



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

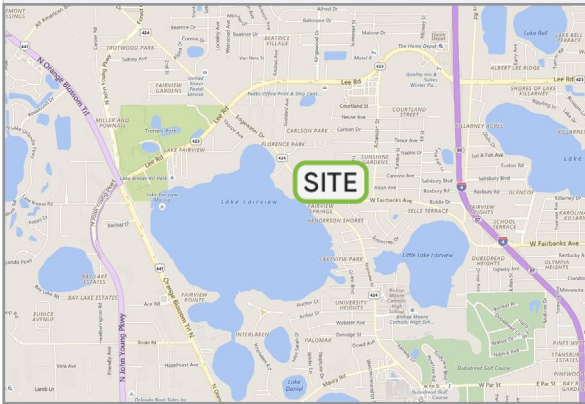
4401 Edgewater Drive
Orlando, Florida 32804

**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

- Located on the hard corner of Edgewater Drive and Fairbanks Avenue, providing excellent exposure on the well-traveled roads
- Minutes from I-4 and close to the affluent neighborhoods of College Park, Winter Park, and Maitland
- The property offers a large outdoor display area and plenty of retail/showroom space
- C-2 zoning allows for outside display area and also permits auto sales
- Traffic Counts:
23,500 AADT on Edgewater Drive
35,500 AADT on Fairbanks Avenue

PATRICK GOETZ

Vice President
(407) 734.7210
Pat@BBDRE.com



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

www.BBDRE.com

Building Layout

