

RETAIL  
FOR LEASE

# College Park Retail Space

1313 Edgewater Dr. Orlando, FL 32804



LEASE RATE  
**\$18 PSF**

Located in the heart of vibrant College Park, this recently renovated space features incredible access to downtown Orlando and I-4. This former dance studio boasts a flexible wide open center space and 3 offices. Its popular Edgewater Drive location provides 15,700 vehicles of daily traffic.

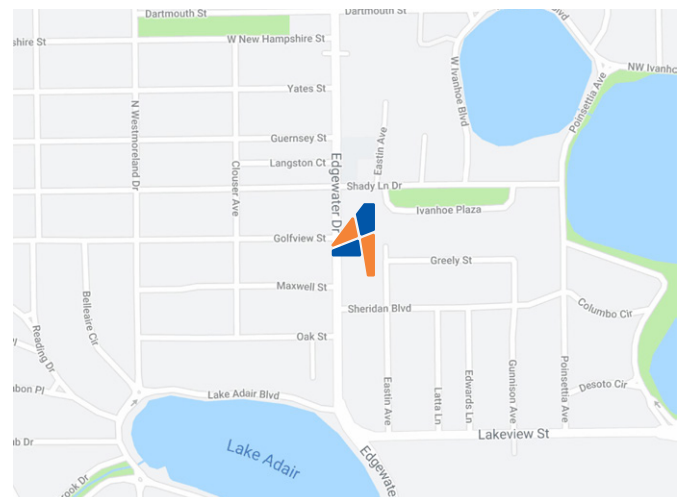
## Property Details

Building Size:	±1392 SF
Rentable Square Footage:	±1392 SF
Primary Type:	Retail
Additional Type:	Office
Stories:	One
Year Built / Age:	1,952/68
Signage:	Building Front
Number of Offices:	3
Traffic Count:	15,700 Vehicles / Day

## Property Highlights

- Excellent access to Downtown Orlando
- Walkable College Park Community
- Edgewater Drive frontage
- Minutes from I-4 and Colonial Drive

## Location



	1 Mile	3 Miles	5 Miles
Population	11,519	87,563	284,445
Households	5,830	42,325	119,507
Average HHI	\$106,861	\$88,158	\$77,806

PRESENTED BY

Nicholas Fouraker CCIM

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INFORMATION

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ADDITIONAL  
PHOTOS

# College Park Buildings

1313-1315 Edgewater Dr. Orlando, FL 32804



1313 Edgewater Dr.

±1,392 SF

Former Dance Studio



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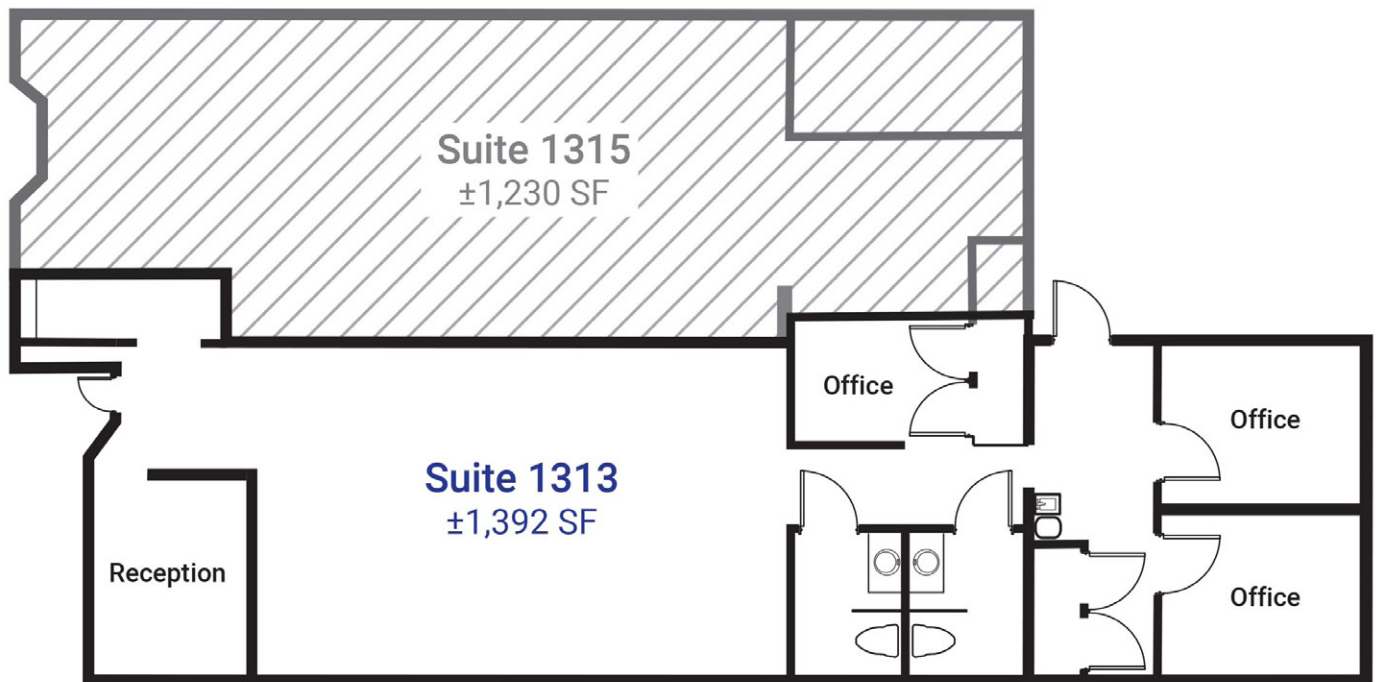
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## 1313 Edgewater Dr. Floor Plan

±1,392 SF

Former Dance Studio



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POINTS OF  
INTEREST

College Park Buildings  
1313-1315 Edgewater Dr. Orlando, FL 32804



Sampling of National & Regional Points of Interest within 1 mile of property



NATIONAL



REGIONAL



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LOCATION  
**AERIAL**

**College Park Buildings**  
1313-1315 Edgewater Dr. Orlando, FL 32804



## Sampling of National & Regional Points of Interest within 1 mile of property



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