

commercial
building
for
LEASE

3,056 sf

\$7,500/Month MG

- + land: 22,788 sf
- + zoning: c-2
- + built: 1965
- + signage: pylon
- + parking: ample

4401 edgewater dr
orlando, florida 32804

4401
EDGEWATER
DRIVE

the property



*Approved
for Auto
Sales*

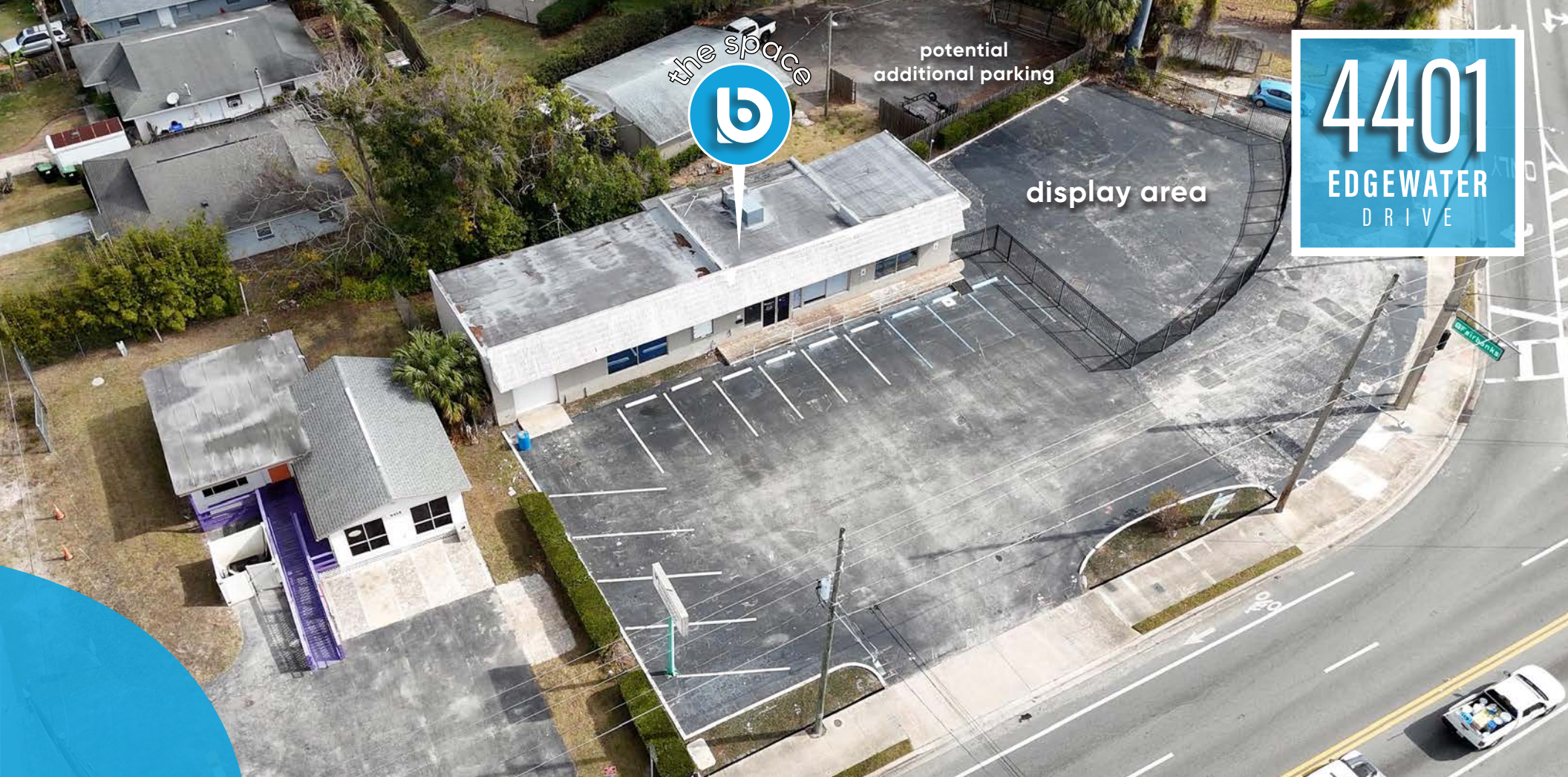
edgewater dr

fairbanks ave

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Bishop Beale Duncan
COMMERCIAL REAL ESTATE



highlights

freestanding
college park
commercial
building
with outdoor
display

- Large outdoor display area for auto or outdoor equipment sales
- Open retail / showroom interior space private offices
- Flexible C-2 zoning On the hard corner of Edgewater Drive and Fairbanks Avenue
- Minutes from I-4 and close to College Park, Winter Park, and Maitland
- Traffic Counts:
23,500 AADT on Edgewater Drive
35,500 AADT on Fairbanks Avenue



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

front elevation

4401
EDGEWATER
DRIVE



elevation



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back elevation

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space details



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fenced display area

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EDGEWATER
DRIVE



exterior



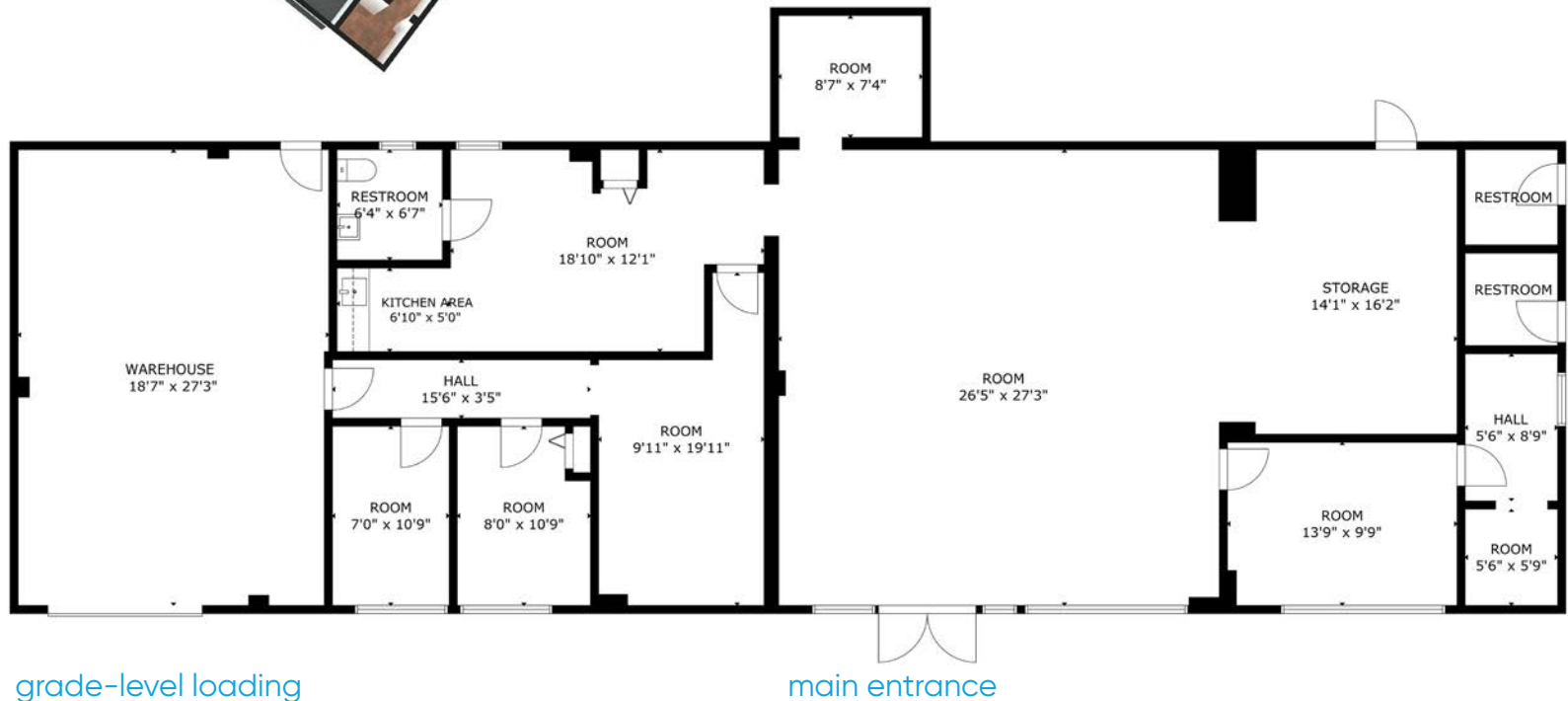
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4401 edgewater rd | 3,056 sf

4401
EDGEWATER
DRIVE

space features:

- Large main area
- Break area
- Storage with
- 1 interior restroom
- 2 exterior restrooms



interior photos

4401
EDGEWATER
DRIVE



interiors



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location aerial

4401
EDGEWATER
DRIVE

downtown
orlando

fairbanks ave

edgewater dr

the property



stapoint

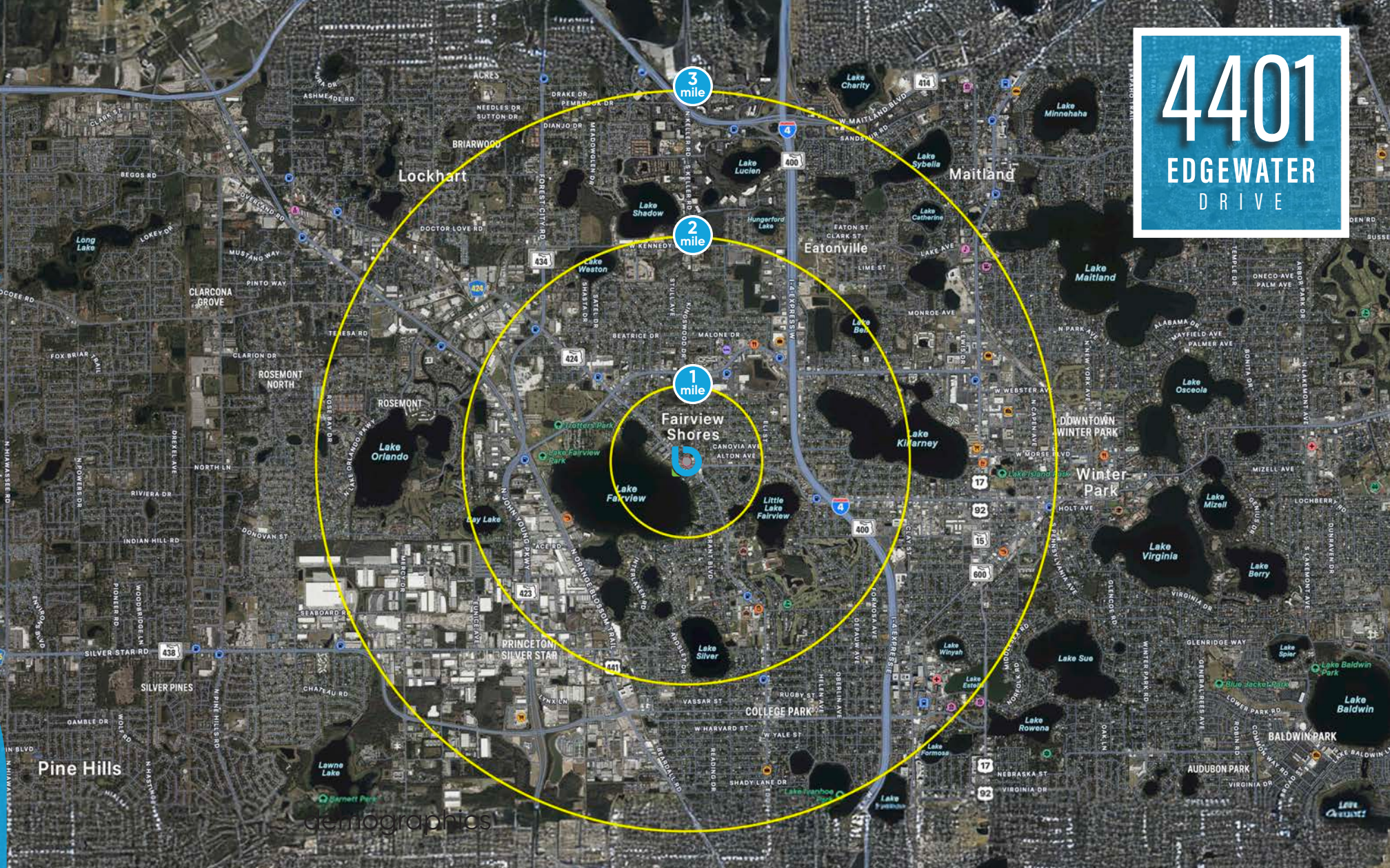
interiors



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4401 EDGEWATER DRIVE

location & demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,967	\$84,468	875	5,816
2-Mile	35,689	\$84,347	4,027	33,837
3-Mile	88,456	\$89,507	12,755	111,806

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