

4460 EDGEWATER DRIVE

ORLANDO, FL 32804

2,650 SF AVAILABLE



OFFICE OR RETAIL/SERVICE SPACE FOR LEASE



Property Features

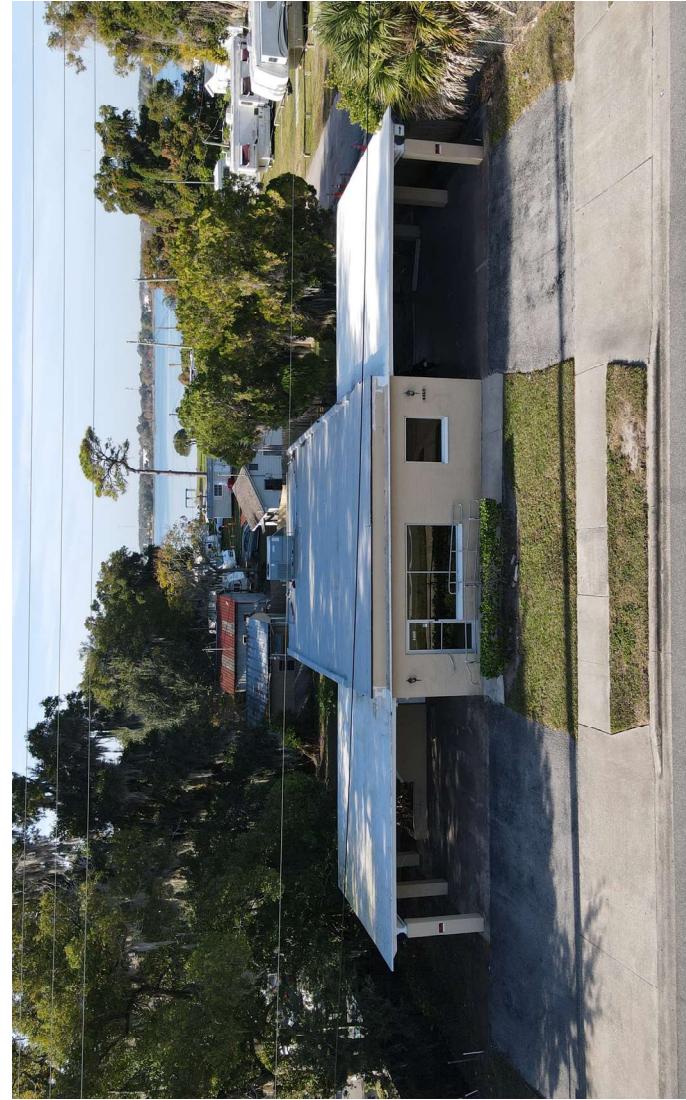
4460 EDGEWATER DRIVE

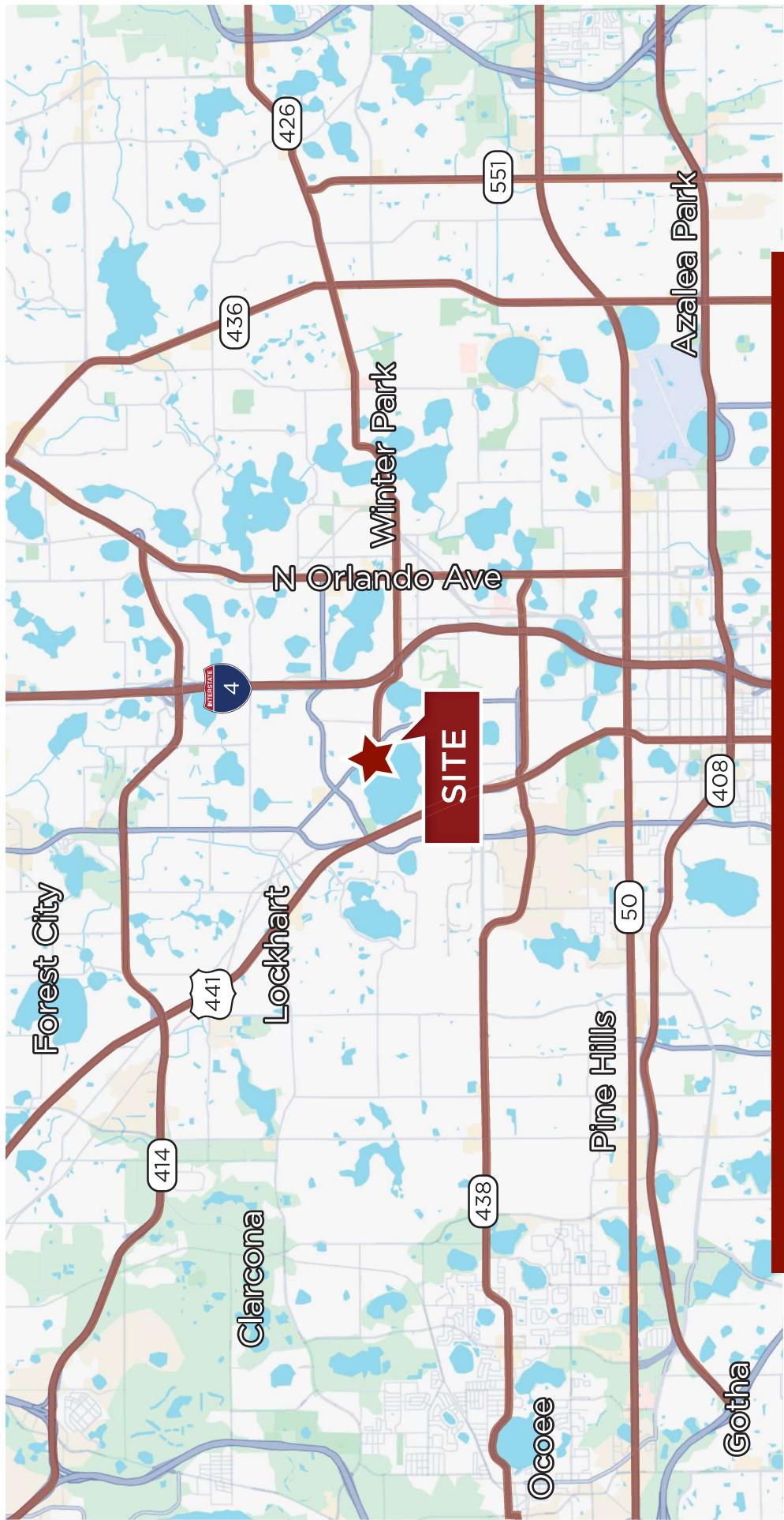
Available for lease, this **Mid-Century Commercial** building is located along **Edgewater Drive** in Orlando and offers flexibility for **office or retail/service use**.

The one-story building features a functional layout with a **reception or welcome area, seven private rooms, and two restrooms**, making it well-suited for professional, medical, wellness, service-oriented, or boutique retail concepts. The property sits on an **over quarter-acre lot** and includes **covered parking**, providing convenience for both customers and staff.

Zoned **C-1 in unincorporated Orange County**, the property allows for a range of commercial uses consistent with the zoning designation. With exposure along a corridor seeing **23,000+ vehicles per day**, the site offers strong visibility and accessibility for businesses seeking a prominent Edgewater Drive location.

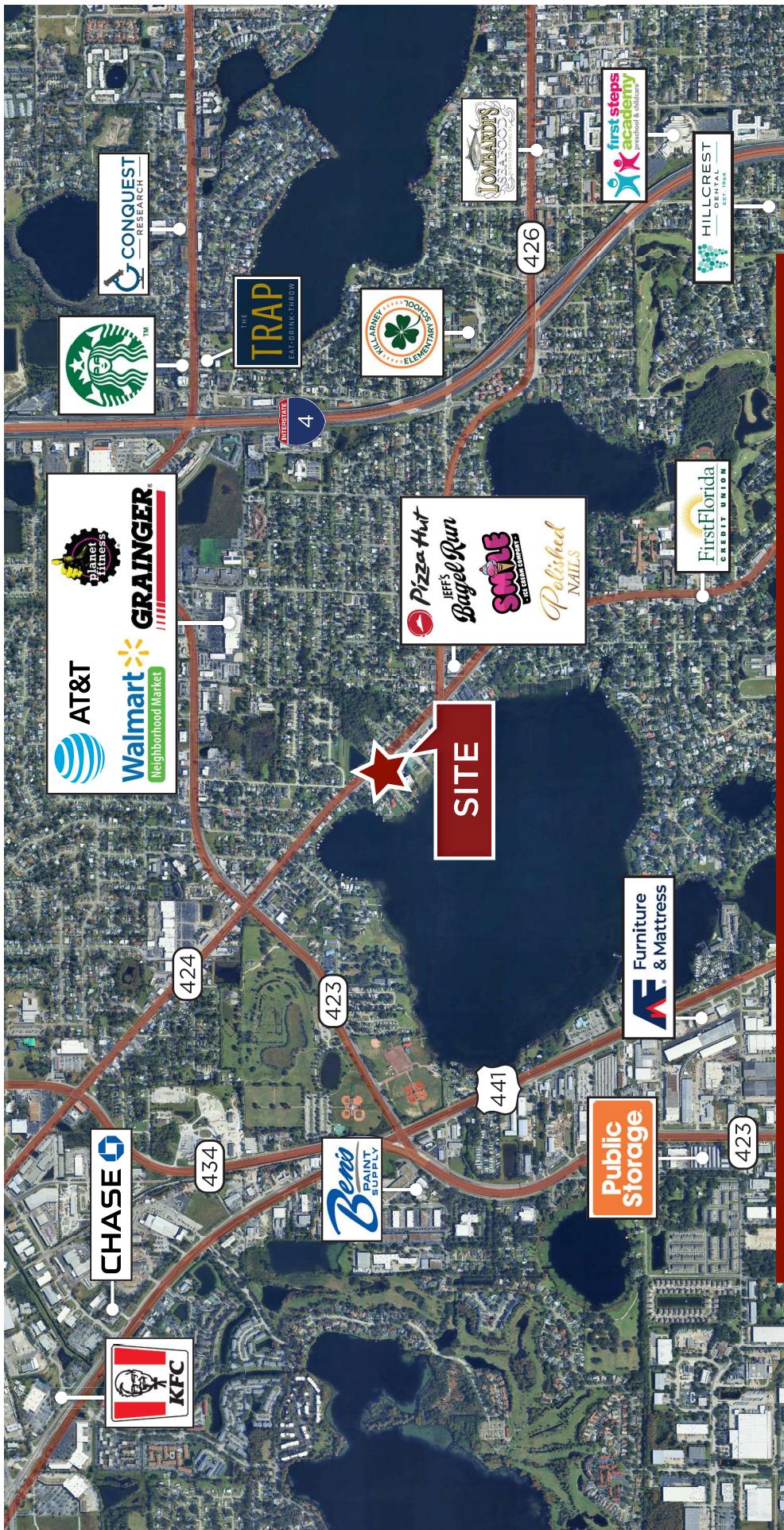
- Office or retail/service space for lease
- Mid-Century Commercial building (circa 1962)
- Reception or welcome area
- Seven private rooms
- Two restrooms
- Covered parking
- Over $\frac{1}{4}$ -acre lot
- 23,000+ AADT on Edgewater Drive
- C-1 zoning
- Located in unincorporated Orange County
- Flexible layout suitable for a variety of commercial uses
- 1620 rentable square feet for \$24.50 psf, modified gross





Location Map

4460 EDGEWATER DRIVE



Amenities Map

4460 EDGEWATER DRIVE

Property Photo

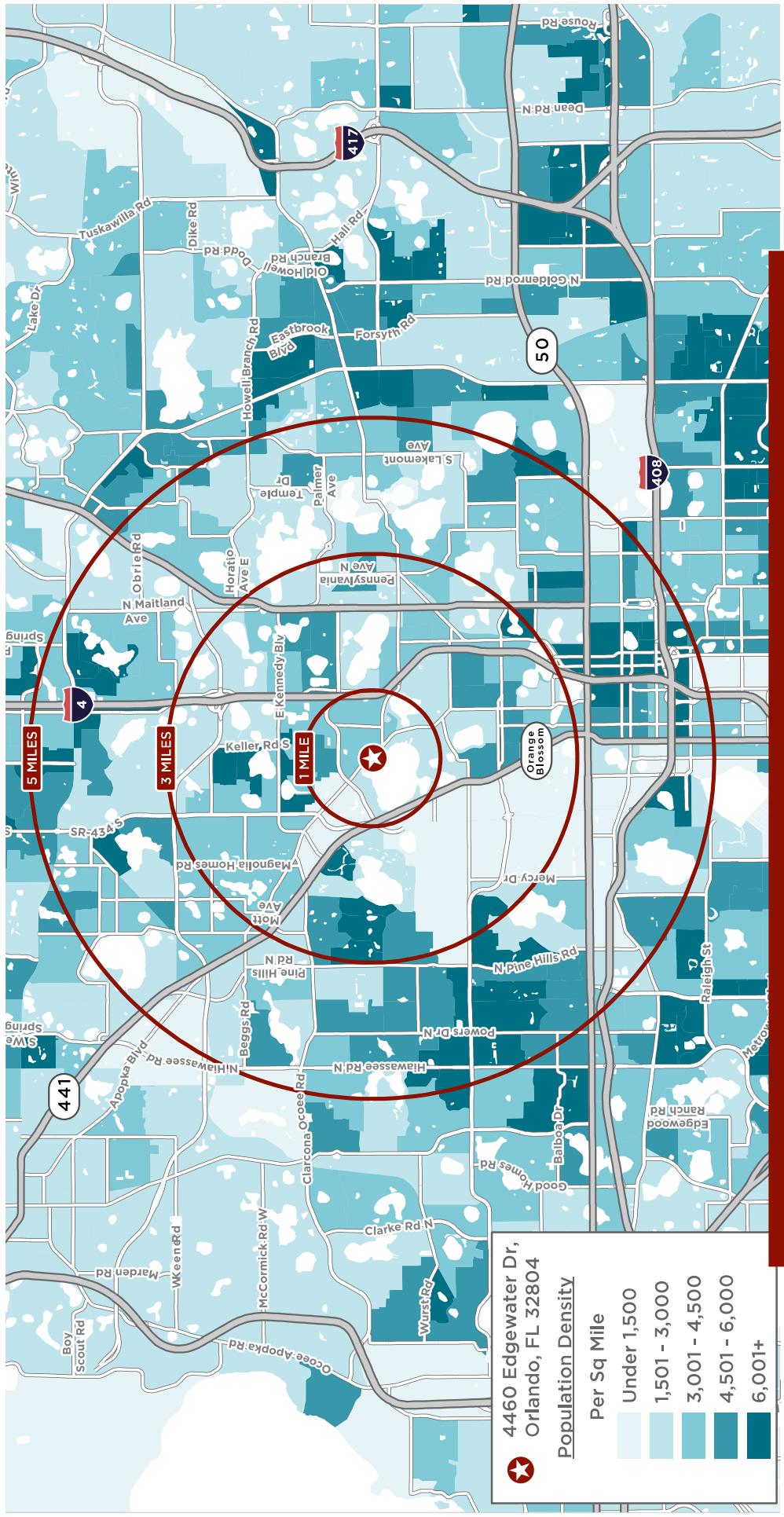
[CLICK HERE FOR SITE TOUR](#)

4460 EDGEWATER DRIVE



Radius Map

4460 EDGEWATER DRIVE



DEMOGRAPHICS

	1 Mile	3 Miles
Population	7,232	91,451
Households	3,070	39,914
Median Age	43.30	38.50
Median HH Income	\$57,698	\$59,026

	1 Mile	3 Miles
Daytime Employees	5,638	108,000
Population Growth '24 - '29	2.06%	4.12%
Household Growth '24 - '29	2.02%	4.36%

4460 EDGEWATER DRIVE

ORLANDO, FL 32804



Amy Calandrino, CCIM, SIOR
Director
+1 407 492 0433
amy.calandrino@cushhwake.com

20 North Orange Avenue
Orlando, Florida 32801
+1 407 841 8000
cushmanwakefield.com

**CUSHMAN &
WAKEFIELD**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.