

For Lease

1814 Edgewater Drive

Orlando, FL 32804



3,800± sf available

**AVISON
YOUNG**

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Lease Overview

Avison Young is pleased to present this opportunity to Lease the free-standing retail building located at 1814 Edgewater Drive which is currently under renovation and will be presented in new grey shell condition. The Property is located on Edgewater Drive on the corner of the lighted intersection at Dartmouth Street with easy access to Interstate-4 and Orange Blossom Trail.

PROPERTY HIGHLIGHTS

**NEW ROOF, HVAC, GLASS DOORS,
AND WINDOWS**

**NEW ELECTRICAL THROUGHOUT,
INCLUDING ELECTRICAL PANELS**

**TENANT IMPROVEMENT
ALLOWANCE AVAILABLE**

FASCIA SIGNAGE AVAILABLE

ZONING: ORL-AC-1/T/W/SP/AR

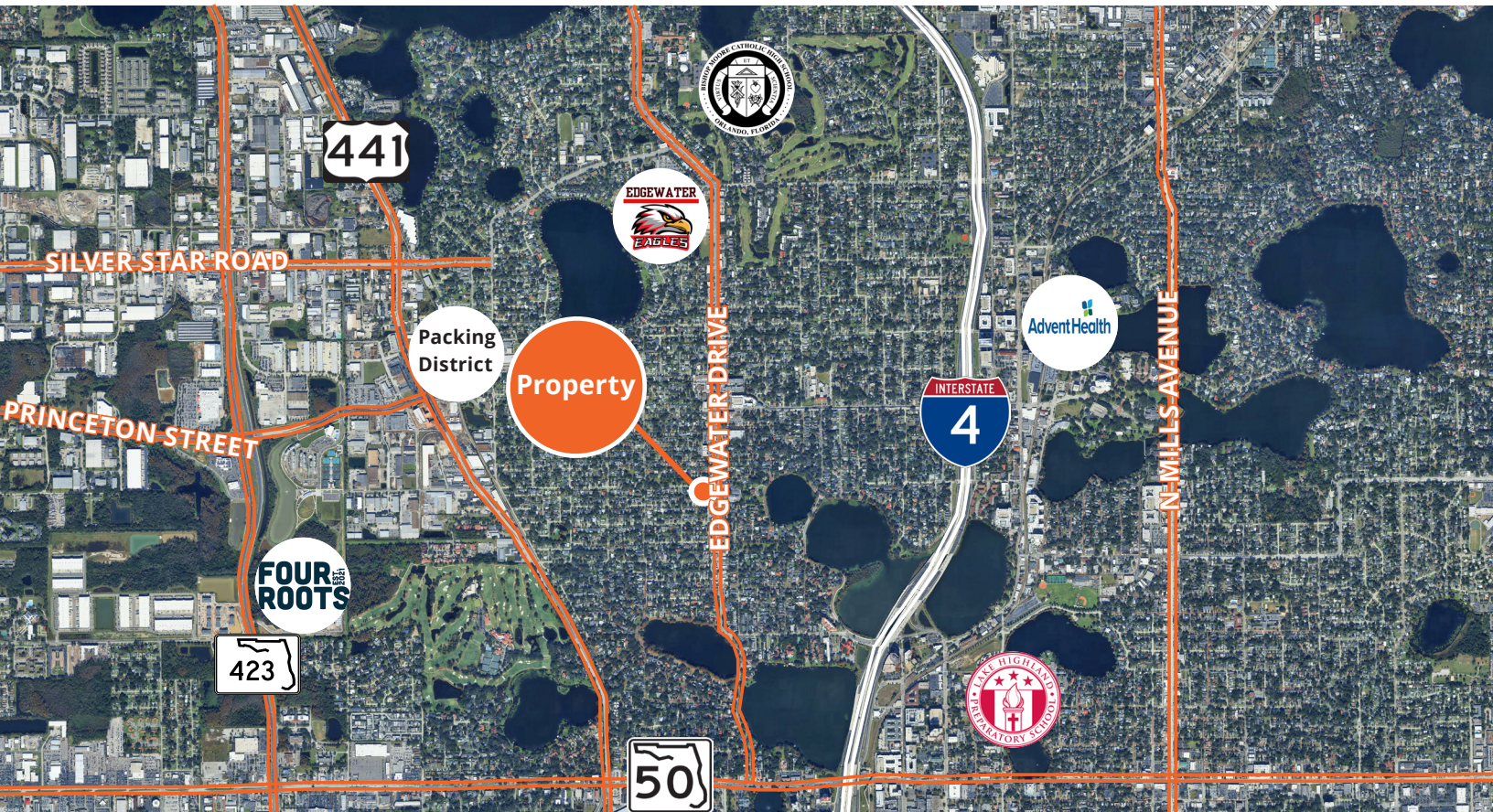
**STREET PARKING + POTENTIAL FOR
DEDICATED PARKING**

EDGEWATER DRIVE FRONTAGE

**LEASE RATE: \$26.00/RSF - NNN
\$4.58/RSF - CAM**



Map Overview / Demographics



Area Demographics:

2024 Population

- 1-mile radius: 14,502
- 3-mile radius: 98,971
- 5-mile radius: 284,724

2024 Avg HH Income

- 1-mile radius: \$176,883
- 3-mile radius: \$134,900
- 5-mile radius: \$119,488

2024 Households

- 1-mile radius: 7,189
- 3-mile radius: 48,973
- 5-mile radius: 124,387

2024 Median Age

- 1-mile radius: 39
- 3-mile radius: 39
- 5-mile radius: 38

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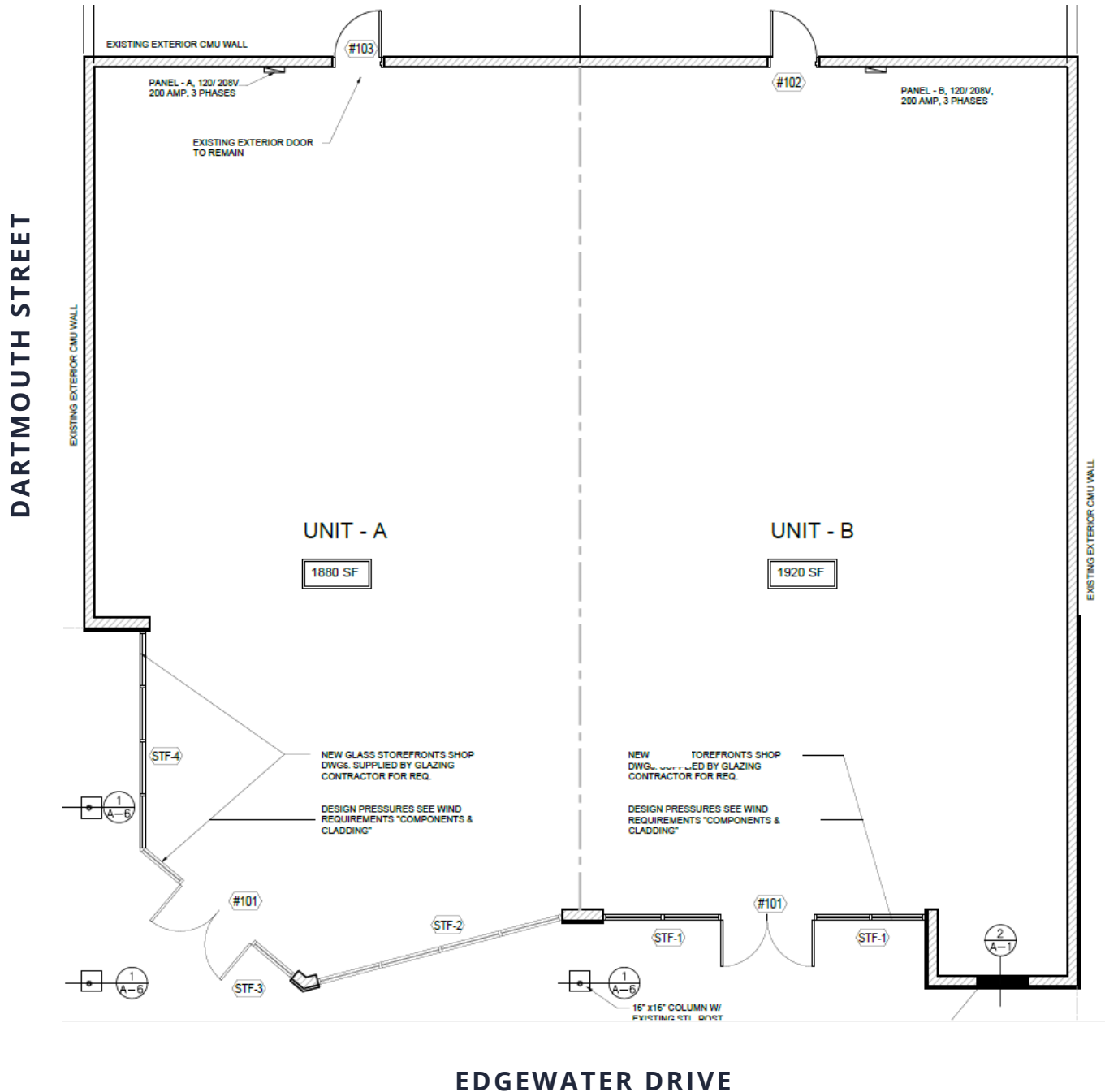
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Proposed Floorplan

3,800± SF AVAILABLE

PATIO AREA OR POTENTIAL PARKING



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