



OFFICE SPACE FOR LEASE

6211 Edgewater Dr, Orlando, FL 32810

Single-Story Office Building
for Lease Available December
2024

- Ample surface parking and yard space
- Direct ingress/egress to All American Blvd & Edgewater Dr
- Secure yard with lay down, parking, and storage
- Well located service location with close proximity to labor pool
- Walking distance to Edgewater Dr bus route
- Well maintained and flexible interior layout



ASKING PRICE:

Call for Pricing



AVAILABLE SPACE:

5,145± SF
Office Space



PARKING:

Ample parking



ZONING:

C-3



TRAFFIC COUNTS:

On Edgewater Dr:
22,000± vehicles/day



YEAR BUILT:

2005



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Se Habla Español

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For More Information: HarbertRealty.com

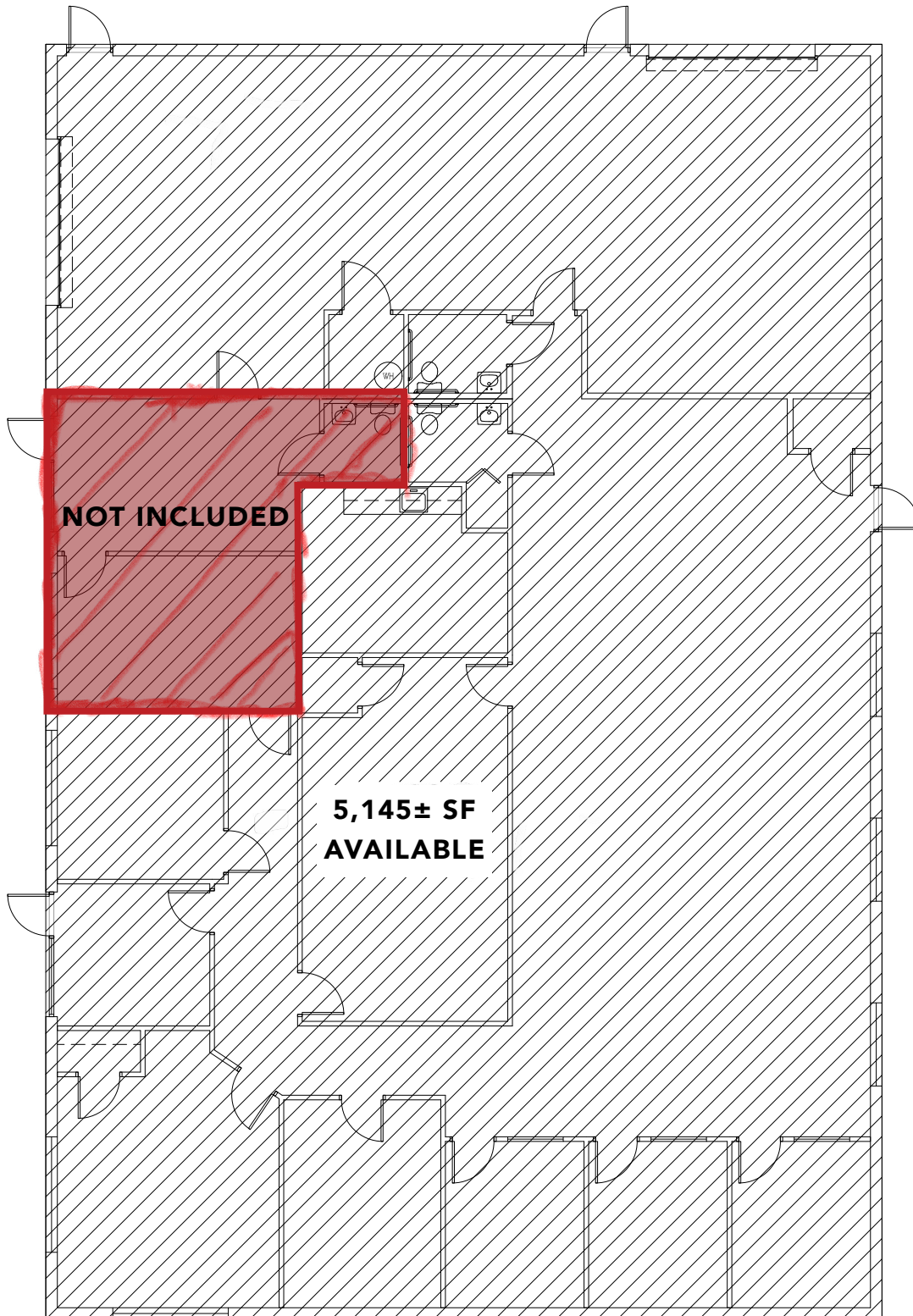
400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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FLOOR PLAN



HARBERT
REALTY SERVICES

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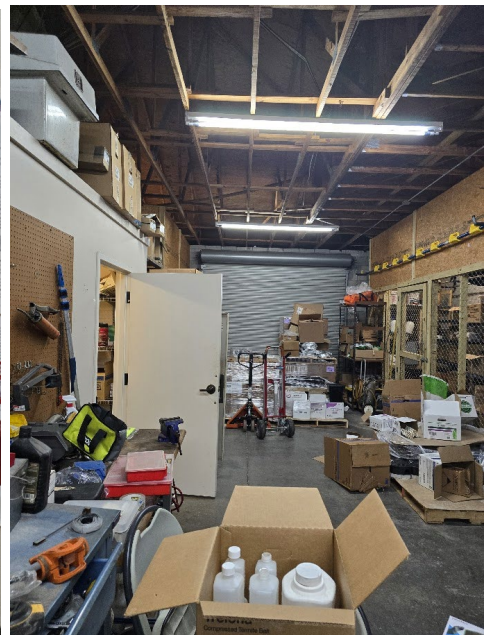
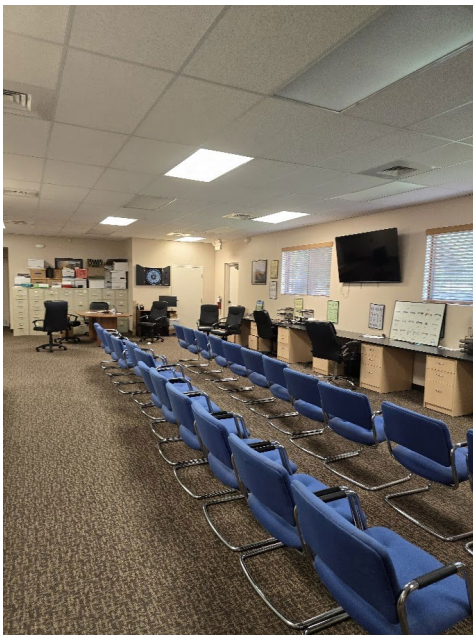
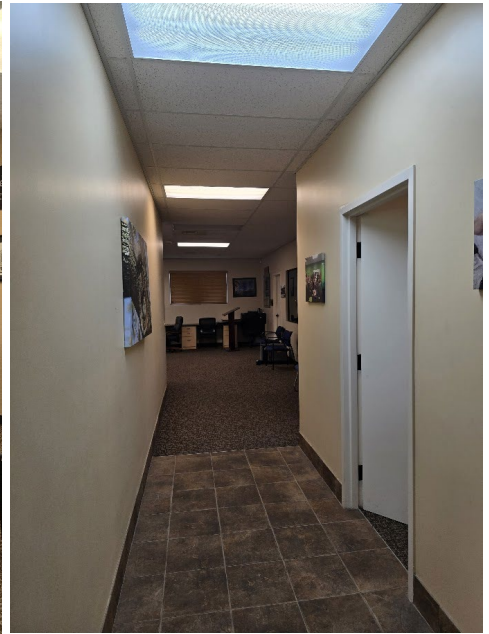
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PHOTOS

BUILDING INTERIOR



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AERIAL VIEW



DRIVE TIMES

- 7 minutes**
to Interstate 4
- 15 minutes**
to SR 408
- 25 minutes**
to Orlando Executive Airport
- 30 minutes**
to Orlando International
Airport (MCO)



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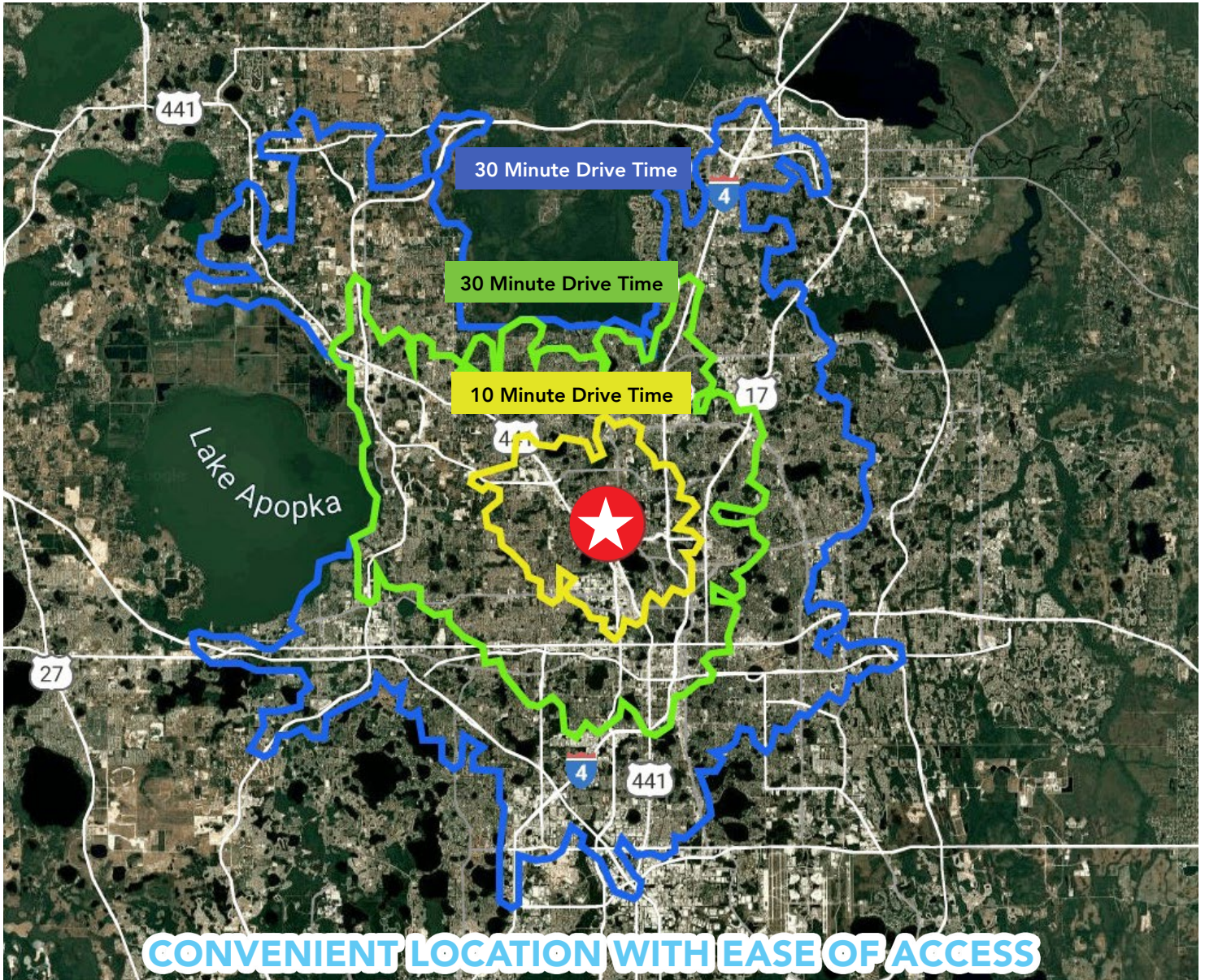
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DEMOGRAPHICS



POPULATION		
1 Mile	3 Miles	5 Miles
12,482	91,767	272,130

EMPLOYEES		
1 Mile	3 Miles	5 Miles
8,606	65,895	183,467

AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$61,548	\$95,948	\$109,688



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