



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

4415 Edgewater Drive  
Orlando, FL 32804

## LIGHT RETAIL/OFFICE IN COLLEGE PARK



## FOR LEASE

- + Lease Rate: \$28.50 MG
- + Land Size: 7,500 SF
- + Available Space: 1,188 SF
- + Building Size: 1,188 SF
- + Primary: Office
- + Secondary: Retail



## Highlights

- Great location near College Park, Winter Park, and Downtown Orlando
- Easy Access and High Visibility
- Large Land/Building Size
- Ample Parking
- Year Built/Renovated: 1970/2020

### PATRICK GOETZ

Vice President  
(407) 734.7210  
Pat@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

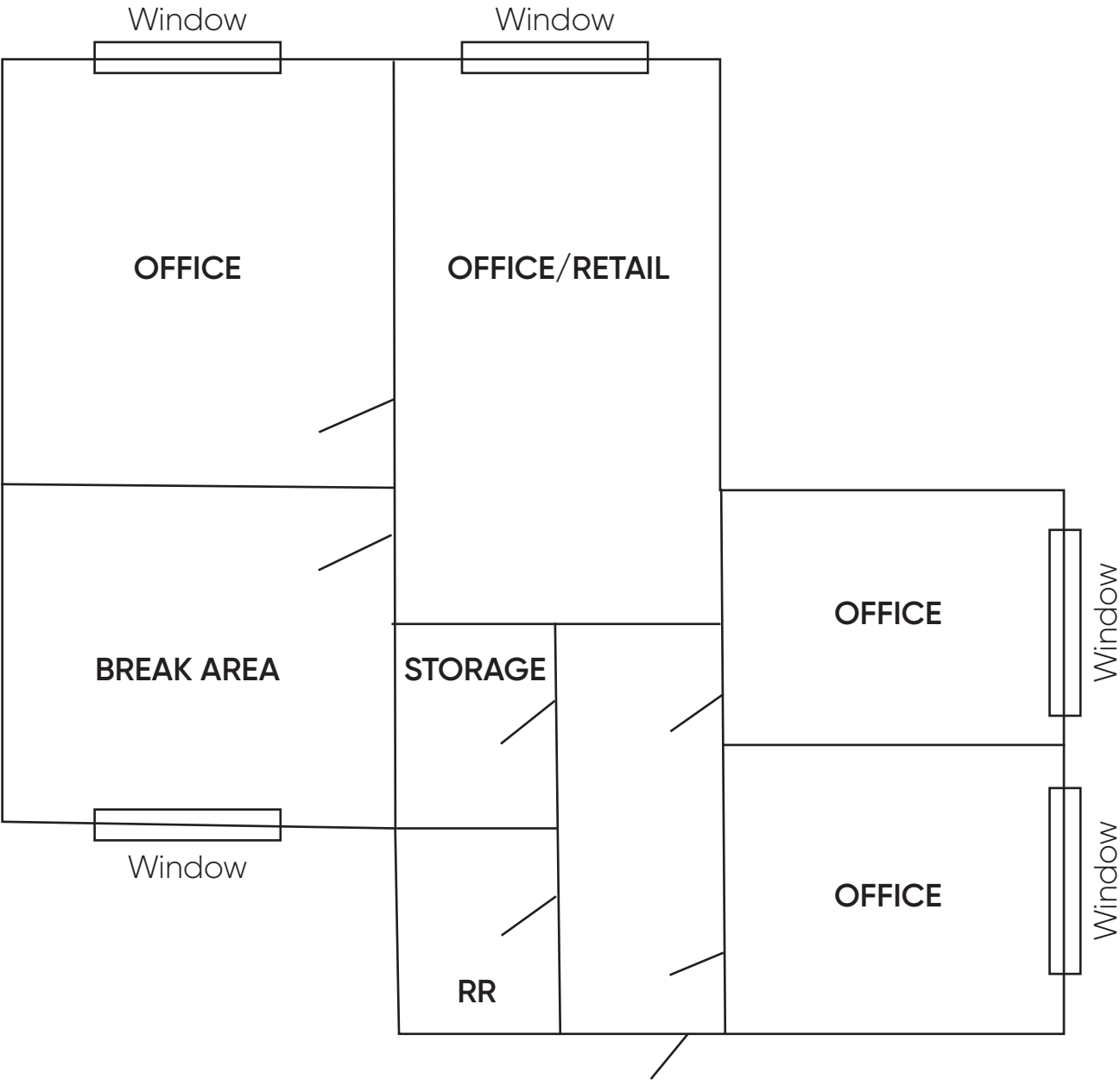


### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

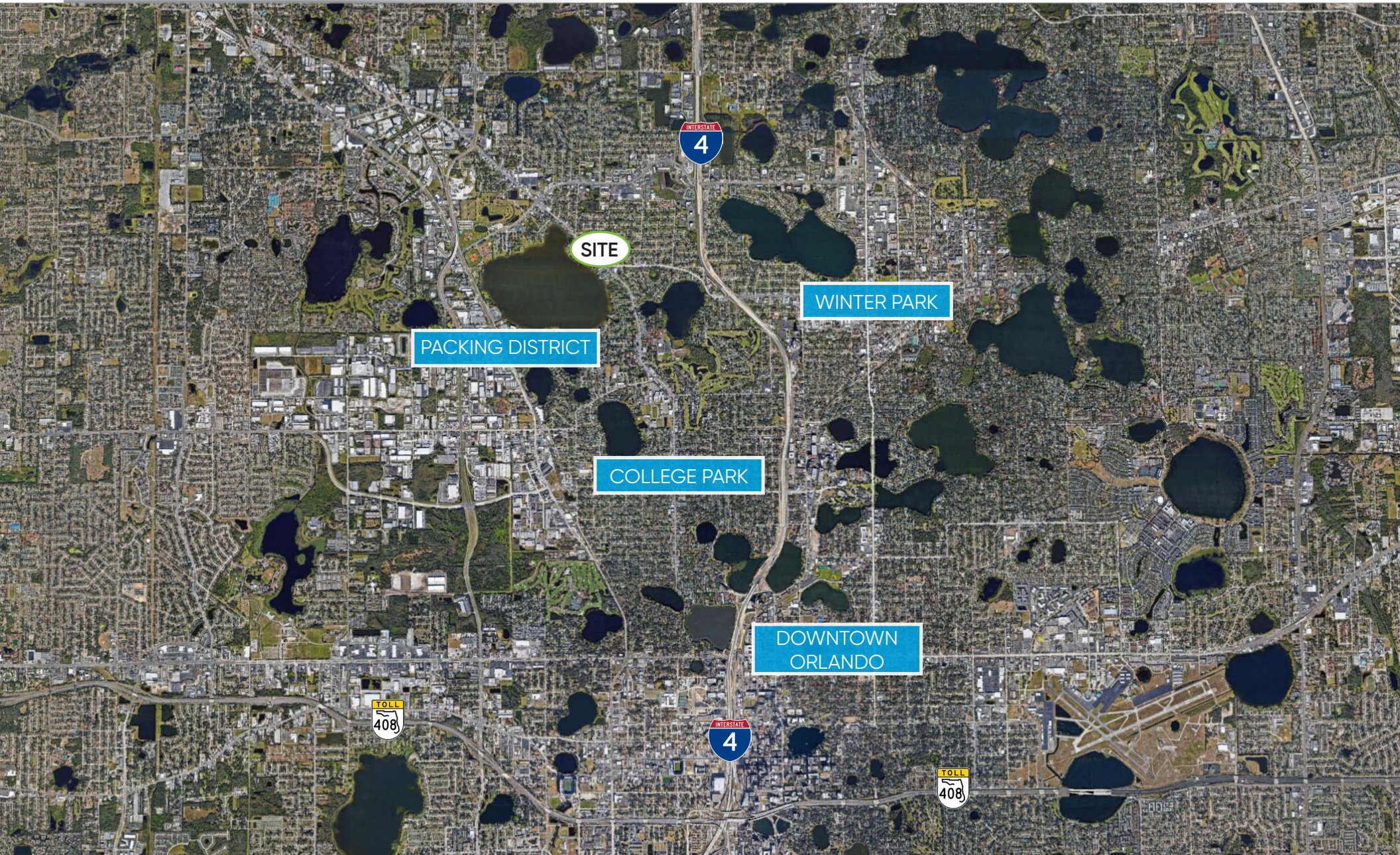
[www.BBDRE.com](http://www.BBDRE.com)

# Floor Plan



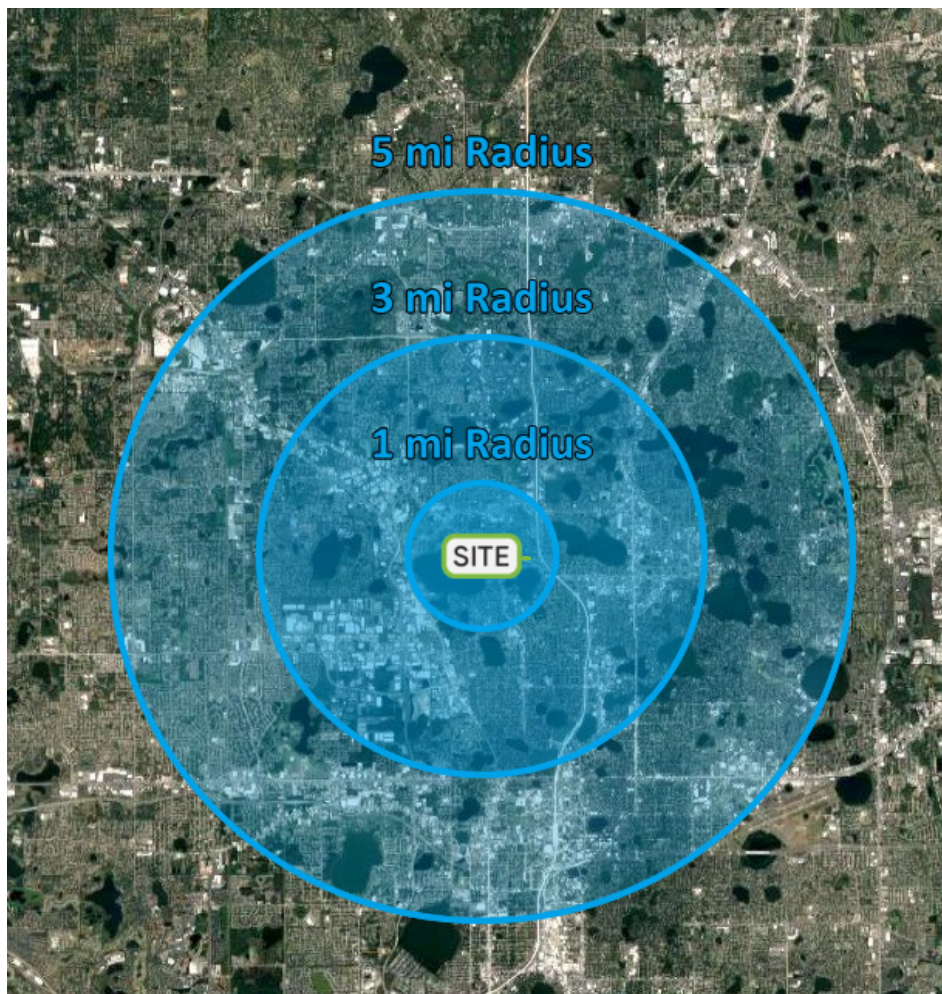


# Site Location

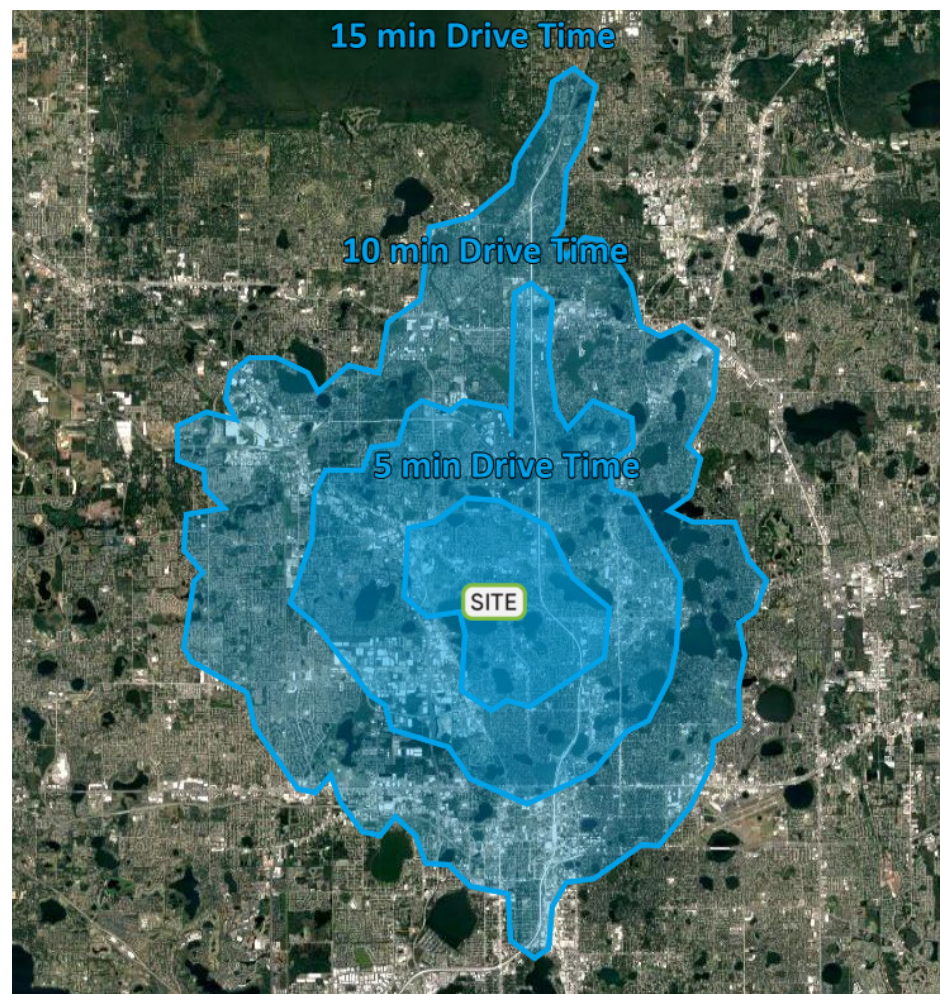




# Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	6,915	\$76,456	876	6,079
3-Mile	83,702	\$92,073	13,015	111,429
5-Mile	279,789	\$88,458	33,081	255,050



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	19,057	\$77,095	2,511	19,771
10-Minutes	97,310	\$88,505	14,523	120,353
15-Minutes	264,455	\$86,699	32,397	249,609