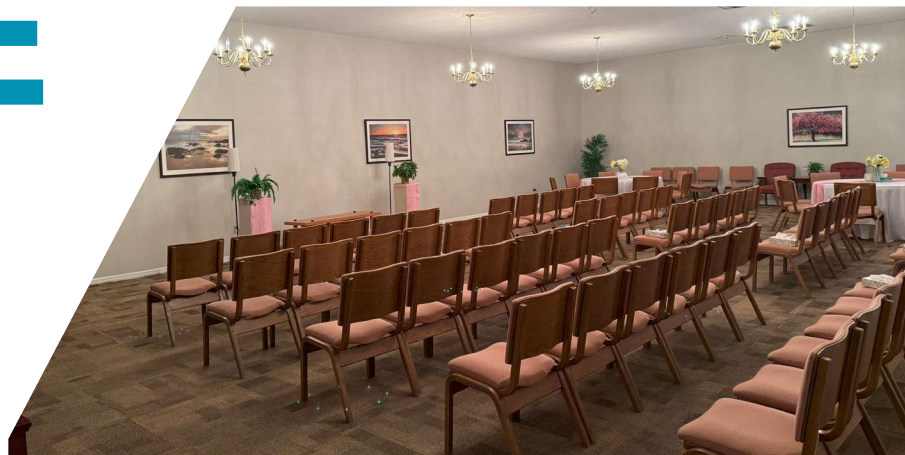




4,607 SF OFFICE BUILDING
FOR SALE

**164 S. ORANGE
AVENUE**

ORLANDO, FL 32806





FLOOR PLAN



PROPERTY HIGHLIGHTS

Positioned in the heart of Edgewood, just minutes from downtown Orlando, **4901 S Orange Avenue** offers a rare opportunity for redevelopment in a highly desirable location. Zoned for mixed-use, this property is ideal for a variety of commercial and retail ventures.

Nestled within well-established neighborhoods, the site boasts excellent connectivity to major thoroughfares including Orange Avenue, Michigan Avenue, I-4, and SR 408—ensuring seamless access across the greater Orlando area.

Whether you're an owner-occupier looking to utilize the entire space or an investor seeking to lease portions for additional income, this property combines strategic location, flexible zoning, and attractive surroundings to support a wide range of possibilities.

- 4,607 SF 1-story building built in 1982
- New roof 2012
- Parking - 40 spaces
- 2 restrooms (1 with shower)
- Large kitchen/break room area
- 4 HVAC units-2 replaced since 2019 and 2 are 11 yrs old



AREA HIGHLIGHTS



10 MI RADIUS
POPULATION
918,964+



10 MI RADIUS
AVG INCOME
\$84,534+



10 MI RADIUS
HOUSEHOLDS
351,875+



ORLANDO INT'L
AIRPORT
15 MINUTES



LOCATION
I-4 - 5 MINUTES
408 EXPY - 8 MINUTES
CBD - 10 MINUTES

THE LOCATION



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