

4460 EDGEWATER DRIVE

ORLANDO, FL 32804

2,620 SF AVAILABLE



OFFICE OR RETAIL/SERVICE SPACE FOR LEASE

 CUSHMAN &
WAKEFIELD



Property Features

4460 EDGEWATER DRIVE

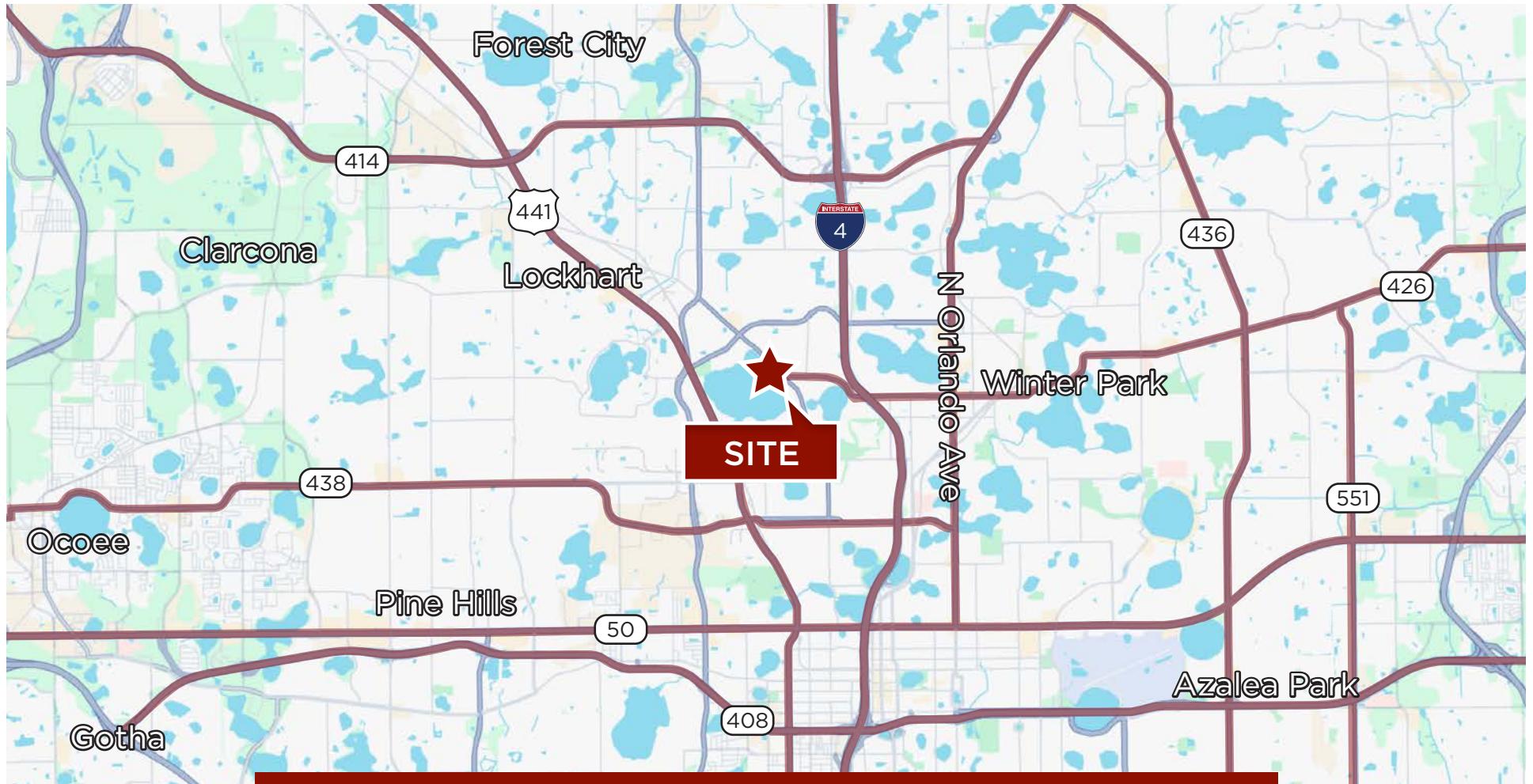
Available for lease, this **Mid-Century Commercial** building is located along **Edgewater Drive** in Orlando and offers flexibility for **office or retail/service use**.

The one-story building features a functional layout with a **reception or welcome area, seven private rooms, and two restrooms**, making it well-suited for professional, medical, wellness, service-oriented, or boutique retail concepts. The property sits on an **over quarter-acre lot** and includes **covered parking**, providing convenience for both customers and staff.

Zoned **C-1** in **unincorporated Orange County**, the property allows for a range of commercial uses consistent with the zoning designation. With exposure along a corridor seeing **23,000+ vehicles per day**, the site offers strong visibility and accessibility for businesses seeking a prominent Edgewater Drive location.

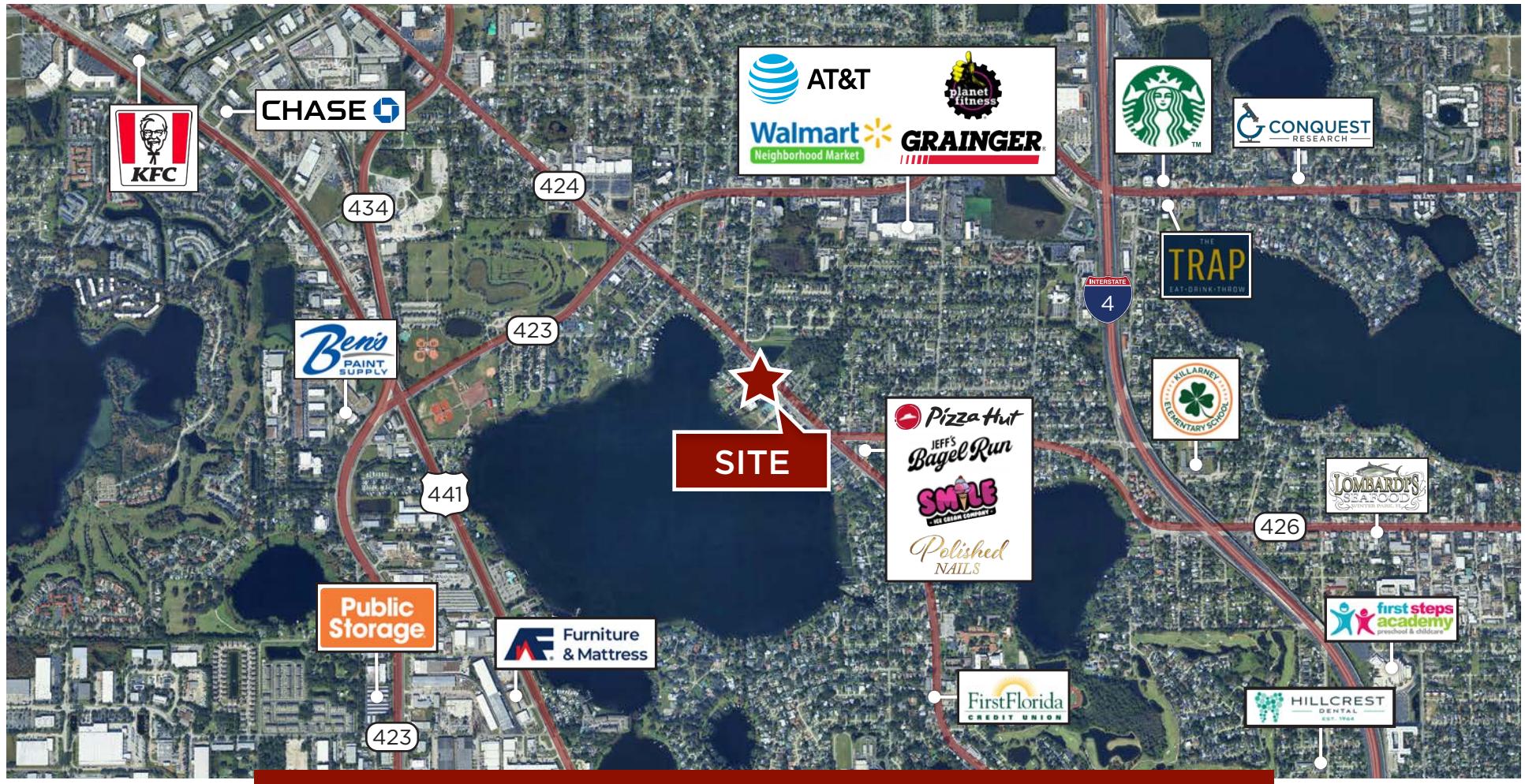
- Office or retail/service space for lease
- Mid-Century Commercial building (circa 1962)
- Reception or welcome area
- Seven private rooms
- Two restrooms
- Covered parking
- Over $\frac{1}{4}$ -acre lot
- 23,000+ AADT on Edgewater Drive
- C-1 zoning
- Located in unincorporated Orange County
- Flexible layout suitable for a variety of commercial uses
- 1620 rentable square feet for \$24.50 psf, modified gross





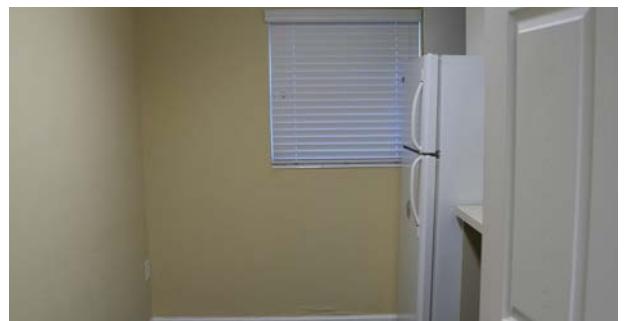
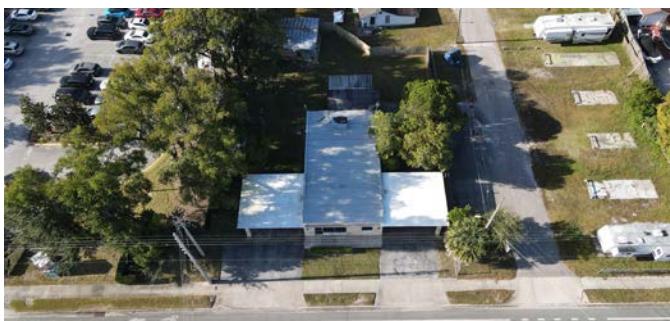
Location Map

4460 EDGEWATER DRIVE



Amenities Map

4460 EDGEWATER DRIVE



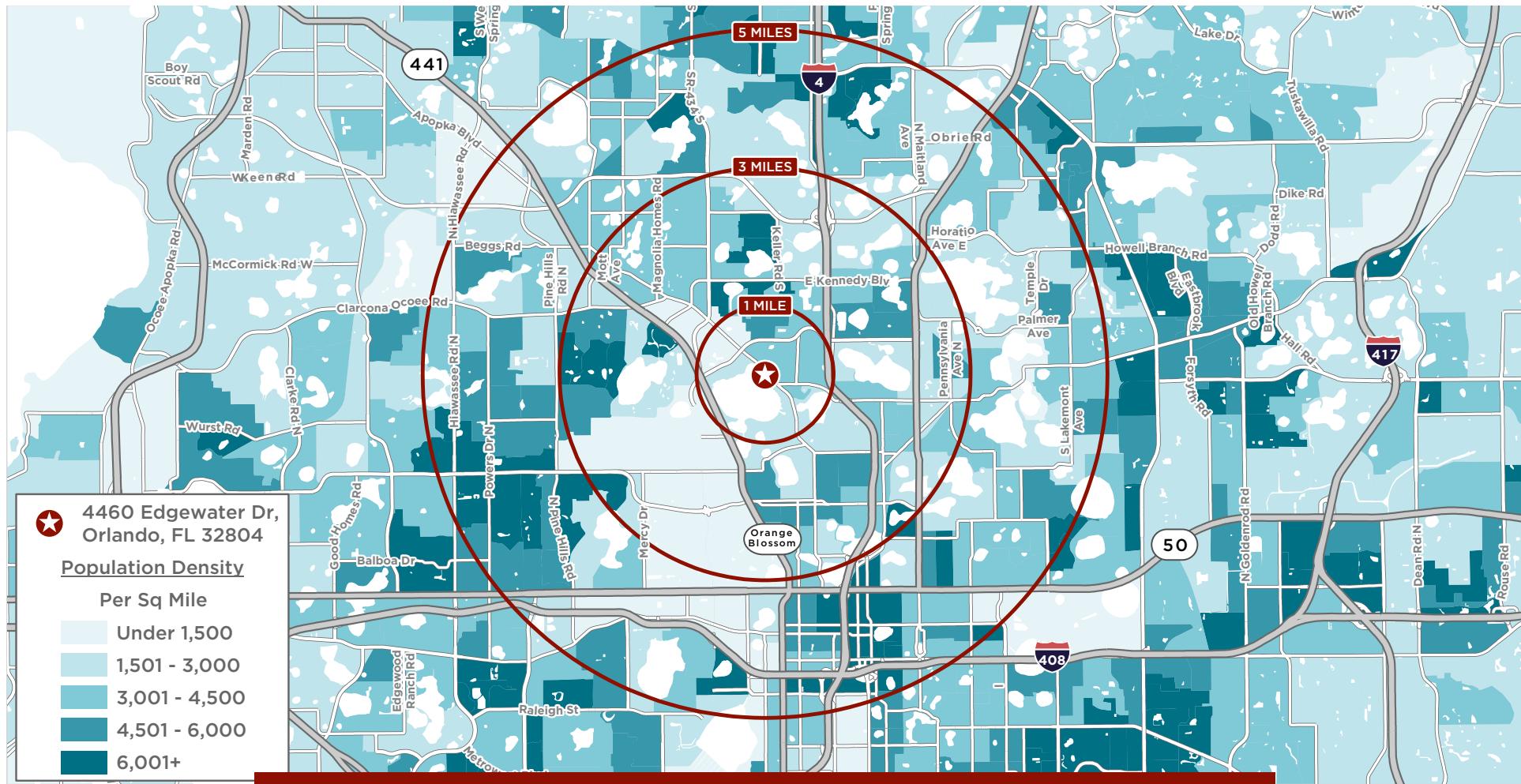
Property Photo

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4460 EDGEWATER DRIVE

Radius Map

4460 EDGEWATER DRIVE



DEMOGRAPHICS

1 Mile 3 Miles

Population	7,232	91,451
Households	3,070	39,914
Median Age	43.30	38.50
Median HH Income	\$57,698	\$59,026

1 Mile 3 Miles

Daytime Employees	5,638	108,000
Population Growth '24 - '29	2.06%	4.12%
Household Growth '24 - '29	2.02%	4.36%

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