



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

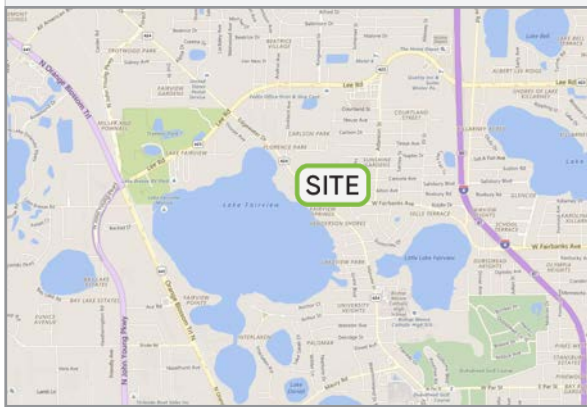
4401 Edgewater Drive
Orlando, FL 32804

**FREESTANDING COLLEGE PARK COMMERCIAL BUILDING
WITH OUTDOOR DISPLAY**



FOR LEASE

- + Lease Rate: \$7,500/Month MG
- + Total Building: 3,056 SF
- + Land Size: 22,788 SF
- + Zoning: C-2
- + Signage: Pole
- + Parking: Ample
- + Loading: Grade Level



Highlights

- 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

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Building Layout

