

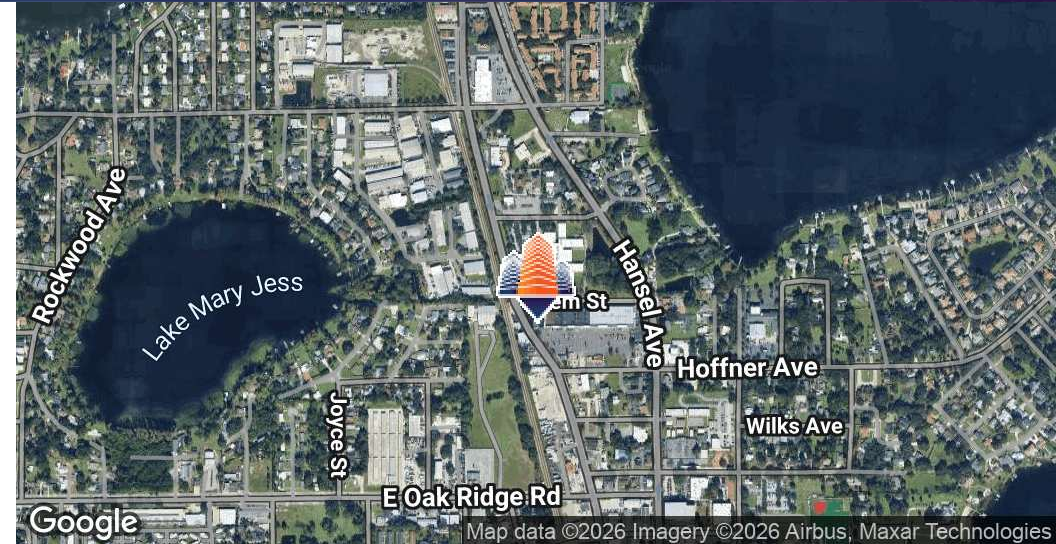
Edgewood Isle Plaza

5601 S Orange Ave, Orlando, FL 32809



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Join Dollar Tree, Pinch A Penny, Pizza Hut and More
- Visibility and Access from both Hansel and S Orange Ave
- Signalized Access for North and Southbound Travelers
- Full Circulation for Deliveries
- Signage on both S Orange Ave and Hansel
- Convenient Shopping for Residents in Lake Conway, Pine Castle, Holden Lakes, SoDo and Downtown.
- Plenty of Parking
- Pad Site and inline space available

VISIT EDGEWOOD ISLE [HERE](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 6,735 SF
Lot Size:	6.75 Acres
Building Size:	78,647 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,770	30,104	93,495
Total Population	8,362	81,082	235,256
Average HH Income	\$91,301	\$92,905	\$87,350

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PROPERTY PHOTOS



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SITE PLAN



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 - 3,600 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Unit 5601	Hong Fu	1,140 SF
Unit 5607	El Negro Barbershop	1,140 SF
Unit 5609	Designer West	1,200 SF
Unit 5611	Orange Traffic & Driving School	1,200 SF
Unit 5617	Dancers Point	3,645 SF
Unit 5621	Dollar Tree	9,620 SF
Unit 5626	Eastern Treats	1,400 SF
Unit 5628	Pizza Hut	1,400 SF
Unit 5630	Available	1,200 SF
Unit 5632-36	Available	3,600 SF
Unit 5631	Thrive Studio	4,676 SF
Unit 5637	FCH Retail	16,621 SF
Unit 5645	Pinch a Penny	3,140 SF
Unit 5655	Cornerstone	14,941 SF
Unit 5665	Mamajuana Lounge & Bar	6,500 SF
Unit 5667	Southern Homestyle Cookin	1,935 SF
Unit 5671	Available	1,935 SF

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RETAILER MAP



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,362	81,082	235,256
Average Age	43.4	39.9	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,770	30,104	93,495
# of Persons per HH	3.0	2.7	2.5
Average HH Income	\$91,301	\$92,905	\$87,350
Average House Value	\$361,351	\$365,016	\$331,116

This map of Orlando, Florida, illustrates the city's layout with various neighborhoods and transportation routes. The Central Business District is highlighted in the center. Surrounding areas include Pine Hills to the northwest, Azalea Park to the northeast, and Williamsburg to the southwest. Major highways such as I-4 Express, SR 408, SR 50, SR 436, SR 552, SR 15, SR 551, SR 482, and SR 528 are clearly marked. The Orlando International Airport is located in the southeast. The map is credited to Google and shows map data from 2026.

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