

# PRIME RETAIL REDEVELOPMENT

COLLEGE PARK, ORLANDO  
2816 EDGEWATER DRIVE, 32804



COMING SOON!  
Fall 2026 Delivery



“Globally Inspired, Locally Rooted”

Edgewater Market Gardens is more than just a commercial space – it’s a thoughtfully designed retail and dining destination in the heart of College Park, Florida.



Conceptual: View North From Clayton Street



Conceptual: Perspective View – Site Entry

## A MARKETPLACE IN MOTION

- ❖ Commercial spaces with a soul.
- ❖ A vibrant hub where businesses, creators, and neighbors come together.
- ❖ A unique setting for businesses looking to connect with a vibrant, engaged community.
- ❖ Lush landscaping, shaded walkways, and inviting gathering spaces.
- ❖ From curated events, weekend markets, and seasonal activations, it’s a place where businesses flourish and community thrives.

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MARKET GARDENS

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Concept Render | Overall Site

## QUICK PROPERTY FACTS

- ❖ Zoning – ORL-MU-1/T/SP/AR/W (Mixed Use Corridor District)
- ❖ Land Use Code – Retail M/t 1
- ❖ 1.07 Acres | 7 Buildings
- ❖ Approximately 320 feet of frontage on Edgewater Drive (“The Drive”)
- ❖ Sits on the corner of Edgewater Drive and Clayton Street, right in the middle of The Drive
- ❖ Ample parking, which will include access to 2-hour street parking and additional off-site parking spaces
- ❖ Flexible Floorplan – from small shops ranging from 350 -700 SF; retail / restaurant spaces from 1,136 SF to 4,448 SF



Conceptual: Perspective View – Site Entry

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## CONCEPTUAL | PERSPECTIVE VIEWS



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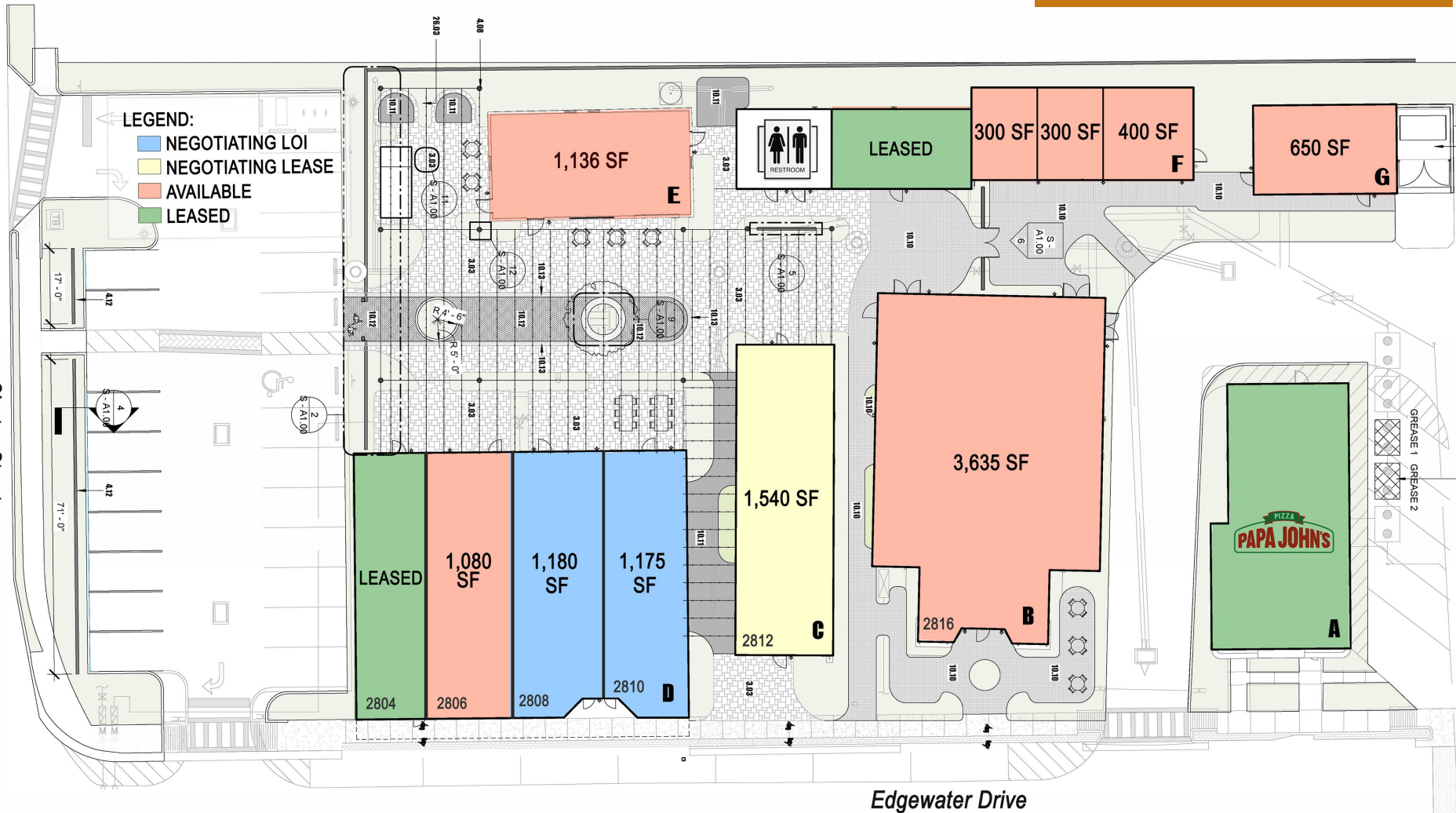
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CONCEPTUAL LEASING SITE PLAN



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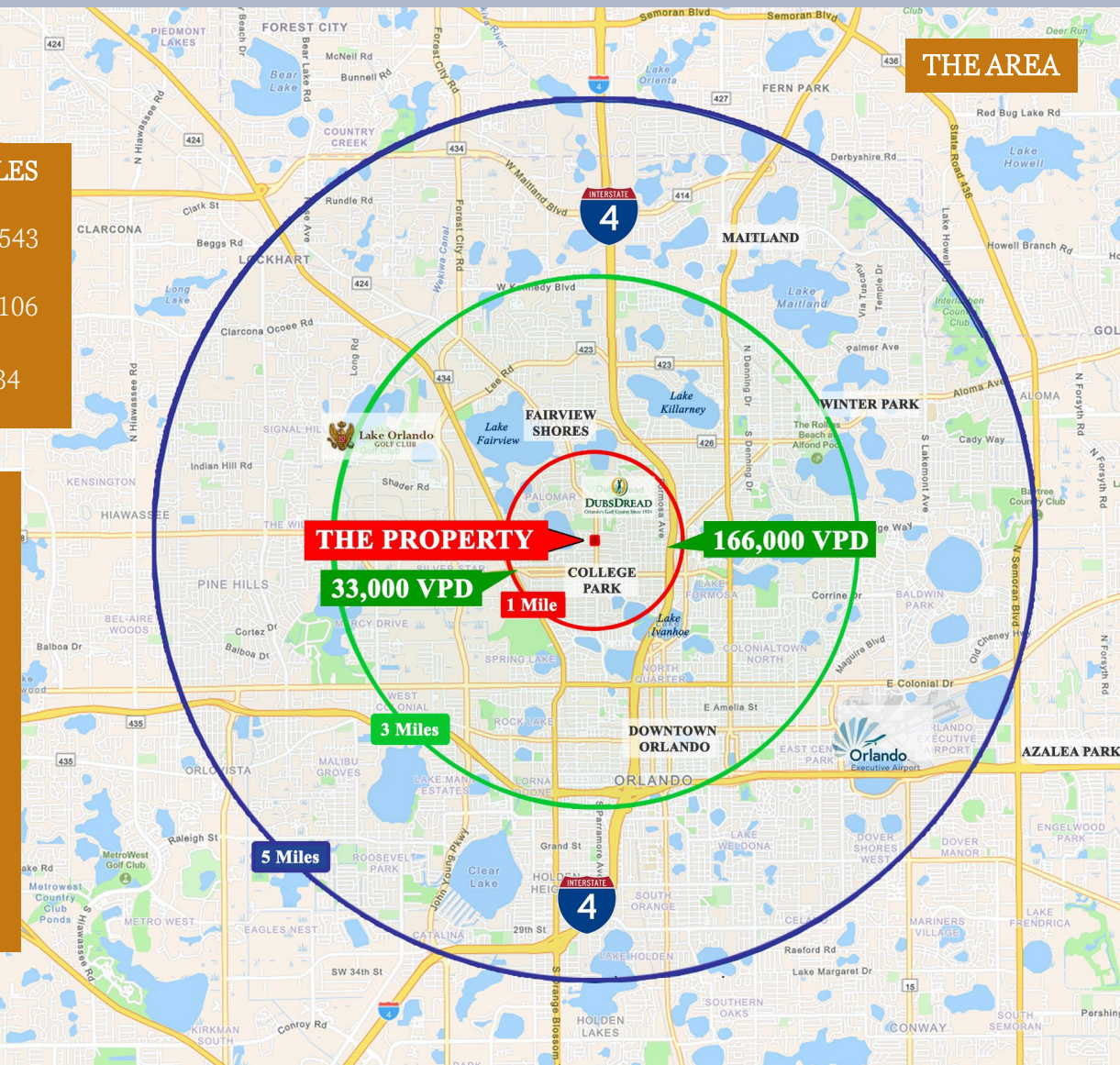
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THE AREA

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
	12,385	94,363	277,897	1,070,543
	\$164,799	\$122,019	\$113,387	\$101,106
	5,655	44,373	117,794	418,634

- ❖ Easy access to major thoroughfares:
  - Interstate 4 (I-4) about a mile east
  - US-438 half a mile south
  - US-441 approx. 1.29 miles west
  - SR 423 less than 2 miles west
  - SR 50 or Colonial Dr approx. 1.6 miles south.
- ❖ Close proximity to downtown Orlando's premier entertainment destinations, approximately 2.5 miles south, about 10-minute commute time.
- ❖ About 5 miles away from the Orlando Executive Airport and approximately 20 minutes to the Orlando International Airport.



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THE AREA

College Park  
"The Ivy League of Neighborhoods"

**+286 Students**

**+1,550 Students**

**760 Students**

Orlando's Golf Course Since 1924

**High School  
2,059 Students**

**23,760 VPD**

**THE PROPERTY**

**166,000 VPD**

**RE/MAX**

**REGIONS**

**SUNOCO**

**CHASE**

**22,761 VPD**

**479 Students**

- ❖ A mix of creativity, character and charm define this up-and-coming, walkable, family-friendly district.
- ❖ A community-centric vibe and local lifestyle are cultivated in this destination complete with casual dining, outdoor activity, entertainment, and affordable single-family homes.
- ❖ Nearby Neighborhoods: Ivanhoe Village Park, Winter Park.



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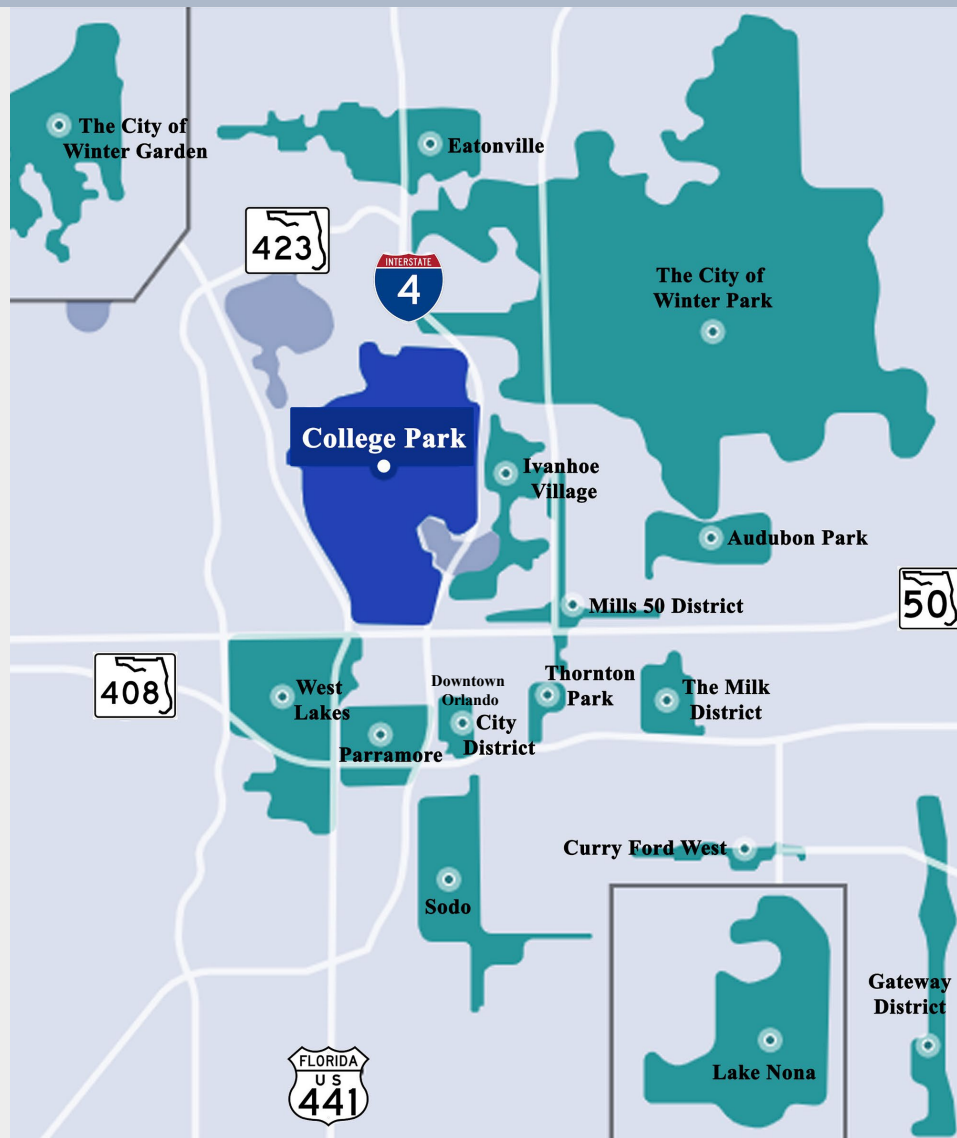
**PURE**  
PROPERTIES  
GROUP

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**MARKET GARDENS**

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## MORE ABOUT COLLEGE PARK

- **College Park** is located just north of downtown Orlando's core, a vibrant neighborhood where you can experience urban living with a small-town feel.
- From street festivals to wine walks – the next community event is just around the corner.
- This affluent College Park neighborhood is known for its 20<sup>th</sup> century cottages, abundant green spaces, lakes and university-themed streets. It is home to the **Dubsdread Golf Course**, a landmark golf course that celebrated its 100<sup>th</sup> birthday in 2024.
- Clustered along the main street, **Edgewater Drive**, are some of the finest local retailers, unique boutiques, vintage stores, and award-winning restaurants.
- The neighborhood's community pride can be felt at any one of the popular annual events that help bring alive the vibrancy, optimism, and shared values of College Park.



## COLLEGE PARK MAIN STREET PROGRAM

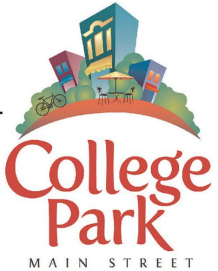
- ❖ **College Park Main Street** collaborates with local business owners to enhance the community. Current activities are centered around creating more robust dining and nightlife experiences, and evolving the transportation and pedestrian access to the area.
- ❖ **Edgewater Drive** is being redesigned from Lakeview Street up to Par Street to include a roundabout, sidewalk expansion, new decorative lighting, streetscape elements, and robust Florida-friendly landscaping.
- ❖ **The Property** sits along Edgewater Drive, on the corner of Clayton Street.
- ❖ Edgewater Drive, known to locals as simply **"The Drive"** is approximately 1.7 miles on this Main Street Program.

## College Park Main Street (CPMS) Signature & Ongoing Events

- **CPMS Drinks Along The Drive** – fun afternoon with CPMS & participating businesses in a wine & beverage tasting along The Drive. Approximately 15 wine stops along the walk providing a tasting of the month's featured wines.
- **Networking Socials** – a quarterly event encouraging relationship building, both among businesses & the entire community.
- **Connect & Learn** – presented by local professionals & industry experts, offers great networking opportunities.
- **College Park Cleanup** – through Design Committees, CPMS works to improve the Edgewater Drive streetscape, held twice annually.
- **Jazz Fest** – a beloved community tradition, continues to grow and has become CPMS' flagship event. Started in 2002, it features 3 stages with 12 live bands.
- **Holiday On The Drive** – an enchanting event for everyone with Santa spreading cheer, live music and entertainment, and food trucks.
- **Dog Days of Summer** – a family & dog-friendly event filled with activities, a perfect summer family outing.



## College Park Main Street Program



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For Pre-Leasing Information:

Doug Badia

[info@purepropertiesgroup.com](mailto:info@purepropertiesgroup.com)

(800) 570-5262