

FOR LEASE- 5424 EDGEWATER DRIVE ORLANDO FLORIDA 32810



OFFERING SUMMARY

Lease Price:	\$4,350 /MONTH
Lease Type:	Modified Gross
Number of Units:	1
Lot Size:	0.83 Acres
Building Size:	1796 SF

ALYSSA RODRIGUEZ & ANTHONY TUEROS
407-802-7798 / 954-516-9211



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PROPERTY HIGHLIGHTS

- ±3,800 SF total area:
 - ±1,800 SF office (largely built-out / turnkey)
 - ±2,000 SF warehouse/storage space
- Furnished Office space with functional layout
- Large fenced yard offering secured storage and operations -- including on site shipping containers + 2 Large Storage sheds on site
- Multiple access points for equipment, vehicles, and deliveries
- On-site parking + additional yard parking capability
- Solar power system reducing operating expenses
- High-visibility frontage along Edgewater Drive

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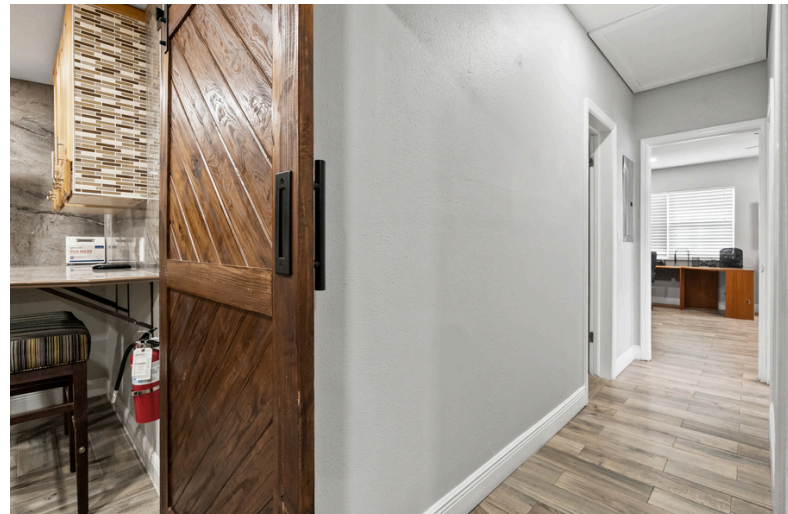
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LOCATION AND ZONING DESCRIPTION

Zoning: C-2 (General Commercial / Orange County)

The C-2 designation allows for a wide variety of commercial and light industrial uses, making this an extremely versatile asset.

Permitted / Ideal Uses Include:

- Contractor yard / service business headquarters
- Construction, HVAC, plumbing, electrical companies
- Equipment rental or storage yard
- Office + warehouse / distribution
- Automotive or specialty trade uses (verify specific use)
- Showroom with outdoor inventory
- Creative studio / flex industrial
- Event or hybrid-use concept space

Key Advantage:

Very few properties in this corridor offer true outside storage + office + warehouse under one zoning classification, making this particularly attractive for users needing operational flexibility.

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LOCATION HIGHLIGHTS

- Direct frontage on Edgewater Drive (SR-424) – a major commercial corridor
- Just off Lee Road with immediate connectivity to Interstate 4
- Approximately 15 minutes to Downtown Orlando
- ~1 mile from the highly desirable College Park district
- Centrally located between:
 - Downtown Orlando
 - Maitland
 - Altamonte Springs

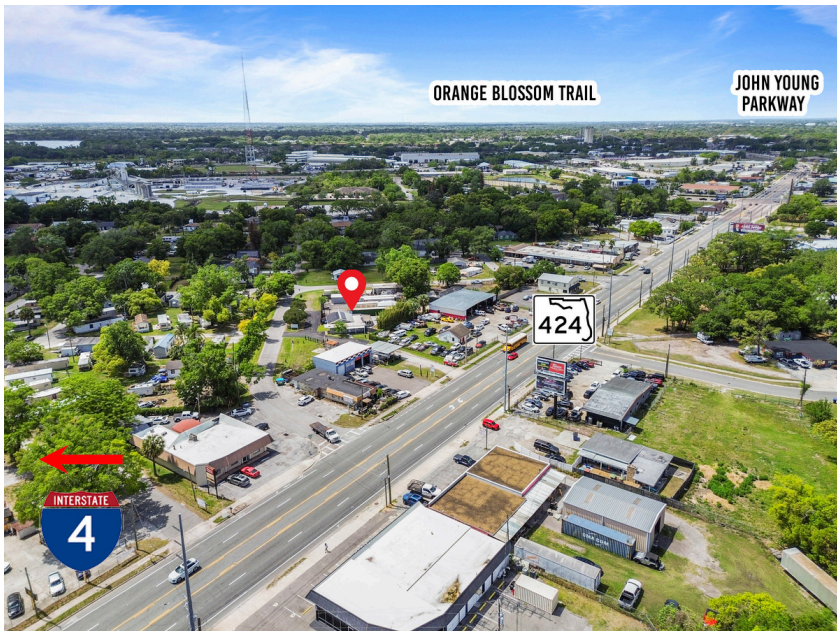
This location provides excellent accessibility for both employees and service routes across the Orlando MSA.

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LINES ARE APPROXIMATE

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DEMOGRAPHICS & MARKET OVERVIEW (ORALNDO MSA/ 32810 SUBMARKET)

- Strong population density with consistent workforce availability
- Diverse labor pool supporting service, trade, and logistics industries
- Central Orlando location ideal for regional service coverage
- High traffic counts along Edgewater Drive support visibility and branding
- Continued growth and redevelopment in surrounding submarkets

Market Positioning:

- The property sits in a transitional corridor where commercial, service industrial, and residential uses intersect, creating demand for flexible-use properties like this.

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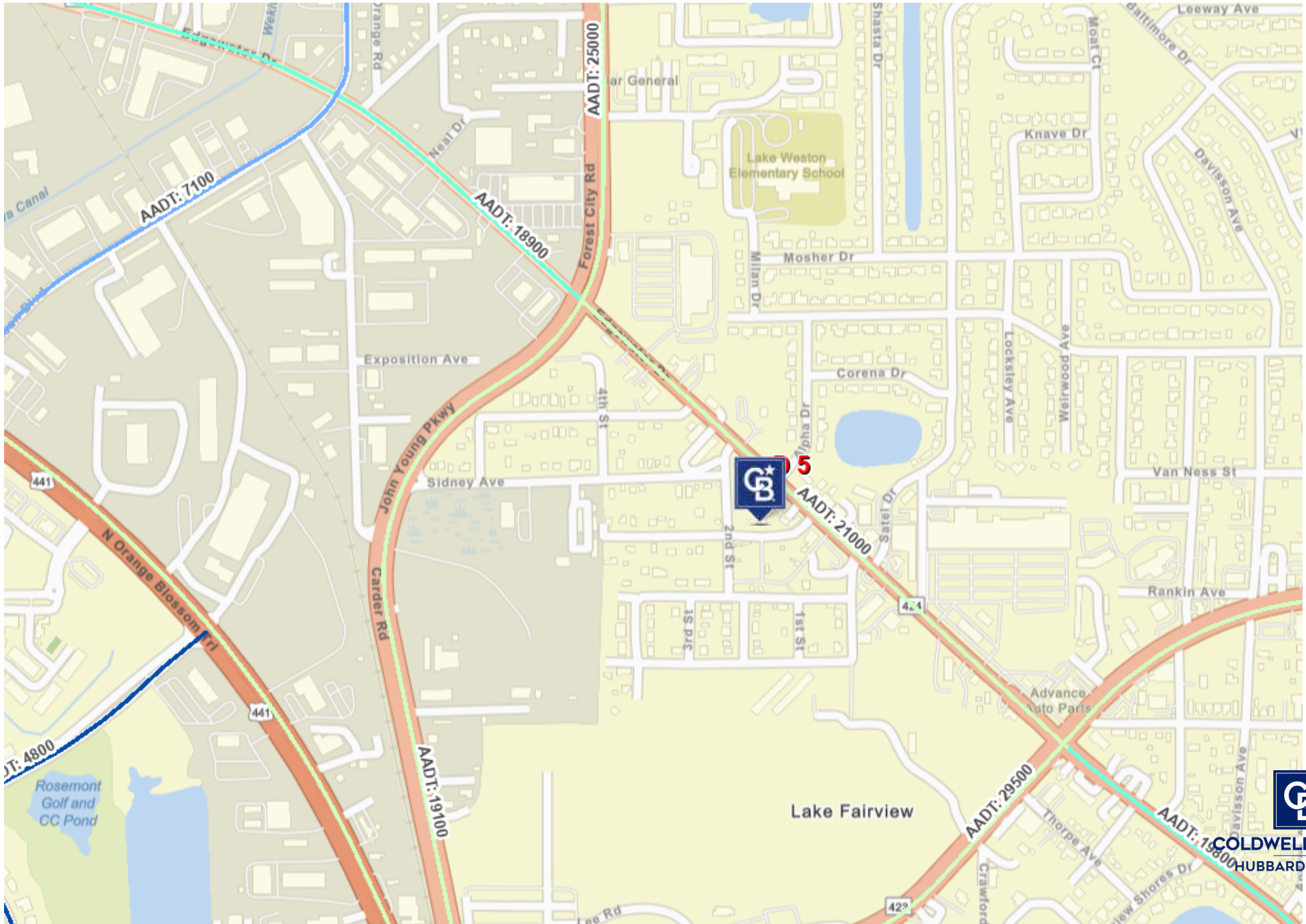
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FDOT TRAFFIC MAP



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AREA ANALYTICS



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DEMOGRAPHICS (IMMEDIATE AREA + TRADE AREA)
1-3 MILE RADIUS (TYPICAL FOR THIS POCKET)
(COMPILED FROM AREA + NEIGHBORHOOD DATASETS)

POPULATION: 75,000 – 150,000+
MEDIAN HOUSEHOLD INCOME: \$65K – \$85K+
AVERAGE HOUSEHOLD INCOME: \$80K+
MEDIAN AGE: 35-54 (OLDER SKEW CLOSER TO EDGEWATER CORRIDOR)
HOMEOWNERSHIP: 55-65%

STABLE, MIDDLE-INCOME WORKFORCE BASE
MIX OF BLUE-COLLAR + WHITE-COLLAR HOUSEHOLDS
STRONG DENSITY OF SMALL BUSINESS OWNERS & TRADESPEOPLE
BROADER ORLANDO MARKET CONTEXT

ORLANDO METRO POPULATION: 2.6M+ (RAPID GROWTH MARKET)
STRONG IN:
CONSTRUCTION & TRADES
TOURISM & SERVICE ECONOMY
HEALTHCARE & LOGISTICS

THIS CORRIDOR BENEFITS FROM POPULATION GROWTH + INFILL DEMAND, NOT JUST LOCAL TRAFFIC.
NEIGHBORHOOD PROFILE (EDGEWATER / COLLEGE PARK INFLUENCE) DESCRIBED AS:
ESTABLISHED, TREE-LINED RESIDENTIAL POCKETS
ADJACENT TO HIGHER-END RETAIL/DINING IN COLLEGE PARK
AVG INCOME LOCALLY: ~\$80K+
OLDER DEMOGRAPHIC POCKETS (50+) MIXED WITH YOUNGER PROFESSIONALS

THIS CREATES A SPLIT CONSUMER BASE:
SOUTH (COLLEGE PARK) → HIGHER-END, BOUTIQUE RETAIL
NORTH (LEE RD AREA) → SERVICE, AUTOMOTIVE, CONTRACTOR-HEAVY DEMAND

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