

Edgewater & Fairbanks Office / Warehouse

4340 Edgewater Dr, Orlando, FL 32804

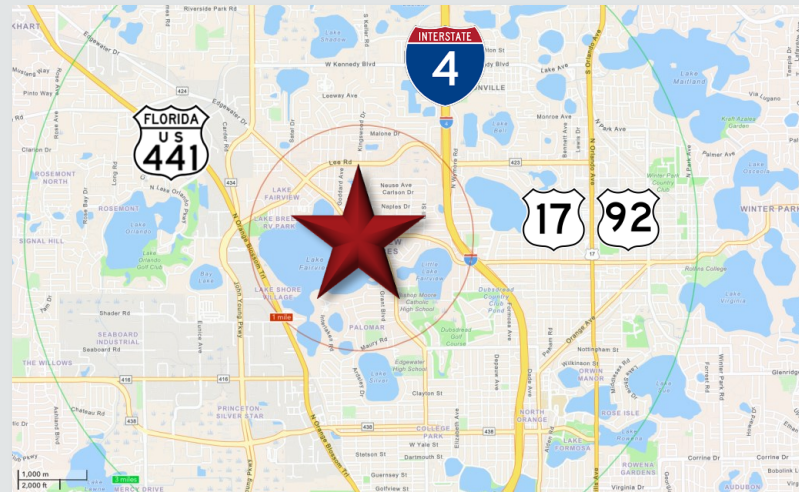
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



\$21.00 psf/yr MG

LOCATION DETAILS

Situated along Edgewater Drive at the terminus of the three-leg intersection where Fairbanks Avenue ends. This area sees high traffic counts, with +22,300 CPD on Fairbanks Avenue and +22,500 CPD on Edgewater Drive in 2023. Nearby major thoroughfares include Lee Road, US 441, and I-4, less than 1 mile away.



LISTING DETAILS

- **±7,023 SF** Office building / warehouse
- **Excellent visibility** with 125 feet of direct frontage on Edgewater Dr
- **Traffic signal at the entrance/exit** allows easy access to the front parking lot (15 spaces, including a Tesla charging space) with additional parking in the back
- Includes **1 roll-up door**, a covered outdoor storage area with gate, and boating dock overlooking Lake Fairview in the back
- Zoned C-2

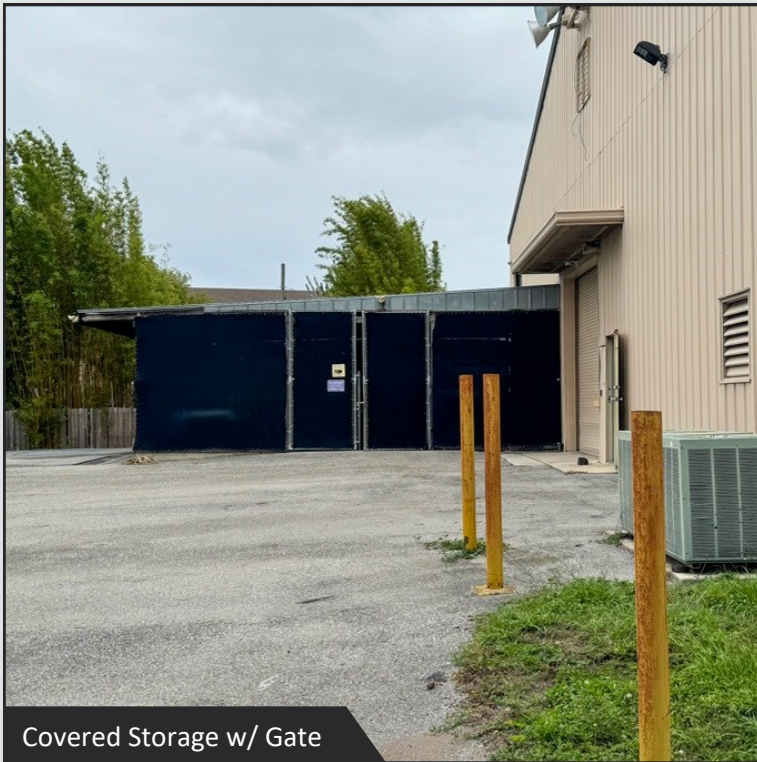
2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,862	87,268	211,983
Average HH Income	\$54,453	\$65,814	\$76,083
Median HH Income	\$34,181	\$47,108	\$54,178

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
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Covered Storage w/ Gate



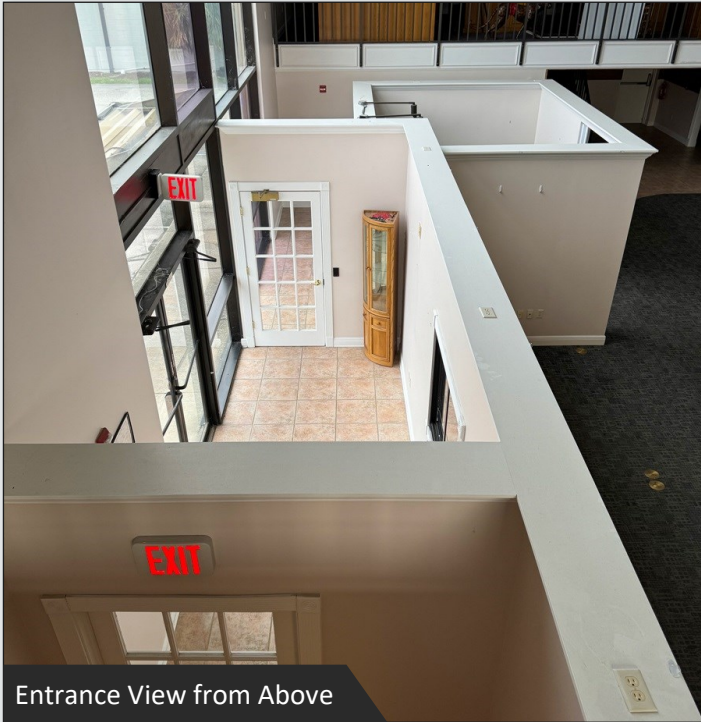
Grade Level Roll-Up Door

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Entrance View from Above



Entrance View from Above



Open Area (facing 1st mezzanine)



Stairs to Storage Area on 1st Mezzanine



Private Office on Ground Floor

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Full Kitchen



Open Area (facing 2nd mezzanine)



Stairs to 2nd Mezzanine



Space Above 2nd Mezzanine

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