



# 4901 S. ORANGE AVENUE

Orlando, FL 32806

RETAIL SPACE FOR LEASE | SODO / EDGEWOOD | ORLANDO, FL 32806



## PROPERTY DESCRIPTION

This retail redevelopment opportunity is located along **South Orange Avenue** in the **SoDo / Edgewood** area of Orlando, offering exceptional visibility along a corridor seeing **over 50,000 vehicles per day**.

The property is undergoing a **full redesign and renovation**, with delivery anticipated in early 2027. Once complete, the project will total **4,607 square feet**, thoughtfully reimaged to bring new life and energy to a well-known address.

**Mosaic Hair Studio and Blowout Bar** are already committed to the project, occupying **2,507 square feet**. Mosaic is a proven placemaker known for transforming properties into vibrant destinations, with successful redesign projects in **Ivanhoe Row** and the **Milk District**. Their presence brings a steady flow of daily traffic and sets the tone for the overall vision of the site.

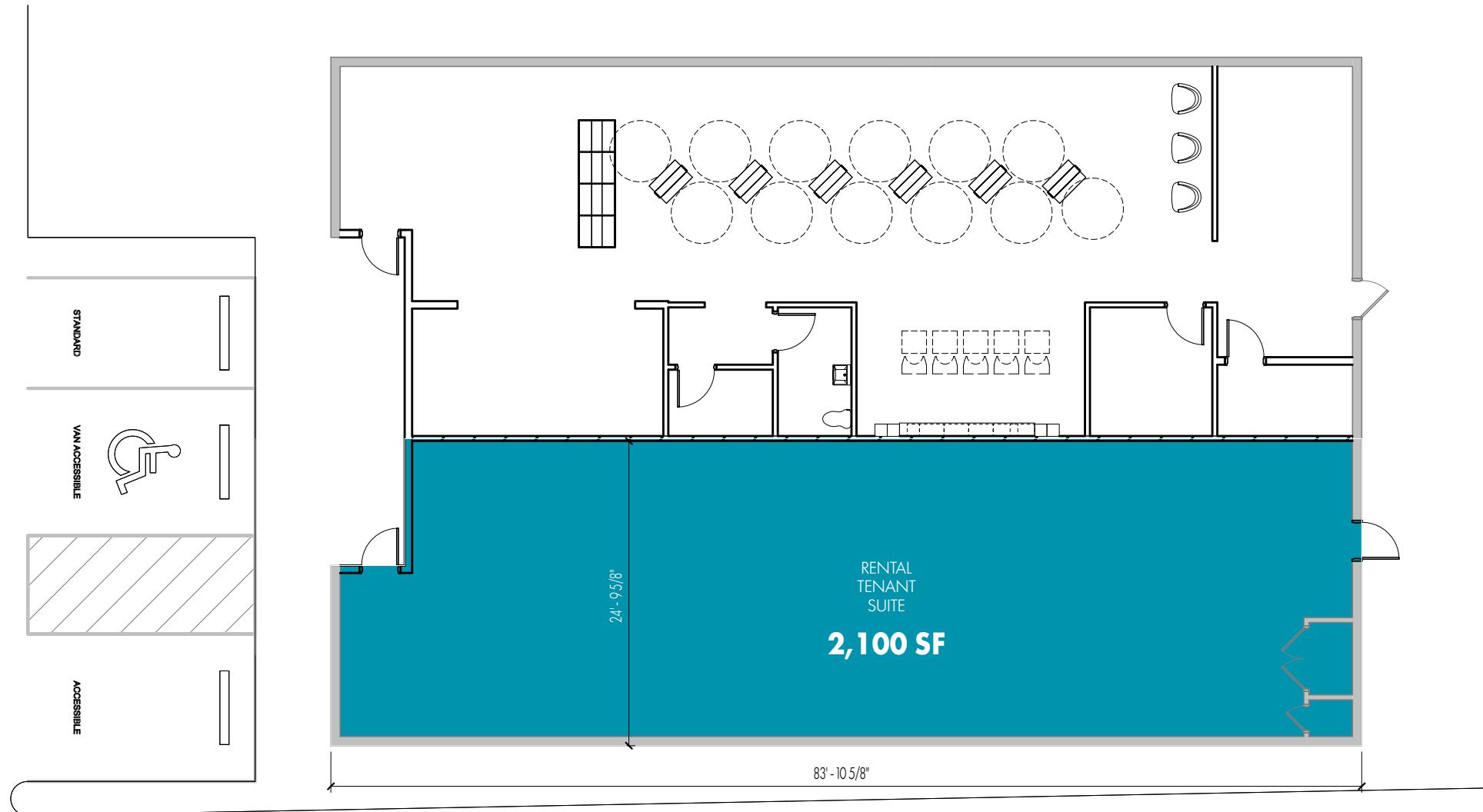
Approximately **2,100 square feet remain available** for an additional retail user. The space is well suited for a **health and wellness concept**, though other retail users that align with the vision and complement Mosaic's presence will be considered. The completed project will deliver a curated, design-forward retail environment reflective of the surrounding SoDo / Edgewood community.

## PROPERTY HIGHLIGHTS

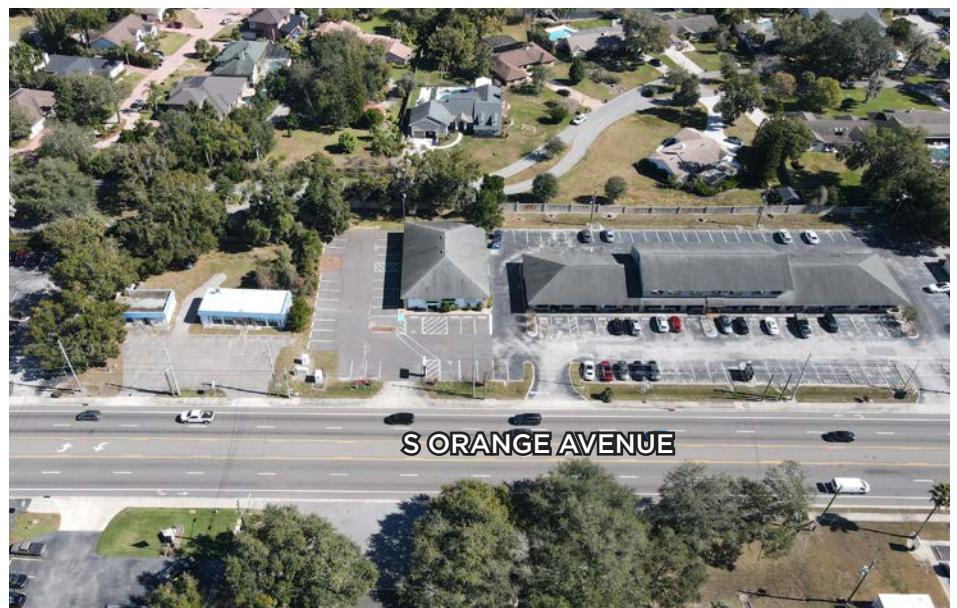
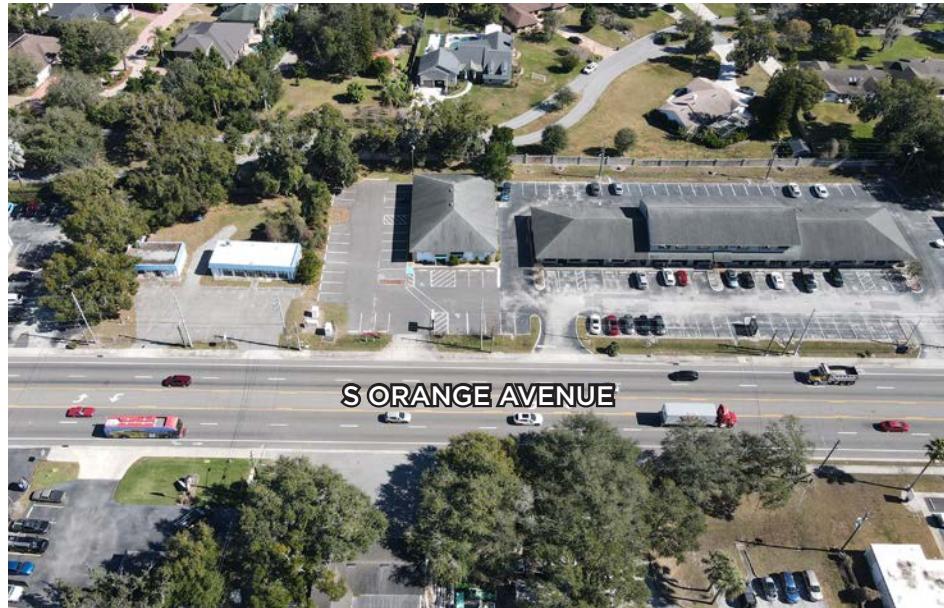
- Retail redevelopment opportunity on South Orange Avenue
- SoDo / Edgewood location
- 50,000+ average daily traffic
- 4,607 SF total project
- 2,507 SF committed to Mosaic Hair Studio and Blowout Bar
  - \*2,100 SF available for an additional retail user
- Full redesign and renovation underway
- Delivery anticipated early 2027
- Health & wellness-forward retail opportunity
- Open to other retail users that align with the project vision
- Mosaic projects include successful redesigns in Ivanhoe Row and the Milk District

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# SITE PLAN / FLOOR PLAN



## AERIAL PHOTOS





# DEMOGRAPHICS

| POPULATION SUMMARY                     | 1 mile    | 3 miles   | 5 miles  |
|--|-----------|-----------|----------|
| <b>2025 TOTAL POPULATION</b>           | 6,818     | 112,812   | 285,759  |
| <b>2030 TOTAL POPULATION</b>           | 6,979     | 114,163   | 292,605  |
| <b>2025 TOTAL HOUSEHOLDS</b>           | 2,810     | 42,868    | 116,201  |
| <b>AVERAGE HOUSEHOLD INCOME</b>        | \$154,883 | \$102,926 | \$95,578 |
| <b>2025 DAYTIME POPULATION</b>         | 6,481     | 149,622   | 430,045  |
| <b>HOUSEHOLD GROWTH RATE 2025-2030</b> | 0.4%      | 0.2%      | 0.5%     |



## CONTACT INFORMATION:

**AMY CALANDRINO, CCIM, SIOR**  
Director  
Mobile: +1 407 492 0433  
[amy.calandrino@cushwake.com](mailto:amy.calandrino@cushwake.com)

20 North Orange Avenue  
Orlando, Florida 32801  
+1 407 841 8000  
[cushmanwakefield.com](http://cushmanwakefield.com)

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