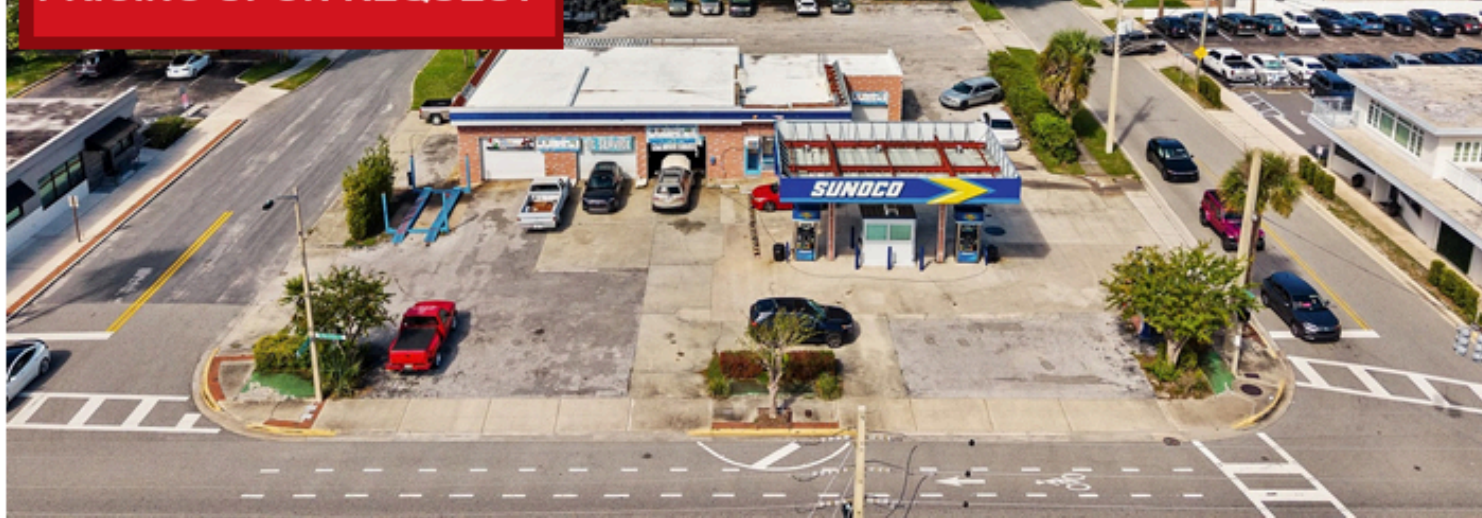


FOR SALE | .66 ACRES | 120' EDGEWATER DR FRONTAGE
PRESTIGIOUS COLLEGE PARK LOCATION

2610 EDGEWATER DR

ORLANDO, FL 32804

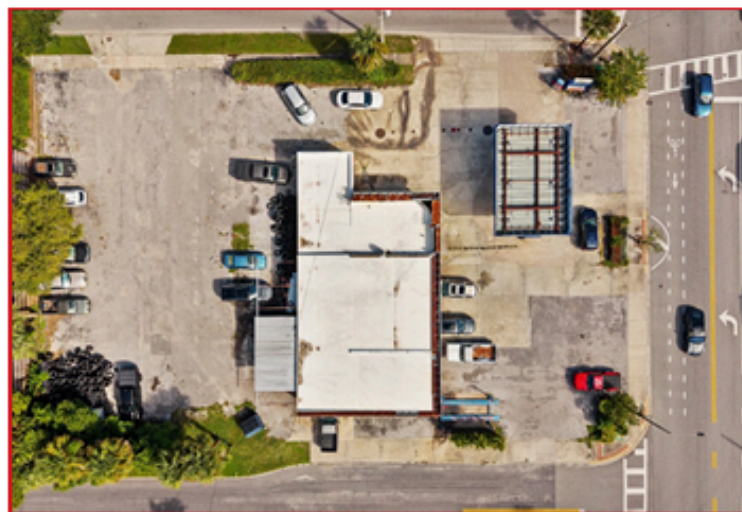
PRICING UPON REQUEST



INGRESS/EAGRESS FROM THREE STREETS - HIGH-VISIBILITY CORNER - APPROX. 120' OF FRONTAGE ON EDGEWATER DR

PROPERTY OVERVIEW

Building Size	+/- 3,648 SF	
Site Area	Approximately 28,766 SF / 0.66 AC	
Construction	Concrete block	
3 Parcel Count	14-22-29-8048-02-010	14-22-29-8048-02-031
	14-22-29-8048-02-031	
Future Land Use	MU-1 CITY OF ORLANDO	
Frontage	Approx. 120' Frontage on Edgewater Dr. Site Access - 3 ingress/egress points	
Offering	Existing improvements with redevelopment potential	
Traffic Count	Edgewater Dr/Lakeview St 13,900	



PRESTIGIOUS COLLEGE PARK LOCATION | Potential interim income during the redevelopment process

DELA ARMSTRONG

Licensed Commercial/Residential Broker
C. Brenner Inc.

CELL 407.733.8881

OFFICE 407.677.1700

EMAIL REALTORDELA@GMAIL.COM

C. BRENNER INC.

1510 E. Colonial Dr., Suite 307
Orlando, FL 32803

0.66 ACRES | THREE PARCELS | COLLEGE PARK

2610 EDGEWATER DR | ORLANDO

APPROXIMATE DRIVE TIMES

2610 EDGEWATER DRIVE | COLLEGE PARK



KEY DESTINATIONS

7 min	Downtown Orlando
15 min	Winter Park
18 min	Maitland
25 min	Orlando Int'l Airport
30 min	Lake Nona
35 min	Walt Disney World
1 hr 25 min	Tampa
2 hr 10 min	Jacksonville



MAJOR ROADWAYS

5 min	I-4
6 min	US 441
10 min	SR 408
15 min	Florida Turnpike
20 min	SR 429
20 min	SR 528 / Beachline
25 min	SR 417
50 min	I-95

Approximate drive times may vary depending on traffic and route.



Rare chance to control a prominent Edgewater Drive corner

PROPERTY HIGHLIGHTS

- Three parcels totaling approximately 0.66 acres
- Corner parcel w/ street access from 3 ingress/eagress
- Approximately 120 feet FRONTAGE on Edgewater Drive
- Existing 3,648 SF concrete block building
- MU-1 CITY OF ORLAND - future land use designation
- 4 minutes to I4, 9 minutes to Downtown Orlando
- Strong visibility for an owner-user or future redevelopment
- Rare chance to control a prominent Edgewater Drive corner

Ideal Uses

- Neighborhood Retail/Mixed-Use Development
- Boutique Multifamily or Live-Work Development
- Brewery/Taproom with Outdoor Beer Garden
- Restaurant/Café with Expansive Patio
- Food Hall with Outdoor Dining
- Community Event Venue
- Artisan Market or Food-Truck Courtyard
- Medical or Professional Office
- Owner-User Commercial

Schedule a Property Tour

Tenant in place. After hour showings. Call or text Dela at 407.733.8881



DELA ARMSTRONG

Licensed Commercial/Residential Broker
C. Brenner Inc.

CELL 407.733.8881

OFFICE 407.677.1700

EMAIL REALTORDELA@GMAIL.COM

C. BRENNER INC.

1510 E. Colonial Dr., Suite 307
Orlando, FL 32803

Information is believed reliable but is not guaranteed. Buyers must independently verify measurements, zoning, permitted uses, environmental conditions and all property details.