

5005

EDGEWATER DR
ORLANDO, FL 32810

Prime Retail Stand
Alone Opportunity





5005

EDGEWATER DR ORLANDO

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EXECUTIVE SUMMARY

01



EXCLUSIVE RETAIL INVESTMENT OR OWNER-USER OPPORTUNITY

Anderson Commercial Advisors is pleased to present 5005 Edgewater Drive, a high-exposure, stand-alone convenience store located at the signalized intersection of Edgewater Drive and Lee Road in the heart of Orlando's Lake Weston neighborhood. Positioned along one of the city's busiest commercial corridors, this 0.42-acre C-3 zoned parcel offers exceptional frontage, visibility, and access to key transportation routes including John Young Parkway, Orange Blossom Trail (OBT), and Interstate 4.

Originally built in 1963 and featuring 12 dedicated surface parking spaces, the property is well-suited for a variety of commercial uses including retail, fast food, auto sales, and day care. With 31,500 vehicles per day passing directly in front of the site, the property offers unparalleled brand exposure and consumer reach in a thriving urban submarket. This rare offering presents a flexible opportunity for both investors seeking a value-add asset or owner-users looking to establish operations in a strategically located, high-traffic area.

Anderson Commercial Advisors has been exclusively engaged to market this property for sale and welcomes interest from qualified buyers, developers, and retail operators seeking a long-term presence in one of Central Florida's most dynamic growth corridors.



PROPERTY OVERVIEW

02



PROPERTY OVERVIEW

Property Address	5005 Edgewater Drive, Orlando, FL 32810
Building Size	±2,000 SF
Lot Size	0.42 Acres / ±18,295 SF
Zoning	C-3 (Commercial)
Traffic Count (Edgewater Dr)	±31,500 Vehicles Per Day
Traffic Count (Lee Rd)	±34,000 Vehicles Per Day
Year Built	1963
Stories	1
Tenancy	Single Tenant
Sale Type	Investment or Owner-User
Parking	12 Surface Spaces
Signage	Monument Signage on Edgewater Drive
Location Advantages	Signalized intersection of Edgewater Dr & Lee Rd
Quick access to John Young Pkwy, OBT, and I-4	
Nearby Area	Just North of College Park



INVESTMENT HIGHLIGHTS

HIGH-TRAFFIC CORNER LOCATION

Situated at the signalized intersection of Edgewater Drive ($\pm 31,500$ VPD) and Lee Road ($\pm 34,000$ VPD), offering maximum visibility and daily exposure to over 65,000 vehicles.

VERSATILE C-3 ZONING

Broad commercial zoning allows for a wide range of uses including convenience retail, QSR, auto sales, daycare, and more—ideal for both investors and owner-users.

ESTABLISHED RETAIL CORRIDOR

Located just north of College Park, one of Orlando's most desirable neighborhoods, and within a rapidly growing and redeveloping commercial district.

EXCELLENT ACCESSIBILITY

Immediate access to major highways including John Young Parkway, Orange Blossom Trail (OBT), and I-4, enhancing customer reach and logistical convenience.

STAND-ALONE STRUCTURE

$\pm 2,000$ SF freestanding building on 0.42 acres provides operational flexibility, dedicated parking, and independent branding/signage opportunities.

STRONG DEMOGRAPHIC TRENDS

Dense surrounding residential neighborhoods and proximity to local employers support sustained retail demand and foot traffic.

OWNER-USER OR INVESTMENT POTENTIAL

Ideal for entrepreneurs looking to occupy a high-visibility retail space or investors seeking to lease or reposition the asset for long-term value creation.



LOCATION OVERVIEW

03





5005 EDGEWATER DRIVE





Lockhart
Middle School

MGV SOFTBALL
PARK

Advent Health

KINGSWOOD
MANOR PARK

Lake Weston
Elementary School

ORTHOMERICA FAMILY DOLLAR
SUNBELT RENTALS KIRBY KING SPECIAL METALS
ProPack INC CVS GENEVA MOTEL

T Mobile FAMILY DOLLAR citibank
DUNKIN' SodDepot CHASE
GENCOR ABC Supply Co. Inc. dd's DISCOUNTS Wawa
MAGNETO SOUTHERN BELL CITY THRIFT 7 ELEVEN TACO BELL

5005 EDGEWATER DRIVE

Edgewater
ANIMAL HOSPITAL

TRIP2 NEMT SOFTWARE CARDTRONICS
BP TSM

IMAN TRUCKING
SCHOOL

REAL FLOORS INC BlueStar
U-HAUL AUTHORIZED DEALER WINGHOUSE AAA AUTO GLASS
PINK LADY VOLUNTEERS Berta PAINT SUPPLY POPCORN SPEAKER DANA

VERITAS ACADEMY
VERITAS ACADEMY

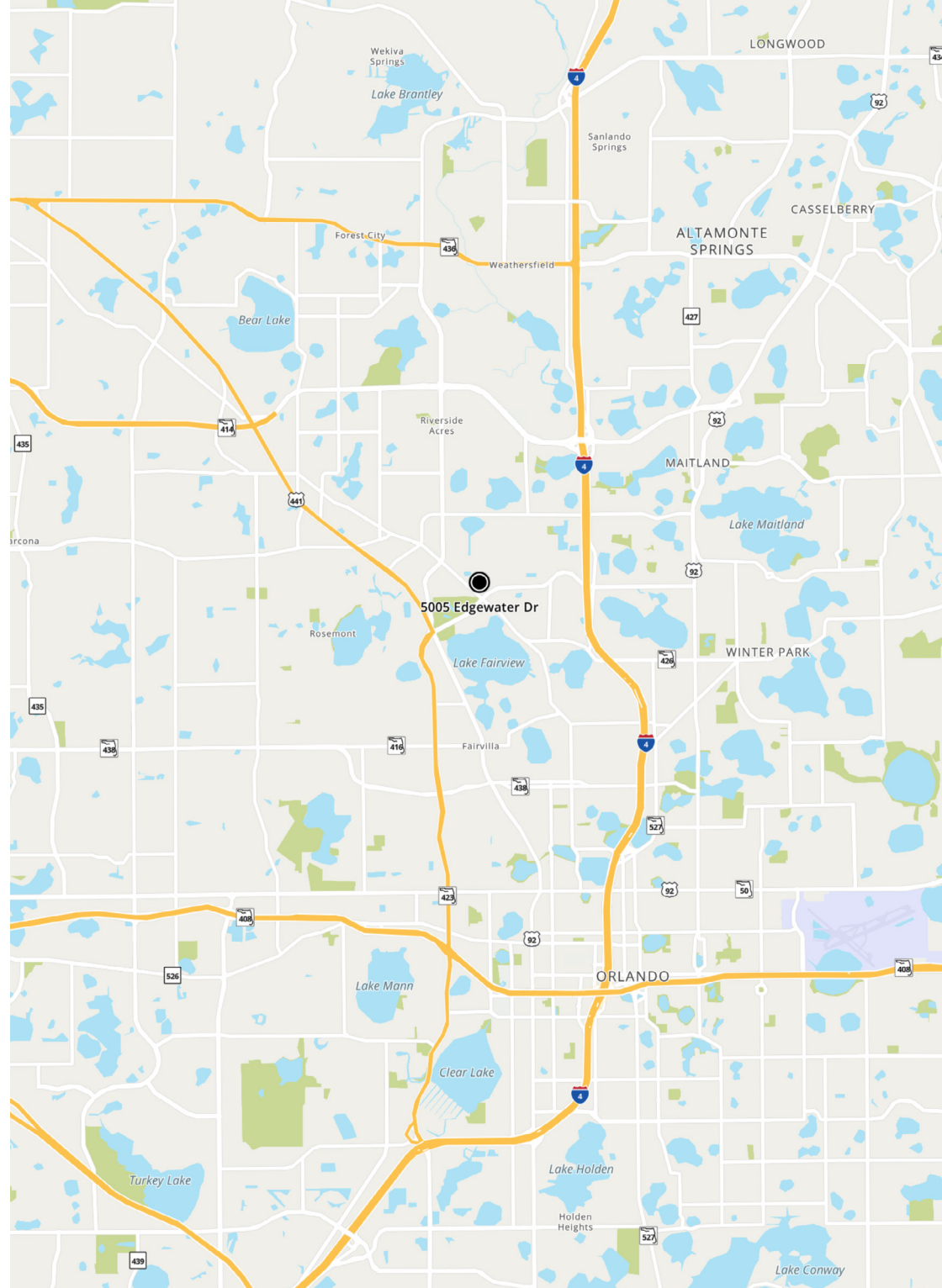
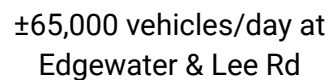
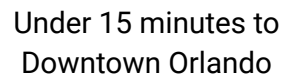
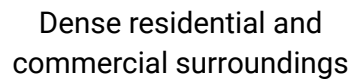
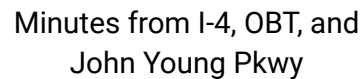
Princeton House
Charter School

LAKE FAIRVIWE
PARK

HONDANIS AUTOREPAIR ACTION ALL STAR LIQUORS
CIRCLE K Advance! Auto Parts HILINE ELECTRONICS OUTLET
RCHER EFA Shell

The Edgewater Drive corridor is one of Orlando's most traveled retail thoroughfares, connecting residential neighborhoods like Lake Weston, College Park, and Rosemont with regional commerce centers. The area has experienced consistent commercial growth, supported by excellent transportation access, strong population density, and demand for convenience retail.

NEIGHBORHOOD DEMAND IS DRIVEN BY:



5005

EDGEWATER DR ORLANDO



KEVIN GOMEZ, CCIM
Anderson Commercial Advisors
407-383-9292
kevin@andersonca.com