



The Edgewater Hotel

99 W Plant Street, Winter Garden, FL 34787

AVISON
YOUNG

The Edgewater Hotel

An Orlando Area Historical Hotel

Step back in time in this authentic historic hotel, serving guests in a modern bed & breakfast style in order to preserve the original 1926 hotel experience, located on the second & third floors of the historic Edgewater Hotel in greater Orlando. The hotel originally opened in 1927 as one of the most technologically advanced hotels of its day. Today the hotel has undergone a historic restoration to provide guests with as much of the original 1927 ambiance as possible while making modern comforts such as climate control and wireless internet as unobtrusive as possible. From the antique sinks and fixtures to the original 1926 Otis elevator, the Edgewater is a bed and breakfast experience like none other in Orlando. The Edgewater is conveniently located within a thirty-minute drive from Walt Disney World, Universal Studios Orlando, and downtown Orlando. In true bed & breakfast fashion, your stay includes a full breakfast served by their innkeeper. The Edgewater is ideal for wedding parties, anniversaries, family reunions, retreats, and small conferences and seminars.

The ground floor features Thai Blossom (serving both lunch and dinner) and The Chef's Table fine dining (serving dinner). Located just off the hotel's lobby is Scoops Old Fashioned Ice Cream Store (serving both drinks and desserts). You can round out your visit with a stop at Earl Brigham's old-style Barbershop for a haircut. Plus, you can bring your rollerblades, rent a bicycle or just enjoy a peaceful walk down the twenty-two mile biking and nature trail located right out our front doors in beautiful Winter Garden. We invite you to stay at this historic and truly unique Orlando bed and breakfast.



Executive Summary



Opportunity

Avison Young is pleased to offer The Edgewater Hotel, a ±27,434 SF historic hotel in Downtown Winter Garden, FL. The Edgewater was built in 1926 and is three stories, first floor lobby and retail with rooms on the second and third floor. This offering is a generational opportunity for an investor to acquire a historic operating bed and breakfast in the core of Central Florida.

The Edgewater is located at the corner of W Plant Street and N Boyd Street, offering street parking on each road along with a small vacant surface lot on the east side of the property. The City of Winter Garden is building additional public parking adjacent to the hotel. With this additional parking available, The Edgewater could expand into the side lot.

Property at a glance



Built in 1926



27,434± SF



3 Stories



0.45± acres



4 Retail suites



Zoned C-2



44 Hotel rooms (22 per floor - 3rd floor currently unoccupied)

Exterior Building Photos

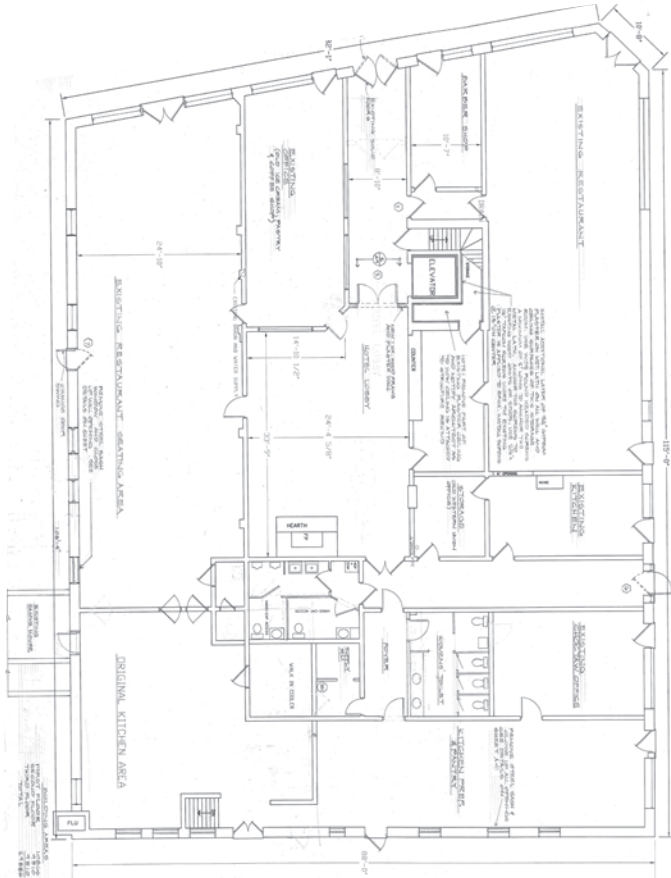


Interior Building Photos

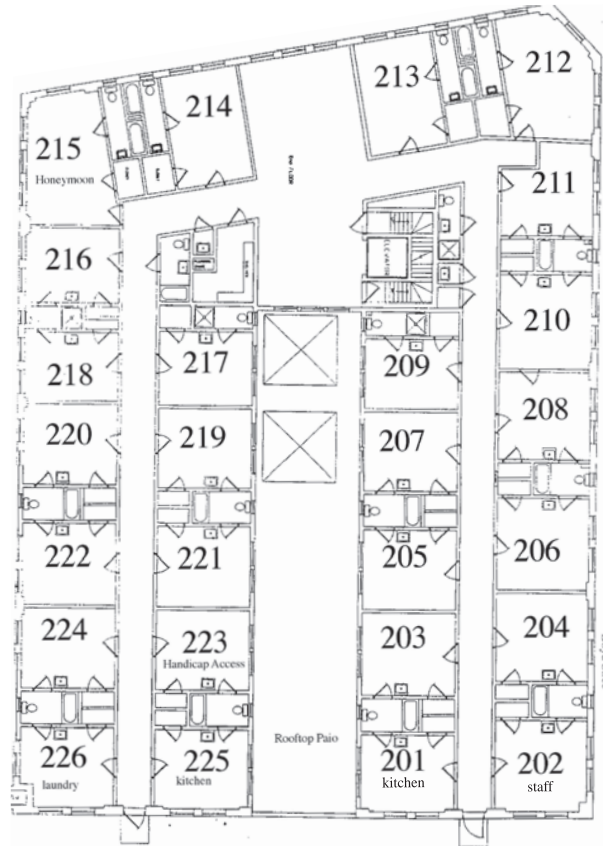


Building Floor Plan

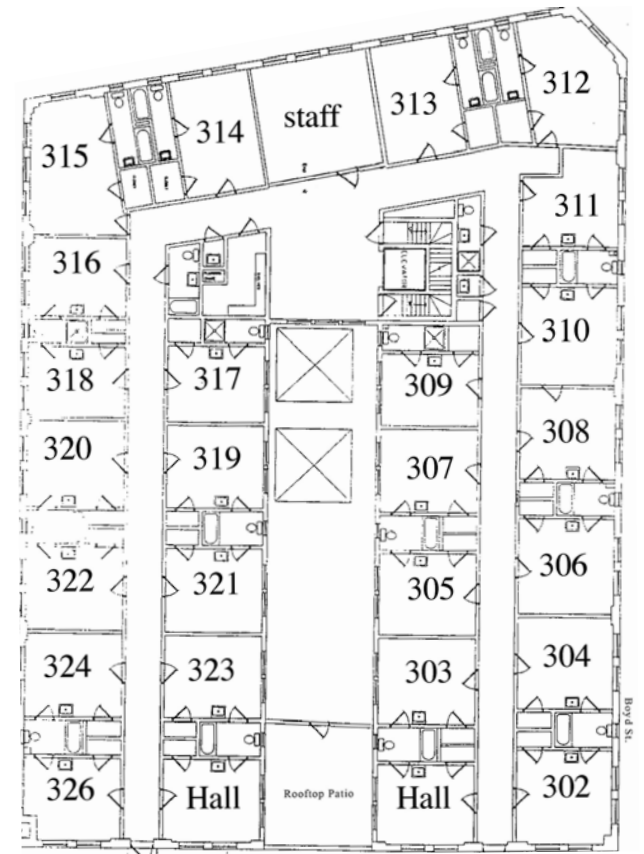
First Floor



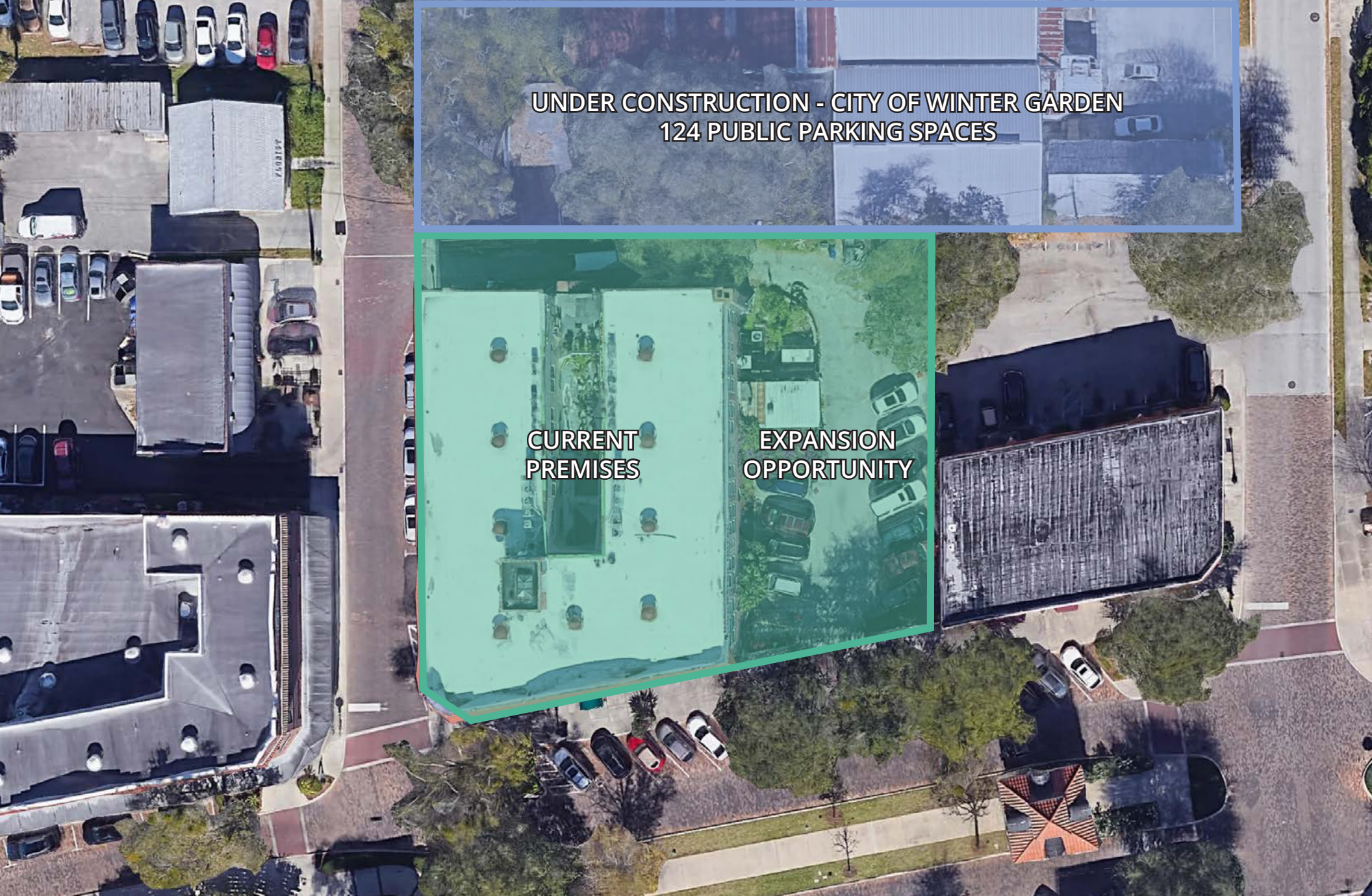
Second Floor



Third Floor



Expansion Opportunity



**UNDER CONSTRUCTION - CITY OF WINTER GARDEN
124 PUBLIC PARKING SPACES**

CURRENT PREMISES **EXPANSION OPPORTUNITY**

Downtown Parking

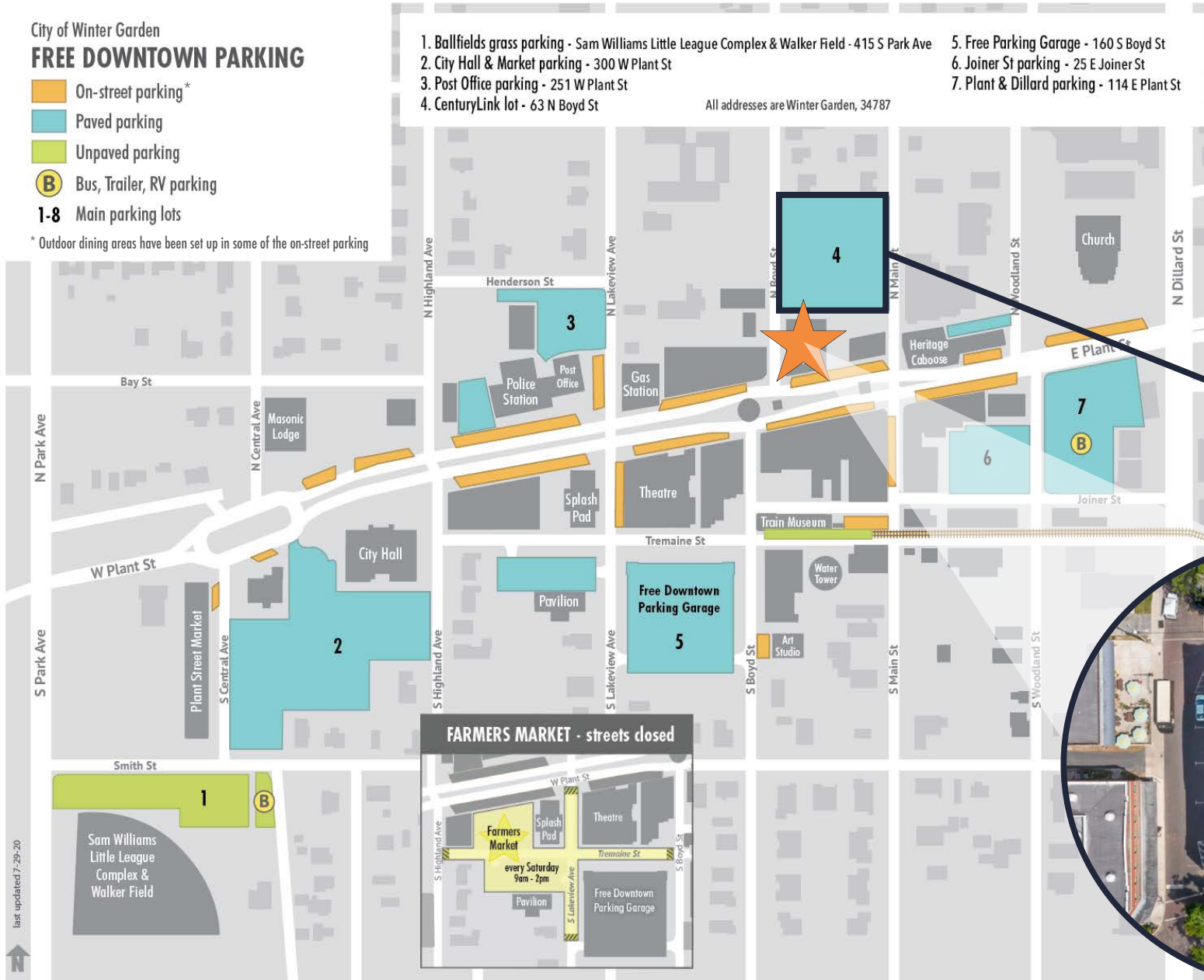
City of Winter Garden

FREE DOWNTOWN PARKING

-  On-street parking*
-  Paved parking
-  Unpaved parking
-  Bus, Trailer, RV parking
- 1-8** Main parking lots

* Outdoor dining areas have been set up in some of the on-street parking

1. Ballfields grass parking - Sam Williams Little League Complex & Walker Field - 415 S Park Ave
 2. City Hall & Market parking - 300 W Plant St
 3. Post Office parking - 251 W Plant St
 4. CenturyLink lot - 63 N Boyd St
 5. Free Parking Garage - 160 S Boyd St
 6. Joiner St parking - 25 E Joiner St
 7. Plant & Dillard parking - 114 E Plant St
- All addresses are Winter Garden, 34787



124±
Parking spaces
available

**Parking lot directly behind hotel is under construction. This will add 124 surface parking spaces*



Downtown Winter Garden

EST 1903

HISTORIC DISTRICT



Winter Garden was established in 1903 and officially incorporated as a City in 1908. The population of Winter Garden had grown to over 1,000 people by 1920, and the city had quickly become the center of commerce and agriculture in West Orange County. Lake Apopka's emergence as "the large-mouth bass capital" attracted tourists, and the **Edgewater Hotel** opened in 1927 to accommodate these visitors. Early residents either owned or worked in the groves. As the citrus industry grew in importance and acreage, the commercial district continued to expand.

Winter Garden's rapid development slowed considerably in the late 1960s. Lake Apopka had become severely polluted, and the construction of major highways in the area drew businesses away from downtown.

Despite the challenges, Winter Garden's architectural heritage remained intact. The establishment of the West Orange Trail attracted thousands of visitors eager to patronize the new shops and restaurants that moved into the old buildings. In 1996, downtown Winter Garden was listed on the National Register of Historic Places after concerned citizens and community leaders rallied to rescue the commercial district.

The architectural overlay ordinance adopted in 2010 provides the standards and guidelines for major improvements to existing structures, renovations, redevelopment or new construction. The area is approximately 116 acres and includes 270 residential and commercial properties.

Visit downtownwg.com to learn more

Shopping

- Adjectives Market**
adjmkt.com
137 W. Plant St. • 321-422-2710
- Apricot Lane Boutique**
apricotlaneboutique.com/
store/wintergarden
264 W. Plant St. • 407-554-2216
- Artifact Candle Foundry**
artifactcandlefoundry.com
267 Tremaine St.
- The Boutique on Plant**
theboutiqueonplant.com
111 W. Plant St. • 407-614-3809
- The Bulk Pantry**
facebook.com/thebulkpantry
103 S. Main St. • 407-395-3322
- Divine Wellness Shop**
divinewellnessshop.com
33 S. Main St. • 407-656-3919
- Doxology**
shopdoxology.com
49 S. Main St. • 407-347-3275
- Driftwood Market**
driftwoodmarket.net
46 W. Plant St. • 407-554-3105
- Garden Music Retail**
gardenmusicretail.com
40 S. Main St. • 407-654-5277
- GeeGee's Gems**
geegeesgems.com
24 E. Joiner St. • 407-347-3741
- Heirloom Amish Furniture**
heirloomamishfurniture.com
121 W. Plant St. • 407-347-8920
- KITLIFE | Planners, Papers, Positivity**
kitlifenet
100 S. Boyd St. • 407-378-2022
- LiveTrends**
livetrends.co/shop-livestrends-wg
275 Tremaine St. • 352-507-3297
- Main House Market**
mainhousemarket.com
106 S. Main St. • 407-919-5402
- Plantation Jewelers**
plantationjewelers.com
115 W. Plant St. • 407-656-6578
- Plant Street Exchange**
Mixed-use building featuring restaurants and retail shops.
plantstreetexchange.com
270 W. Plant St. • 407-676-5122
- Plant Street Market**
Local indoor artisan market with a variety of unique food and merchandise vendors.
plantstreetmarket.com
425 W. Plant St. • 786-671-1748
- Polka Dotz at Winter Garden**
polkadotz.com
12 W. Plant St. • 407-877-2222
- Ruby & Rust**
rubyanrust.com
31 S. Main St. • 407-395-3221
- The Sacred Olive**
thesacredolive.com
125 W. Plant St. • 407-656-6457
- Shoe Sho Boutique**
shoeshoboutique.com
117 S. Boyd St. • 407-955-2525

- Silver Shekel Shop**
cheftab@silvershekel.com
146 W. Plant St. • 407-654-9466
- Tony's Liquors**
1 W. Plant St. • 407-656-5965
- Tri & Run of West Orange**
trirun.com
56 W. Plant St. • 407-905-4786
- West End Safe & Lock**
westendsafeandlock.com
20 E. Plant St. • 407-654-9999
- Willflower Beauty by Jessica**
willflowerbeautybyjessica.com
100 W. Plant St. • 407-415-9422
- Winter Garden Wheel Works**
wgwheelworks.com
101 W. Plant St. • 407-654-1496
- Wolf Gang Bakery & Grooming**
wofgangbakery.com
18 E. Plant St. • 407-347-3802
- Writer's Block Bookstore**
writersblockbookstore.com
32 W. Plant St. • 407-335-4192
- The Attic Door**
theatticdoorlive.com
28 W. Plant St. • 407-877-0266
- Asum Coffee**
asumcoffee.com
146 W. Plant St. • 407-654-7900
- Burger FI**
burgerfi.com
360 W. Plant St. • 407-554-3210
- Cher's Table at the Edgewater**
cherstabelleattheedgewater.com
99 W. Plant St. • 407-230-4837
- China Panda**
5 S. Dillard St. • 407-877-9968
- Coming Soon**
Z.E. Plant St.
- Crooked Can Brewing Company**
crookedcan.com
426 W. Plant St. • 407-395-9520
- The Deli Downtown**
thedelidowntownwg.com
18 N. Boyd St. • 407-347-3873
- Fat Mike's Hot Chicken**
fatmikeschicken.com
360 W. Plant St. • 407-614-0499
- Foxtail Coffee Co./ Kelly's Homemade Ice Cream**
foxtailcoffee.com
276 W. Plant St.
- Writer's Bison**
thewritersbison.com
270 W. Plant St. • 407-676-5122
- Plant Street Market**
Local indoor artisan market with a variety of unique food and merchandise vendors.
crookedcan.com/plant-st-market
426 W. Plant St. • 786-671-1748
- Rita's Italian Ice & Frozen Custard**
ritasice.com
119 S. Boyd St. • 407-347-8698
- Market to Table**
markettotable.com
146 W. Plant St. • 407-395-9871
- Rosalie Le French Cafe**
rosalie.com
141 W. Plant St. • 407-347-5507

- Mangoni Italian Market Pizza**
251 Tremaine St.
- Mooncricket Grille**
mooncricketgrille.com
14 W. Plant St. • 407-905-5325
- NY Bagel Deli & Pizza**
nybageldeli.com
126 W. Plant St. • 407-614-8292
- Pamnie's Sammies**
pammies sammies.com
121 S. Boyd St. • 407-614-4407
- Piccolo Coffee Co.**
piccolocoffee.com
18 N. Boyd St.
- Pilars & Pillars Loft**
pilarsmartini.com
140 W. Plant St. • 407-369-8900
- Plant Street Exchange**
Mixed-use building featuring restaurants and retail shops.
plantstreetexchange.com
270 W. Plant St. • 407-676-5122
- Plant Street Market**
Local indoor artisan market with a variety of unique food and merchandise vendors.
crookedcan.com/plant-st-market
426 W. Plant St. • 786-671-1748
- Rita's Italian Ice & Frozen Custard**
ritasice.com
119 S. Boyd St. • 407-347-8698
- Rosalie Le French Cafe**
rosalie.com
141 W. Plant St. • 407-347-5507
- Scoops Old-Fashioned Ice Cream Store**
99 W. Plant St. • 407-656-3369
- Sweet Dee's Cupcakery & Custom Cakes**
sweetdeescupcakery.com
21 S. Main St. • 407-395-9456
- Sweet Land Bakery**
255 Tremaine St.
- The Tasting Room**
the tastingroom.com/tastingroom
99 W. Plant St. • 407-230-4837
- Thai Blossom Restaurant**
mythaiblossom.com
99 W. Plant St. • 407-905-9917
- Three Birds Cafe**
threebirdscafe.com
2 W. Plant St. • 407-614-1010
- Tony's Liquor & Bar**
1 W. Plant St. • 407-656-5965
- Urban Flats**
urbanflats-wintergarden.com
132 W. Plant St. • 407-614-2765
- Way Chocolate & Coffee**
waychocolate.com
1 W. Plant St. • 407-614-5043
- The Whole Enchilada**
freshmex.com
129 W. Plant St. • 407-347-9699
- Winter Garden Pizza Company**
wintergardenzpizzeria.com
42 W. Plant St. • 407-877-1930
- Winter Garden Restaurant**
7 S. Dillard St. • 407-656-7028

Attractions

- Centennial Plaza**
City's outdoor "living room" with bench swings surrounding a picturesque mosaic-tiled, renaissance fountain, and a gazebo featuring live entertainment.
101 W. Plant St. • 407-656-4111
- Central Florida Railroad Museum**
chrrc.org
101 S. Boyd St. • 407-656-0559
- Downtown Interactive Fountain**
104 S. Lakewood Ave. • 407-656-4155
- Downtown Pavilion & Saturday Farmers Market**
wintergardensfarmersmarket.com
104 S. Lakewood Ave. • 407-656-4111
- Garden Theatre**
gardentheatre.org
160 W. Plant St. • 407-877-4736
- Monarch Butterfly Sculpture Park**
240 W. Plant St. • 407-656-4155
- Roger Garden Ballroom**
rosegardenballroom.com
146 W. Plant St. • 407-656-6642
- SOBO Art Gallery/Winter Garden Art Association**
wgart.org
127 S. Boyd St. • 407-347-7996
- Winter Garden Heritage Museum**
wgfh.org
11 N. Main St. • 407-656-3244
- Winter Garden Station/Trailhead**
wgwheelworks.com
455 E. Plant St. • 407-877-7433

Accommodations

- The Edgewater Hotel**
historicedgewater.com
99 W. Plant St. • 407-654-6921
- The Winter Garden Hotel**
8 N. Highland Ave.
Opening 2022
- Sunoco Store & Gas Station**
sunoco.com
167 W. Plant St. • 407-877-1666
- Toni Sims Design Studio**
tonisimsdesign.com
26 E. Joiner St. • 407-617-0299
- Vintage Sky Salon**
vintageskysalon.com
60 W. Plant St. • 407-654-6235
- Welltrax**
welltraxtypepad.com
55 N. Plant St. • 407-654-9355
- Windsor Realty Group, Inc.**
findwindsor.com
160 S. Main St. • 407-877-3463
- Winter Garden Real Estate & Property Management**
wintergardensrealestate.com
27 N. Dillard St. • 407-910-1666
- Wolf Gang Bakery & Grooming**
wofgangbakery.com
18 E. Plant St. • 407-347-3802

Services

- Bombshell Salon & Spa**
bombshellspandsalon.com
50 E. Joiner St. • 407-347-9950
- Divine Wellness Spa**
divinewellnessshop.com
33 S. Main St. • 407-656-819
- Earl Brigham's Barber Shop**
fb.com/earlbrighambarbershop
99 W. Plant St. • 407-496-7856/Text Only
- Fulmer Cleaners**
fulmer-cleaners.business.site
30 E. Joiner St. • 407-656-2981
- Lydia's Total Look**
www.lydiastotallook.com
21 E. Joiner St. • 407-421-8324
- Oakland Park (Crescent Communities)**
crescentcommunities.com
100 W. Plant St. • 407-905-8667

Education / Faith

- First Baptist Church of Winter Garden**
fbcwg.org
125 E. Plant St. • 407-656-2352
- First United Methodist Church of Winter Garden**
fumcwg.org
125 N. Lakewood Ave. • 407-656-1135
- Foundation Academy**
foundationacademy.net
125 E. Plant St. • 407-656-3677
- Garden Music School**
gardenmusiconline.com
40 S. Main St. • 407-654-5277
- Winter Garden Fencing Academy**
wgfencingacademy.com
44 S. Main St. • 407-461-7107

City / Public Facilities

- City Hall**
300 W. Plant St. • 407-656-4111
- Downtown Parking Garage**
160 S. Boyd St. • 407-656-4111
- Downtown Post Office**
usps.com
207 W. Plant St. • 800-275-8777
- Winter Garden Police Department**
wgpd.com
251 W. Plant St. • 407-656-3636

Demographics | 5 mile

Population

2021 Estimated population	114,874
2026 Estimated population	127,140
2010 Census population	87,463
Projected annual growth 2021 to 2026	2.0%

Households

2021 Estimated households	38,777
2026 Estimated households	42,766
2010 Census households	29,749
Projected household growth 2021 to 2026	1.9%

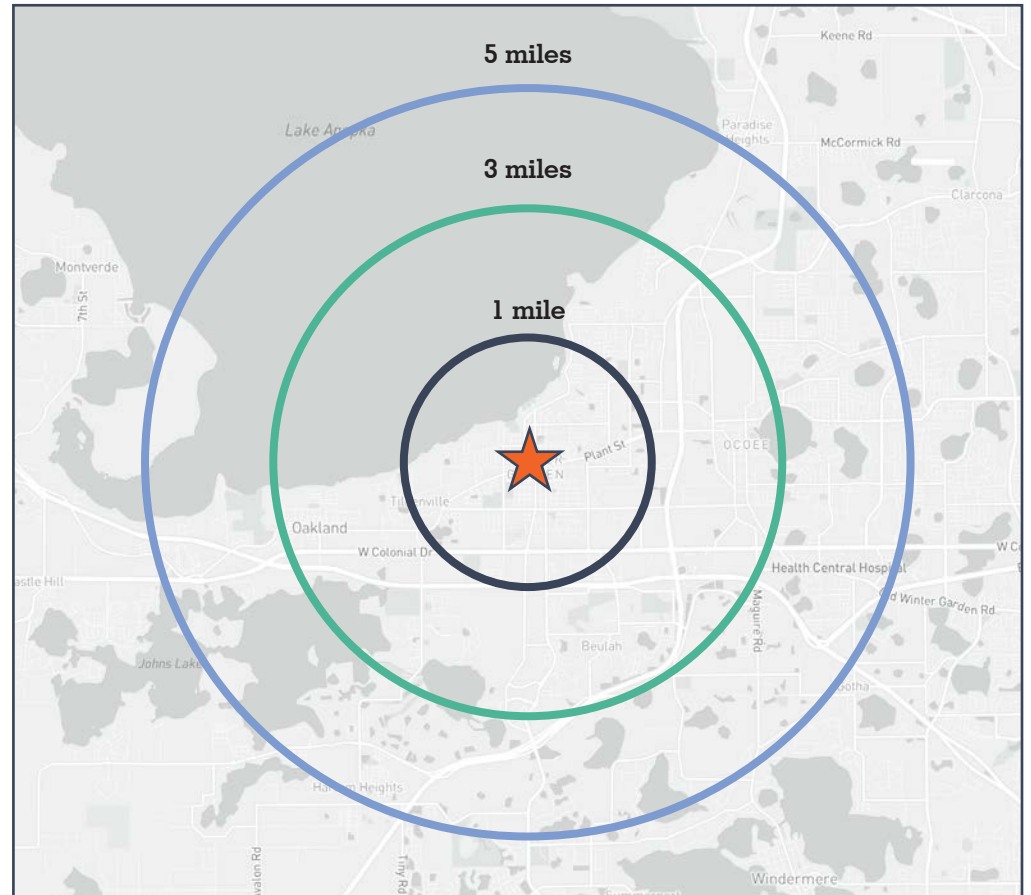
Household income

2021 Estimated average household income	\$106,450
2021 Estimated median household income	\$77,756

Business and employees

2021 Total businesses	4,035
2021 Total employees	41,059
Employee / Residential Ratio (per 100 residents)	36

Data provided by ESRI



Population
114,874



Growth by 2026
2.0%



Total employees
41,059



Avg. HH income
\$106,450

Tourism Map



Excellent Location

The city of Orlando is located in one of the world's most visited tourist regions, drawing tens of millions of visitors from across the globe every year. In addition to having year-round near-perfect weather (even the winters are mild), this bustling Florida city boasts some of the sunshine state's top tourist attractions: Walt Disney World Resort, SeaWorld Orlando, and Universal Resort.

The establishment of these mega-amusement parks has encouraged countless other investors involved in the travel and leisure sectors, and today there are limitless hotels, motels, and resorts in the Orlando and Kissimmee area to choose from.

Distances from The Edgewater Hotel

Icon Park	16 miles
Universal Orlando Resort	17 miles
Lake Eola Park (Downtown Orlando)	17 miles
Walt Disney World	19 miles
Seaworld	21 miles
Discovery Cove	21 miles
Disney Springs	19 miles
Orlando International Airport	20 miles
Gatorland	24 miles
Orlando Science Center	29 miles
Kennedy Space Center	65 miles

Tourism



Walt Disney World

Walt Disney World Resort is Florida's most popular family attraction and has been ever since the Magic Kingdom opened its gates to the public back in 1971. Since then, the resort – usually referred to by guests simply as “Disney World” – has grown tremendously, now encompassing four theme parks, two water parks, a shopping and entertainment district, a sports complex and an extensive boardwalk.



Seaworld

Orlando's SeaWorld is known for its massive aquariums, dolphin and whale shows, touch pools, and many exciting rides. Although guests may no longer feed the dolphins, you are still able to reach into the interactive dolphin pool and pet these beautiful, intelligent creatures.

Those who want to get even more hands-on can sign up for an up-close tour with the dolphins, killer whales, sea lions, penguins, or sharks. Other special tours include a behind-the-scenes look at SeaWorld operations and tours of the manatee rehabilitation center or the dolphin nursery, where the park's youngest dolphins are cared for.



Icon Park

Spread across 20 acres on International Drive, ICON Park is an interesting mix of open-air shopping, dining, and entertainment, and includes a number of great attractions suitable for all ages. Anchoring the site is the huge Wheel at ICON Park, a 400-foot-tall Ferris wheel that offers incredible views over the area. It's especially impressive at night, when the wheel is illuminated by 64,000 lights that regularly change color.



Universal Orlando Resort

Consisting of three individual parks, Universal Orlando Resort has in recent years certainly upped its game as a challenger to Disney's theme park supremacy. The addition of new rides and attractions within each of the parks – Universal Studios Florida, Islands of Adventure, and Volcano Bay – has certainly helped, and these days you can easily spend as much time exploring Universal's rich world of characters as you can Disney's.

Universal Studios Florida is a combination theme park and working studio that was designed in consultation with Steven Spielberg to give visitors an interactive experience with the film making industry. While it's popular with all ages, it's numerous thrilling roller coasters and wet rides ensure its reputation as one of the best places to visit in Florida for those traveling with teenage kids.

**If you would like more
information on this offering
please get in touch.**

Broker Team

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Visit us online
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