

# LAKE-FRONT MIXED-USE DEVELOPMENT OPPORTUNITY

4402, 4404, 4408, 4410 EDGEWATER DR,  
ORLANDO, FL 32804

High Intensity- Commercial-Residential

1.29 ACRES, 4 PARCELS, 5 BUILDINGS - 7,647 HTD SF – LAKE FAIRVIEW



FLU: ORANGE COUNTY

T5.2 HIGH DENSITY COMMERCIAL MIXED-USE

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# 1.29 AC COMMERCIAL- RESIDENTIAL OPPORTUNITY

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## 1.29 Acres - Lake Front, High Intensity Future Land Use

This conveniently located Lake Fairview site can be used commercially as-is as an **event / entertainment venue** or can be redeveloped for use as a **hospitality center, hotel, lake front resort project, restaurant, multifamily, luxury condominium, short term rental, medical facility, independent living, senior care or any of multiple street front retail / commercial uses.**

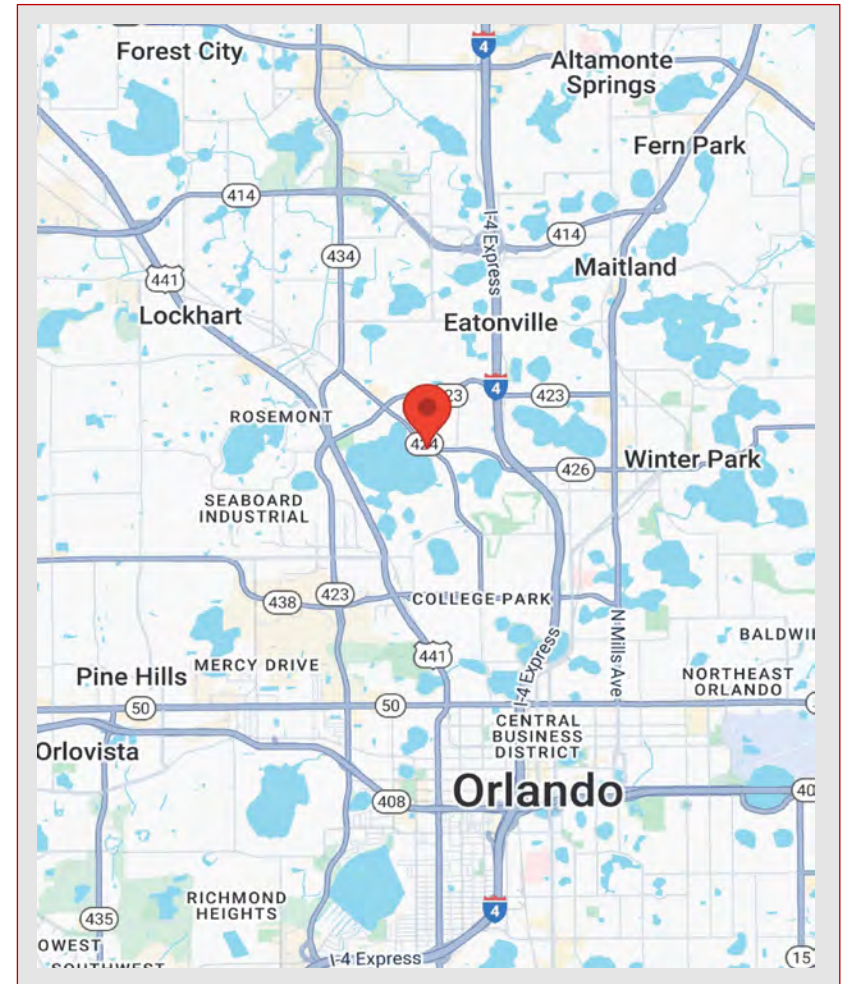
The property is ideally located at the end of West Fairbanks Avenue on Lake Fairview just north of Orlando in College Park and less than one mile from I-4. The properties are located on the eastern shore of Lake Fairview and provide lake/boat access and dramatic sunset views. Surrounding nearby properties include commercial and residential developments.

The combined 1.29 Acre lakefront parcels include existing structures that are presently used as a 4,112 SF event center / winery, a retail store, two apartments and a three bed, one bath lake front cottage. The properties are located in Orange County and are subject to the uses in Orange County's 2050 Comprehensive Plan. The Future Land Use is T5.2 which allows for 50 residential units per acre and a maximum FAR of 3.0 providing many unique long-term redevelopment options. This classification provides the opportunity to develop a boutique hotel, luxury apartment, townhome or condominium residences or numerous commercial business applications.

The nearby College Park and Winter Park areas are highly desirable residential living locations. The immediate area is seeing rapidly increasing development and growth due to its ideal and easily assessable location. Numerous properties along Edgewater have changed hands over the past three years, as long term use and re-development plans take shape.

Contact the broker regarding property details or to arrange a tour.  
Parcels to be sold combined. **Price Reduction - \$2,800,000.**

## EASY ACCESS FROM GREATER ORLANDO

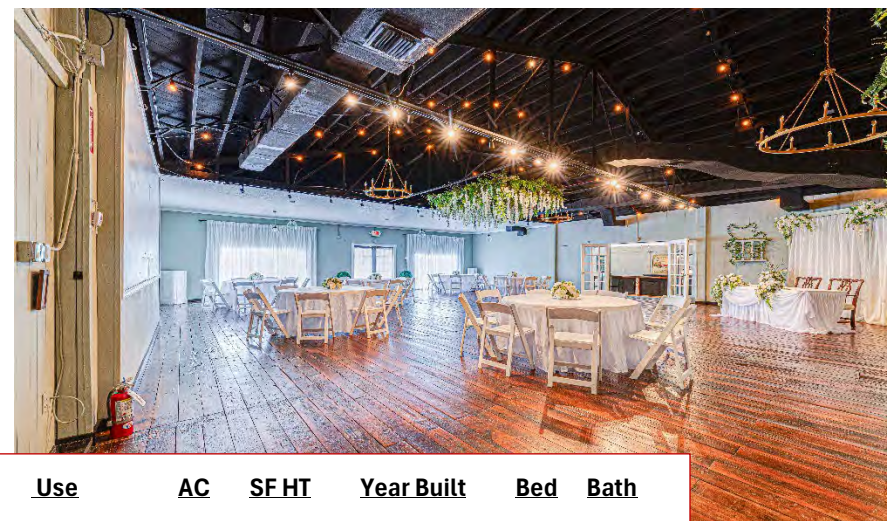
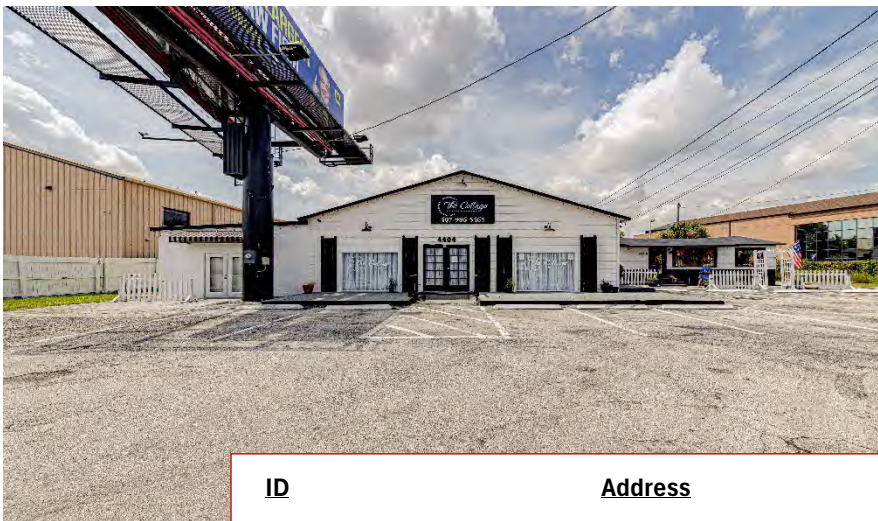


**EVENT CENTER-HOSPITALITY- RESORT PROJECT-COMMERCIAL-RETAIL- RESTAURANT  
MULTIFAMILY-TOWNHOMES-HEALTH CARE-SENIOR LIVING-SENIOR CARE**



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<u>ID</u>	<u>Address</u>	<u>Use</u>	<u>AC</u>	<u>SF HT</u>	<u>Year Built</u>	<u>Bed</u>	<u>Bath</u>
29-22-03-0000-00-028	4408 EDGEWATER DR	2 Apts, Store	0.2	2,352	2000	3	2
29-22-03-0000-00-029	4404 EDGEWATER DR	Event Center	0.22	4,112	1990	0	0
29-22-10-0000-00-023	4402 EDGEWATER DR	Land	0.51	0	0	0	0
29-22-10-0000-00-024	4410 EDGEWATER DR	Cottage	0.36	1,183	1970	3	1
<b>Combined Totals</b>			<b>1.29</b>	<b>7,647</b>		<b>6</b>	<b>3</b>



# OUTSTANDING LOCATION: PROPERTY FEATURES

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## Property Features

1.29 (+/-) Acres

Frontage of 125' on Lake Fairview

Frontage of 150' on Edgewater Dr

Site Grades to Lake

Approx. 1.10 AC Uplands

Lake access – Boat access – Dock

Utilities to Site

## Zoning/FLU – FLU- T5.2 Orange County

Residential - 50 DUA per Acre (+/-)

FAR - 3.0

Lodging - 229 Rooms

Max Height – 4 Stories

## High Visibility

19,600 ADDT Edgewater

23,000 ADDT Fairbanks

## Easy Access

I-4, Winter Park, College Park, Orlando



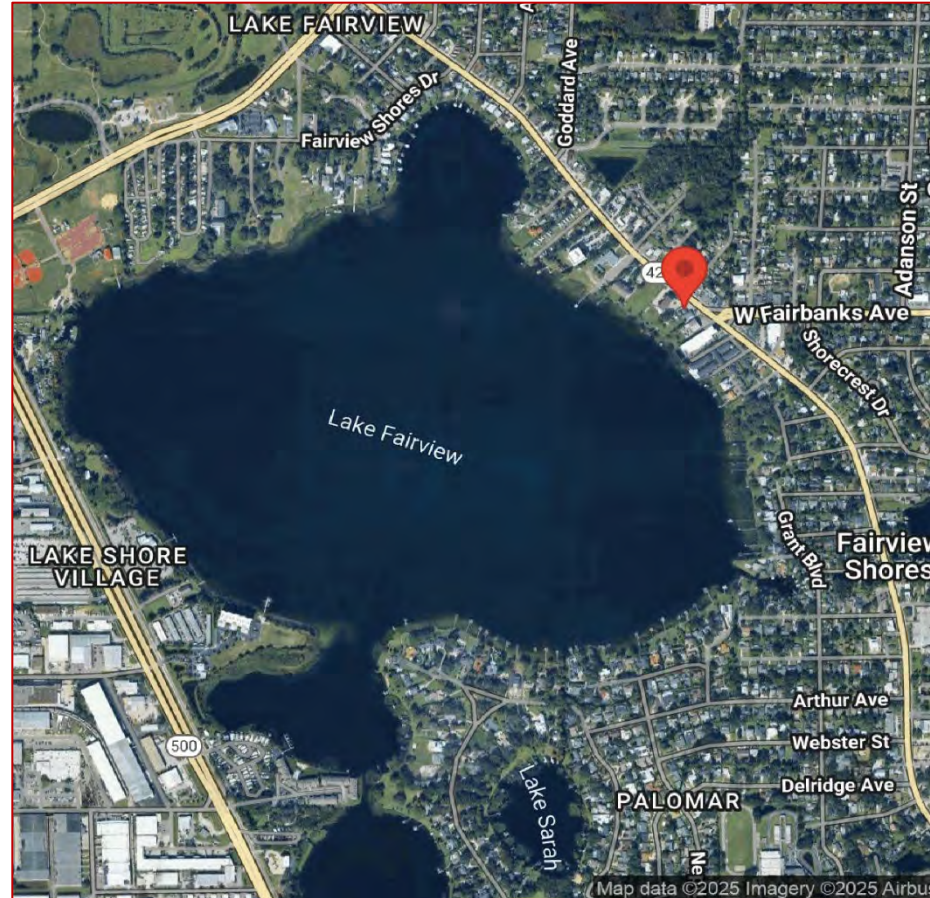
# 1.29 AC COMMERCIAL-RESIDENTIAL DEVELOPMENT

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## T5.2 Permitted Use Examples

- Event Center
- Food & Beverage
- Portable Food Vendors & Vending Carts
- Restaurant
- Entertainment
- Hospitality
- Hotel
- Resort - SPA
- Residential Duplex
- Residential Townhouse
- Multi-Family
- Adult or Child Day Care Center
- Student Housing
- Short-Term Rental (Timeshares)
- Family Day Care Home
- Assisted Living Facility
- Health Care Facility
- Professional Office
- Retail and Services, General
- Auto-Related Commercial
- Free-Standing Car Wash
- Schools
- Warehouse
- Storage & Distribution

## Lake Fairview - 405 Acres - Navigable, Boat Access, Dock



Existing Business Use or Multiple Long-Term Development Uses

# EVENT CENTER PHOTOS – BUSINESS OPORTUNITY



4,122 SF – Stylish, Attractive, Functional



# RETAIL RENTAL STORE, APARTMENTS & COTTAGE



Two 1/1 Apartments and 1,183 SF 3/1 Cottage



# BEAUTIFUL OUTDOOR SPACES FOR USE OR ENTERTAINMENT

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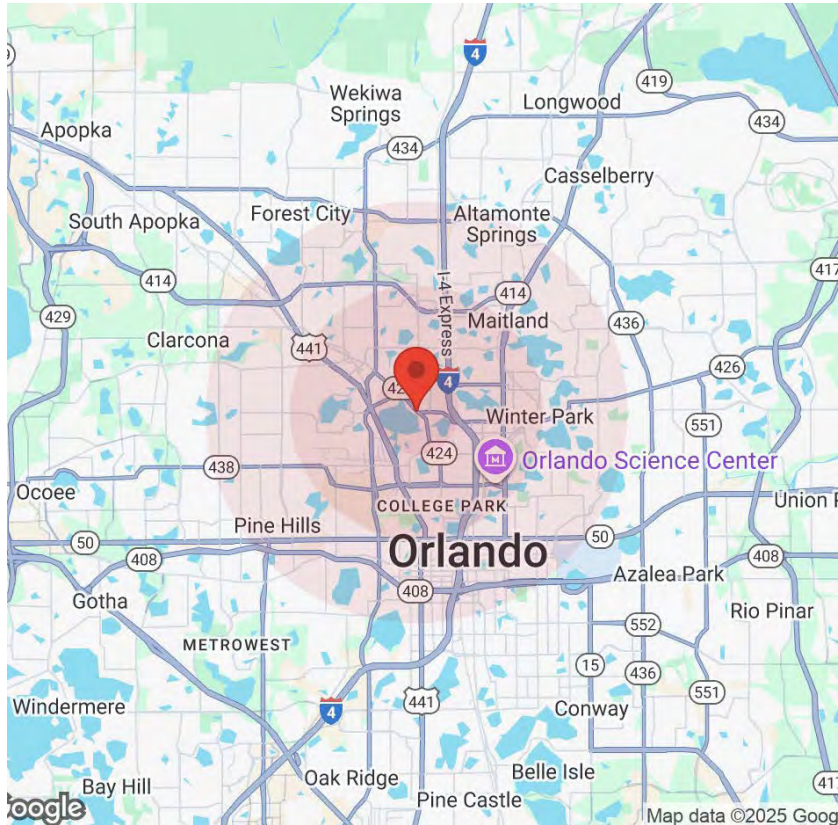


Lake Front Use – Sunset Views



# SITE DEMOGRAPHICS – COLLEGE PARK, WINTER PARK, CORE ORLANDO

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Population	1 Mile	3 Miles	5 Miles
Male	3,695	45,863	148,330
Female	3,255	47,975	151,662
Total Population	6,950	93,838	299,992
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	948	15,559	49,667
Ages 15-24	552	9,802	33,477
Ages 25-54	2,966	41,214	131,340
Ages 55-64	1,080	11,957	36,538
Ages 65+	1,403	15,306	48,970
Race	1 Mile	3 Miles	5 Miles
White	4,047	42,931	126,957
Black	1,045	26,922	93,088
Am In/AK Nat	7	56	210
Hawaiian	4	19	60
Hispanic	1,383	18,589	61,978
Asian	327	3,453	11,700
Multi-Racial	111	1,492	4,890
Other	27	385	1,110
Income	1 Mile	3 Miles	5 Miles
Median	\$75,807	\$74,882	\$75,481
< \$15,000	298	4,333	12,848
\$15,000-\$24,999	158	2,431	7,590
\$25,000-\$34,999	282	3,628	10,626
\$35,000-\$49,999	319	4,706	13,951
\$50,000-\$74,999	489	6,276	20,254
\$75,000-\$99,999	261	5,116	15,551
\$100,000-\$149,999	643	7,436	22,179
\$150,000-\$199,999	252	3,114	9,956
> \$200,000	407	5,654	18,183
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,309	45,451	138,971
Occupied	3,108	42,695	131,138
Owner Occupied	1,955	19,444	60,365
Renter Occupied	1,153	23,251	70,773
Vacant	201	2,757	7,832

\*The implementation of Orange County's Vision 2050 Plan has been delayed. Please check with County zoning authorities for development options. Information provided in this exhibit has been prepared from sources deemed to be reliable but is not guaranteed to be a complete summary or statement of all available data necessary for making a purchase or investment decision. No representations or warranties are made by KW Commercial Parks Commercial Group, LLC, 3657 Maguire Blvd, Orlando, Florida 32803 as to the accuracy, completeness or implied future performance of the information provided.

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## Existing Uses or Commercial - Multifamily Development Opportunity

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