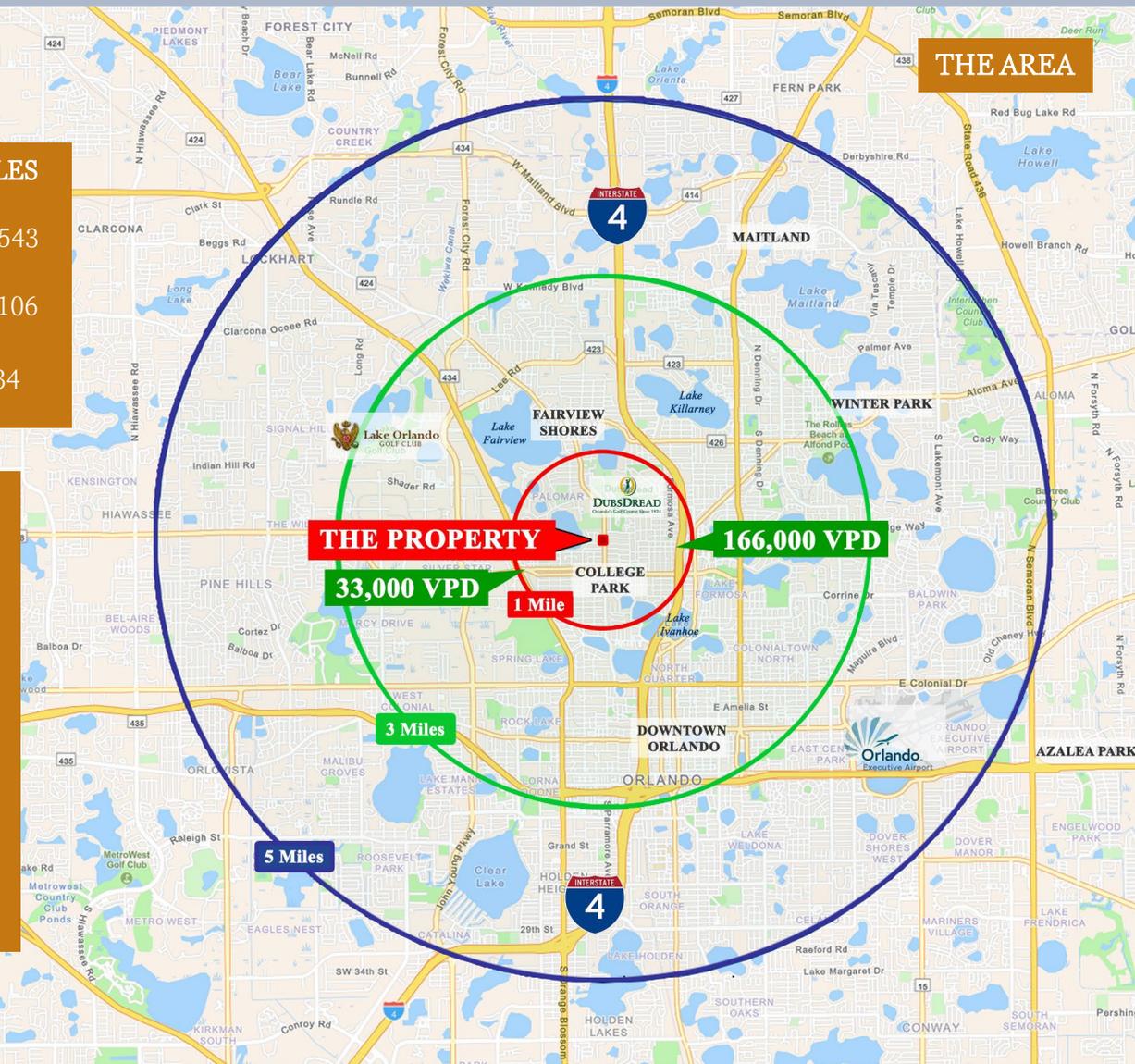
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THE AREA

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
	12,385	94,363	277,897	1,070,543
	\$164,799	\$122,019	\$113,387	\$101,106
	5,655	44,373	117,794	418,634

- ❖ Easy access to major thoroughfares:
 - Interstate 4 (I-4) about a mile east
 - US-438 half a mile south
 - US-441 approx. 1.29 miles west
 - SR 423 less than 2 miles west
 - SR 50 or Colonial Dr approx. 1.6 miles south.
- ❖ Close proximity to downtown Orlando's premier entertainment destinations, approximately 2.5 miles south, about 10-minute commute time.
- ❖ About 5 miles away from the Orlando Executive Airport and approximately 20 minutes to the Orlando International Airport.



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THE AREA

College Park
"The Ivy League of Neighborhoods"

+286 Students

+1,550 Students

760 Students

Orlando's Golf Course Since 1924

**High School
2,059 Students**

23,760 VPD

THE PROPERTY

166,000 VPD

RE/MAX

REGIONS

SUNOCO

CHASE

22,761 VPD

479 Students

- ❖ A mix of creativity, character and charm define this up-and-coming, walkable, family-friendly district.
- ❖ A community-centric vibe and local lifestyle are cultivated in this destination complete with casual dining, outdoor activity, entertainment, and affordable single-family homes.
- ❖ Nearby Neighborhoods: Ivanhoe Village Park, Winter Park.



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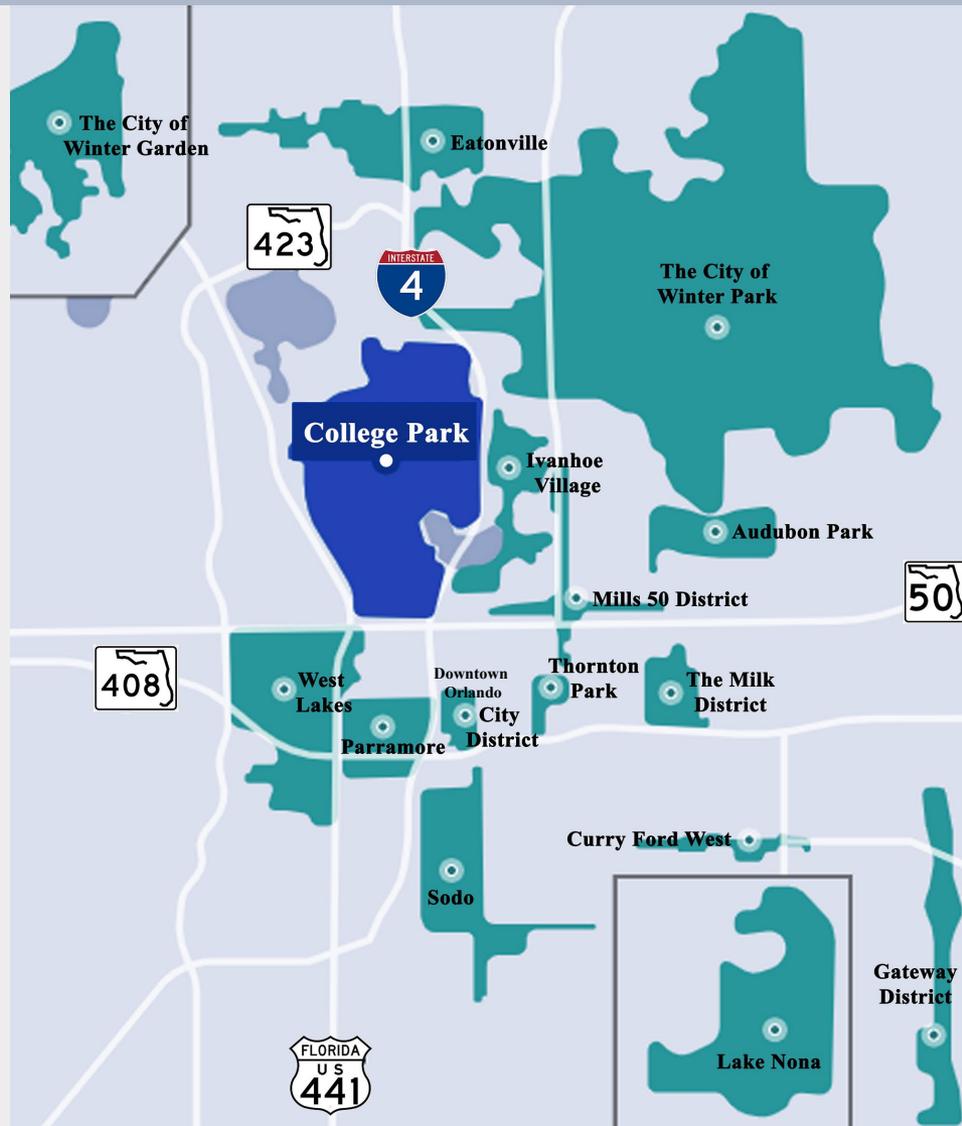
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MORE ABOUT COLLEGE PARK

- **College Park** is located just north of downtown Orlando's core, a vibrant neighborhood where you can experience urban living with a small-town feel.
- From street festivals to wine walks – the next community event is just around the corner.
- This affluent College Park neighborhood is known for its 20th century cottages, abundant green spaces, lakes and university-themed streets. It is home to the **Dubsdread Golf Course**, a landmark golf course that celebrated its 100th birthday in 2024.
- Clustered along the main street, **Edgewater Drive**, are some of the finest local retailers, unique boutiques, vintage stores, and award-winning restaurants.
- The neighborhood's community pride can be felt at any one of the popular annual events that help bring alive the vibrancy, optimism, and shared values of College Park.



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For Pre-Leasing Information:

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