

Edgewater Pediatric



4804 EDGEWATER DR,
ORLANDO, FL, 32804



Highlights:

- * Turn-Key Medical Office
- * Fully Paid-off Solar Panels
- * Established Layout for
Single or Multi-Practice use
- * Excellent Visibility and Accessibility
- * Strong daily traffic counts

Ideal Uses:

- * Pediatric Practice
- * Internal Medicine/Family Practice
- * Specialty Medical (dermatology,
cardiology, Dentistry, etc.)
- * Multi-physician group
- * Ideal for Owner-User or Investor



Building A ***(2860 Sq. Ft)***

FULLY FURNISHED
6 EXAM ROOMS
1 FAMILY CARE ROOM
WAITING AREA
RECEPTION
LABORATORY
PATIENT BATHROOM
STAFF BATHROOM
2 STORAGE SPACES
2 ADDITIONAL PRIVATE OFFICES

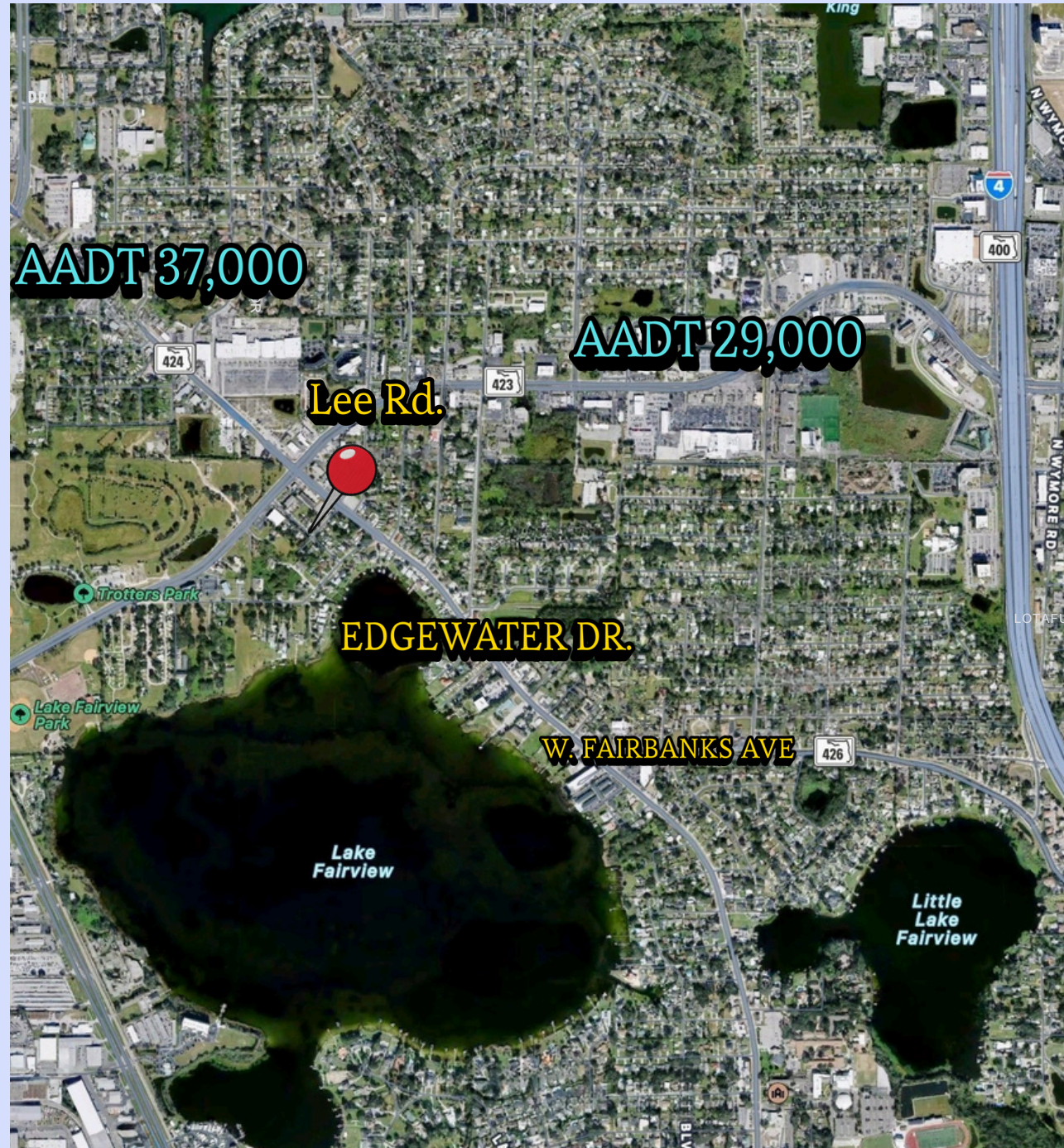
Building B ***(1250 Sq. Ft)***

3 EXAM ROOMS
WAITING AREA
RECEPTION
LABORATORY
2 BATHROOMS
1 STORAGE
1 PRIVATE OFFICE



LOCATION

- * BUILDING DELIVERED VACANT AT CLOSING
- * PRIME COLLEGE PARK LOCATION
- * NEAR EDGEWATER & LEE RD
- * HIGH VISIBILITY CORRIDOR
- * STRONG DAILY TRAFFIC EXPOSURE
- * DENSE RESIDENTIAL POPULATION
- * PROXIMITY TO WP & MAITLAND
- * EXCELLENT ROADWAY CONNECTIVITY
- * ESTABLISHED MEDICAL CORRIDOR
- * AFFLUENT SURROUNDING DEMOGRAPHICS



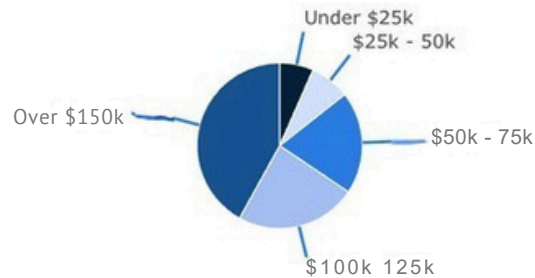
Demographic Snapshot

Household Income

\$119.5k
Median Income

\$157.2k
2028 Estimate

↑ 32%
Growth Rate

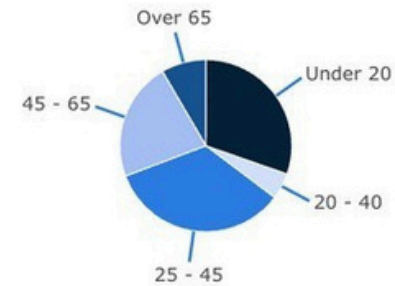


Age Demographics

38
Median Age

38
2028 Estimate

0%
Growth Rate



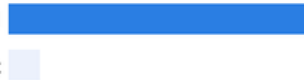
Housing Occupancy Ratio

9:1

13:1 predicted by
2029

Occupied

Vacant



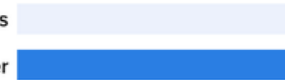
Renter to Homeowner Ratio

1:1

1:1 predicted by
2029

Renters

Homeowner

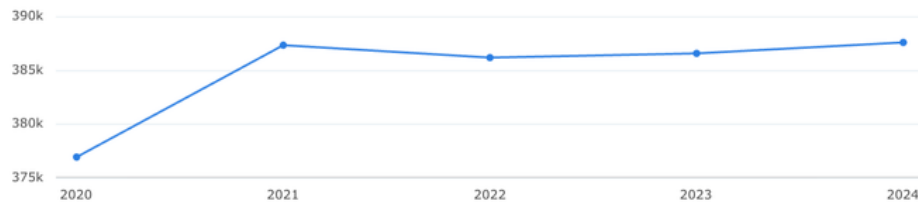


Population

387.6k

↑ 2%
Compared to 376.9k in 2020

0%
Compared to 386.6k in 2023



Number of Employees

317.2k

Top Employment Categories

Management, business, s...

Educational services, and ...

Professional, scientific, an...

Arts, entertainment, and r...

Retail trade



CONTACT

Sina Albekord

Real Estate Consultant

CCIM | GKC | SFR | RPA | CRE

407.777.7744

sina@corcoranpremier.com

www.dreamSpacebySina.com

1921 Maguire Road Ste.

104, Windermere, FL

34786

corcoran



PREMIER REALTY



@DreamSpaceBySina

corcoran

PREMIER REALTY