

For Sale

4205

4205 EDGEWATER DRIVE
ORLANDO | 32804

OFFICE SPACE IN COLLEGE PARK





**PURCHASE
PRICE
REDUCTION:
\$1,099,000**

PROPERTY INFORMATION:



- 3,224 SF ONE-STORY, OFFICE BUILDING



- 0.24 AC



- ZONING: C-1 COMMERCIAL

- CONCRETE BLOCK MASONRY

- BUILT: 1966

- FAR: 0.41

- PARKING: 16 SURFACE SPACES

- FRONTAGE: 77' ON EDGEWATER DRIVE

- SIGNAGE

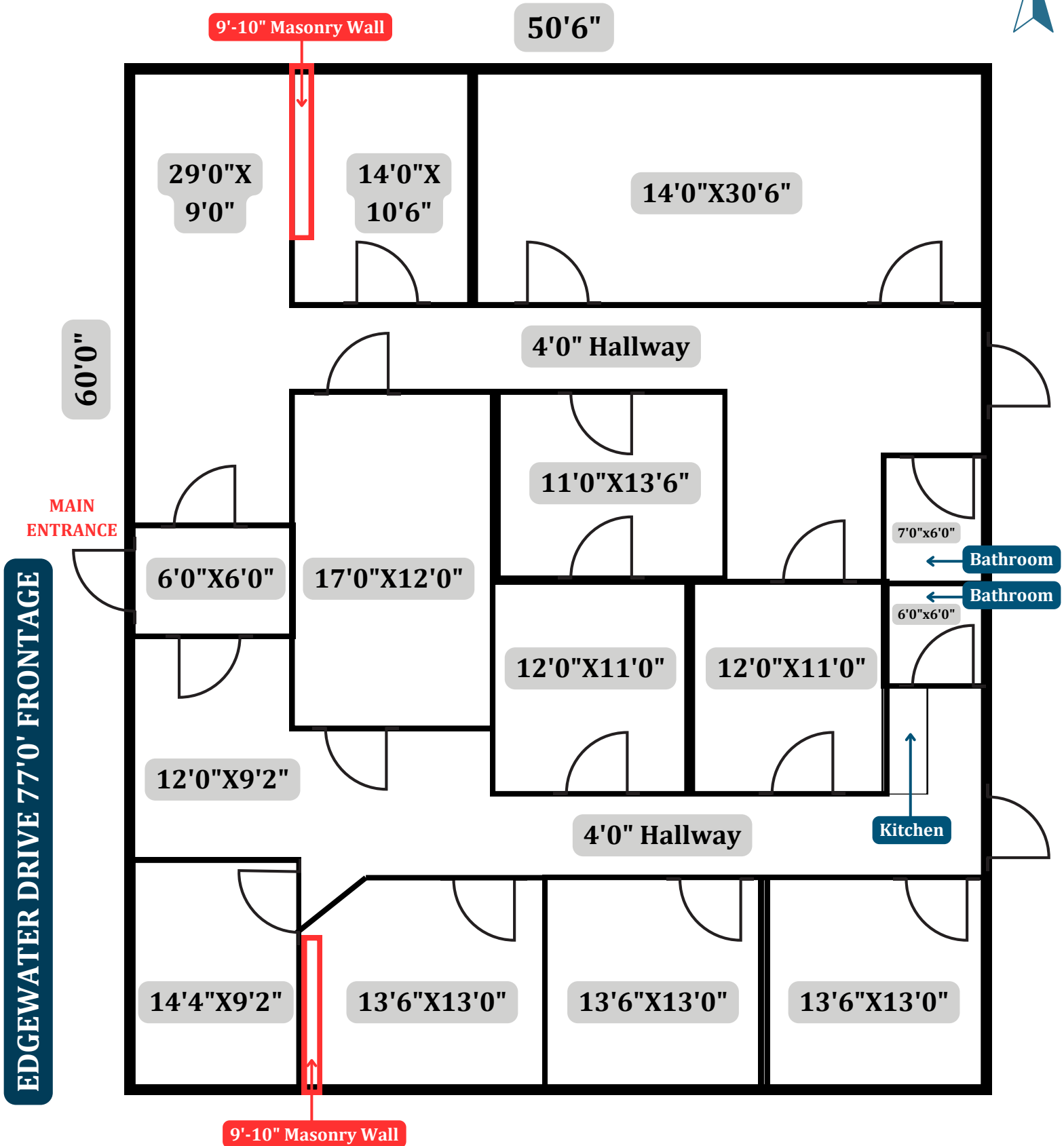


- REAR FENCED COURTYARD AREA





FLOOR PLAN



32804



SUBJECT PROPERTY



**LESS THAN 10
MINUTE DRIVE
TO WINTER PARK** →

- **MORNING STAR SCHOOL**
- **ST. CHARLES CATHOLIC SCHOOL**
- **BISHOP MOORE CATHOLIC HIGH SCHOOL**

**FIRST FLORIDA
CREDIT UNION**

**COLLEGE PARK
MIDDLE SCHOOL**

CVS

DUBSDREAD GOLF COURSE

**COLLEGE PARK ACE
HARDWARE**

APENBERRY'S GARDENS

EDGEWATER HIGH SCHOOL

WALGREENS

GABIEL'S SUBS

DUNKIN'

PAPA JOHNS PIZZA

BANK OF AMERICA

EINSTEIN BROS BAGELS

REGIONS BANK

**LAKE SILVER
ELEMENTARY SCHOOL**

**THE WELLESLEY
CONDOMINIUM HOMES**

**ADVENTHEALTH
ORLANDO**

**PUBLIX
SUPERMARKET AT
THE GROVES AT
COLLEGE PARK**

**PUBLIX SUPERMARKET
AT COLLEGE PARK**

**10 MINUTE DRIVE
TO DOWNTOWN
ORLANDO/CBD**





College Park is a lively neighborhood near downtown Orlando, offering urban living with a small-town atmosphere. It features local retailers, award-winning restaurants, and small businesses, along with bungalow-style homes, tree-lined streets, and numerous parks and lakes, creating a vibrant and comfortable lifestyle for residents.

3 MILE DEMOGRAPHICS



POPULATION
86,780



2024 HOUSEHOLDS
39,072



AVG HH INCOME
\$92,172



MEDIAN AGE
38.6



— 4205 EDGEWATER DRIVE —

EXCLUSIVELY LISTED BY:
BISHOP WOOD PARTNERS



FOR NEXT STEPS:

COLTON BISHOP

Associate

Colton@BishopWoodPartners.com

Mobile: 407.404.0175

BILLY BISHOP

Principal

Billy@BishopWoodPartners.com

Mobile: 407.468.6507

KYLE WOOD

Principal

Kyle@BishopWoodPartners.com

Mobile: 386.314.7547



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