



FIRST CAPITAL
Property Group
Commercial Real Estate Services



RETAIL SUITE FOR LEASE

2300 - 2304 Edgewater Drive, Orlando, FL 32804

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For Lease: \$35.00 / SF, NNN

Unit 2300: ± 1,328 SF



DAYTIME POPULATION:
484,910
within 3 miles

Prime retail at College Park's "Main & Main" with excellent visibility and strong signage exposure on Edgewater Dr (12,500 AADT)

Surrounded by a diverse lineup of thriving local businesses and nationally recognized brands

Situated in one of Orlando's most desirable, walkable neighborhoods, surrounded by affluent residential communities




Located in an Orlando Main Street district, benefiting from city-supported marketing, events, and consistent pedestrian activity

Within a STRIVE Orlando Tier 2 Opportunity Zone, offering potential economic incentives

Less than one mile from both I-4 and Orange Blossom Trail



DEMOGRAPHICS

2025	 Total Population	 Total Households	 Average HH Income
1 Mile	12,607	5,719	\$170,408
3 Miles	96,415	46,020	\$126,958
5 Miles	286,001	120,114	\$116,454

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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NEIGHBORHOOD

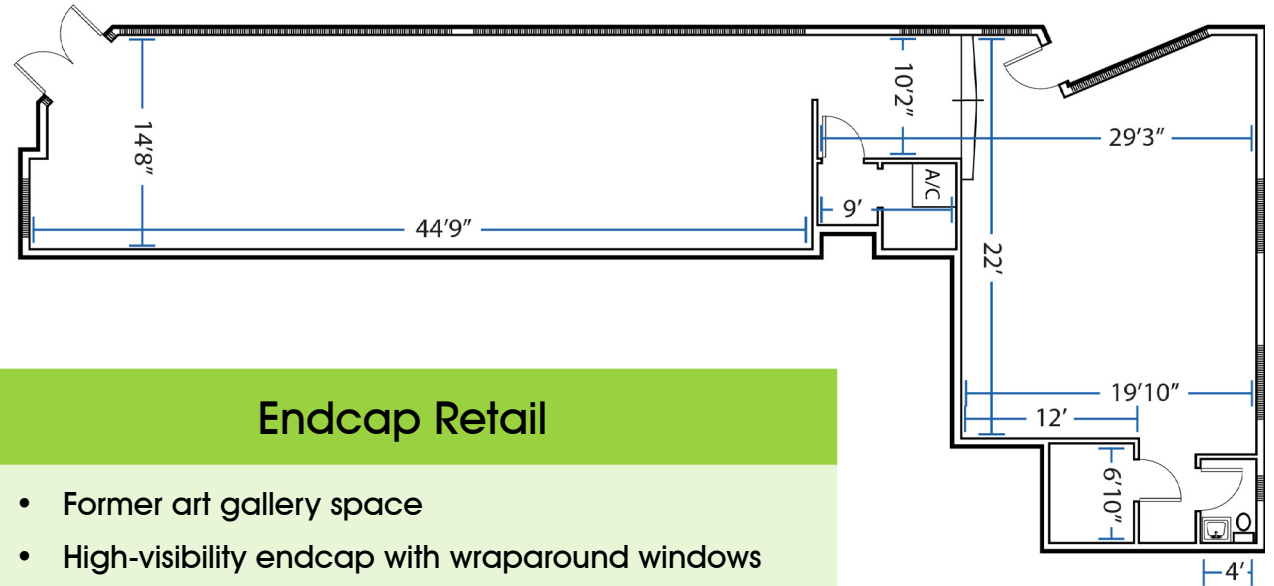
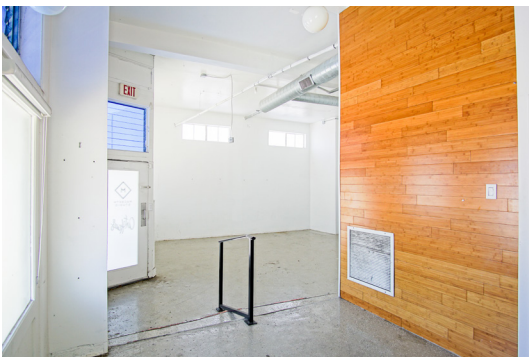


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Endcap Retail

- Former art gallery space
- High-visibility endcap with wraparound windows on Edgewater Drive and Smith Street
- Commanding visibility at a signalized intersection

TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: <https://fcpq.com/2300-edgewater>

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