

# 4460 EDGEWATER DRIVE

ORLANDO, FL 32804

2,650 SF AVAILABLE



**OFFICE OR RETAIL/SERVICE SPACE FOR LEASE**





# Property Features

4460 EDGEWATER DRIVE

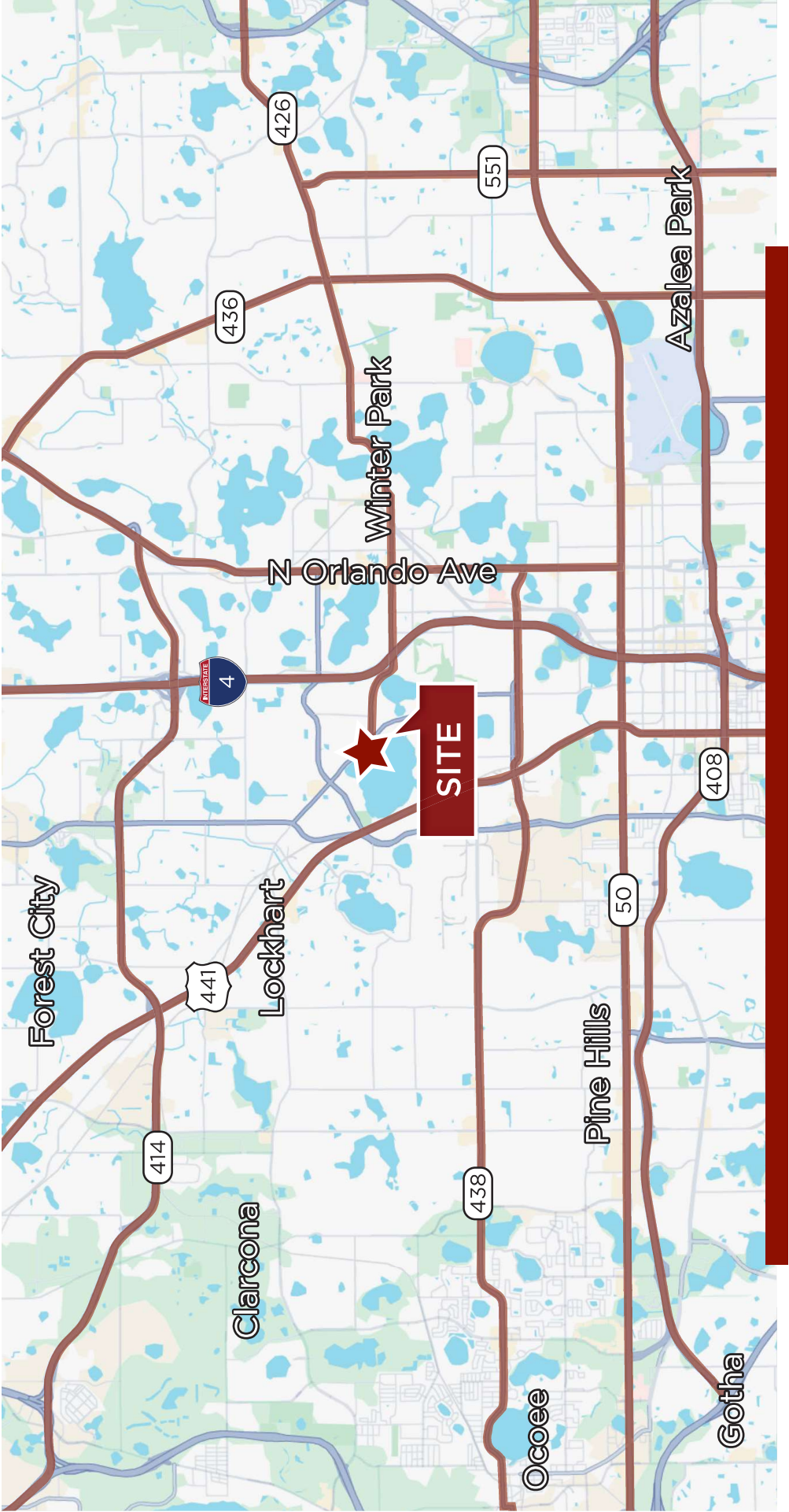
Available for lease, this **Mid-Century Commercial** building is located along **Edgewater Drive** in Orlando and offers flexibility for **office or retail/service use**.

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.

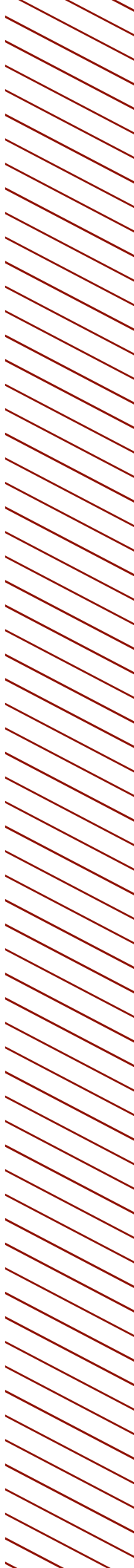
- Office or retail/service space for lease
- Mid-Century Commercial building (circa 1962)
- Reception or welcome area
- Seven private rooms
- Two restrooms
- Covered parking
- Over ¼-acre lot
- 23,000+ AADT on Edgewater Drive
- C-1 zoning
- Located in unincorporated Orange County
- Flexible layout suitable for a variety of commercial uses
- 1620 rentable square feet for \$24.50 psf, modified gross



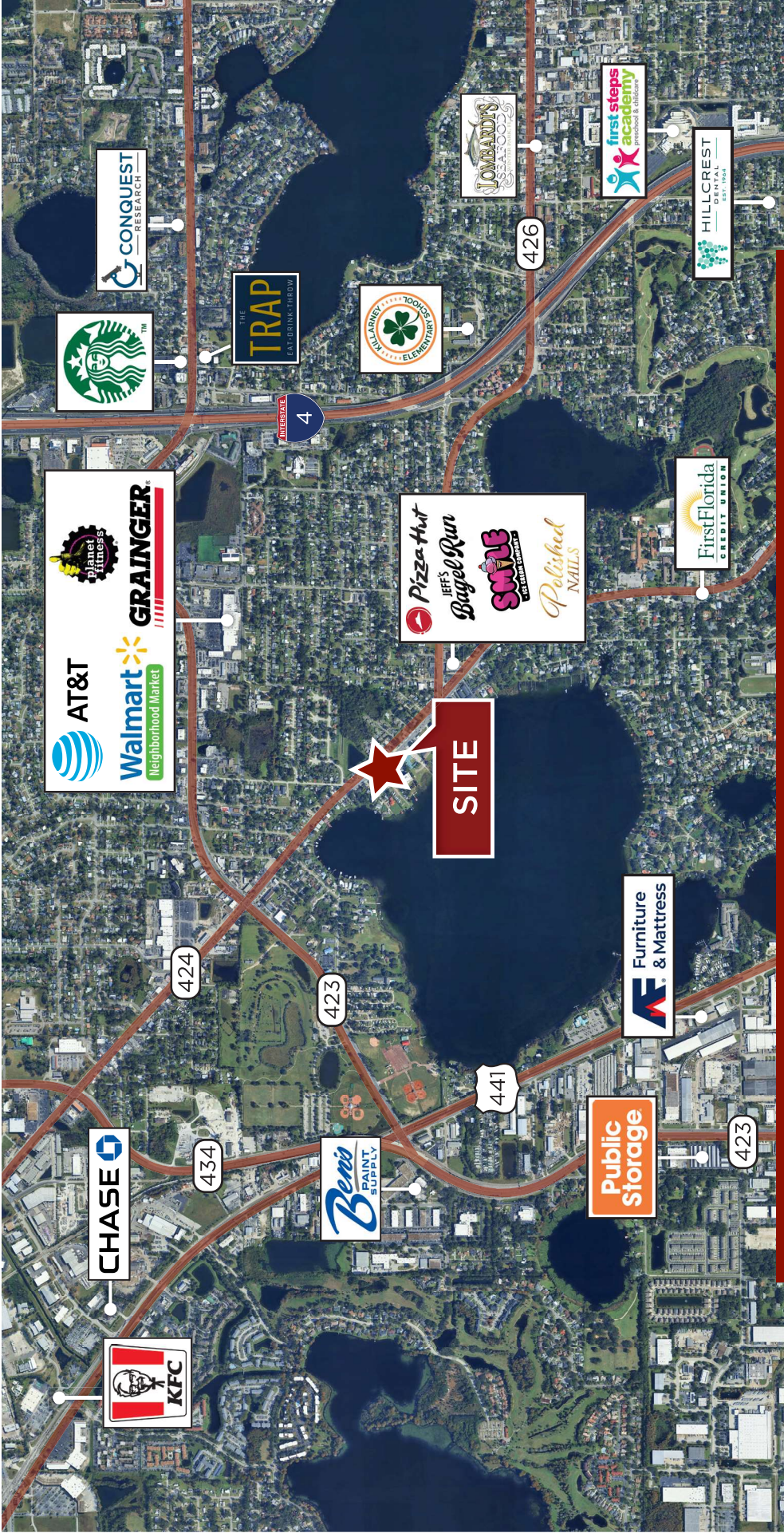


# Location Map

4460 EDGEWATER DRIVE



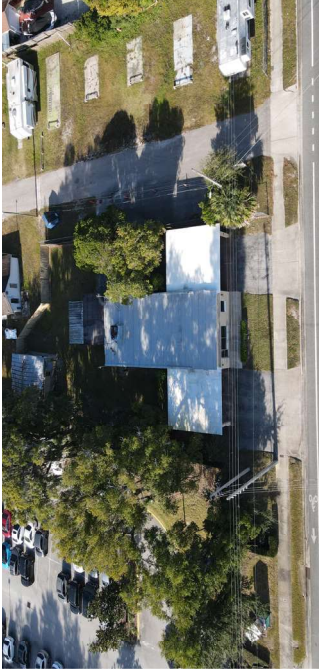




# Amenities Map

4460 EDGEWATER DRIVE





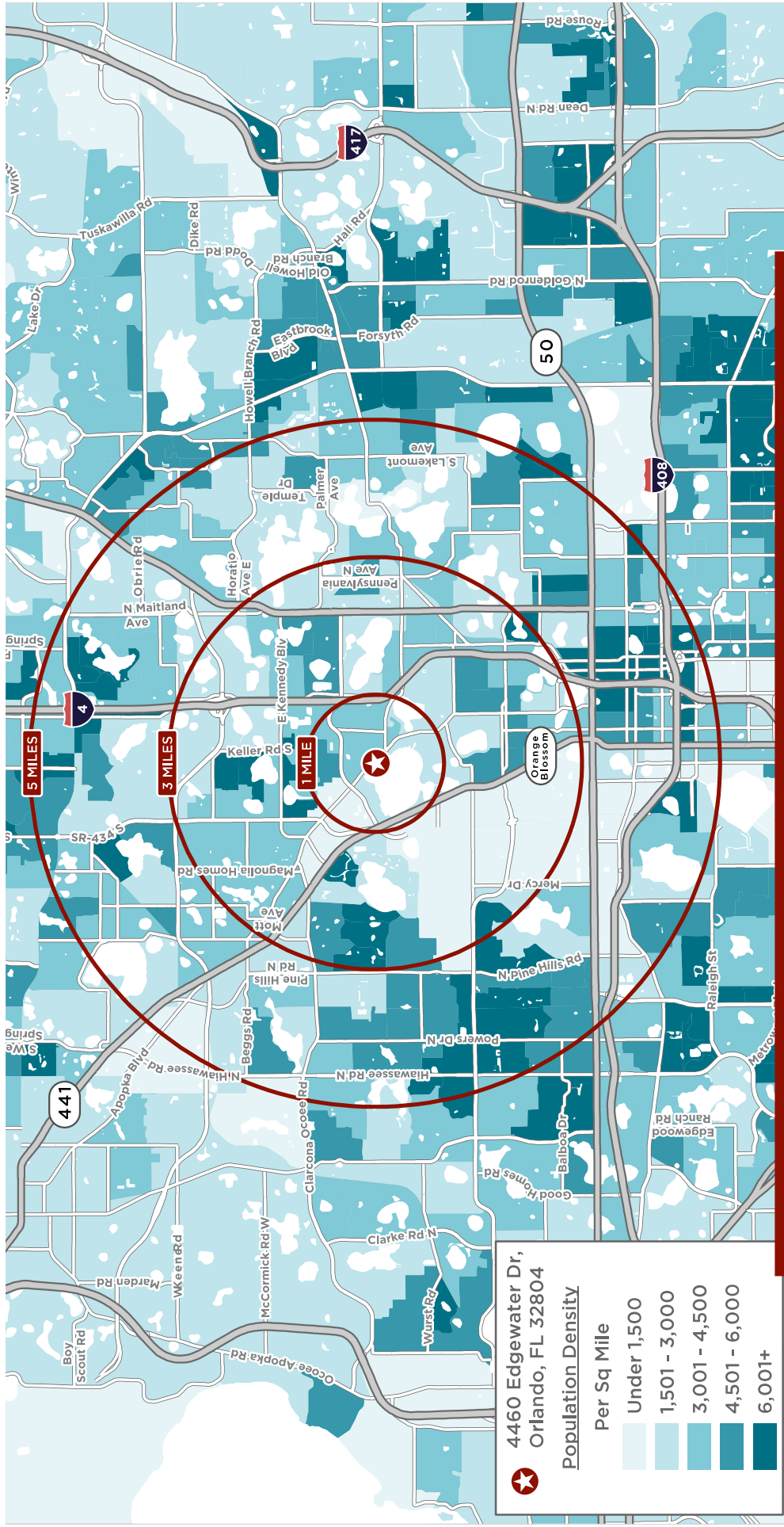
# Property Photo

[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%

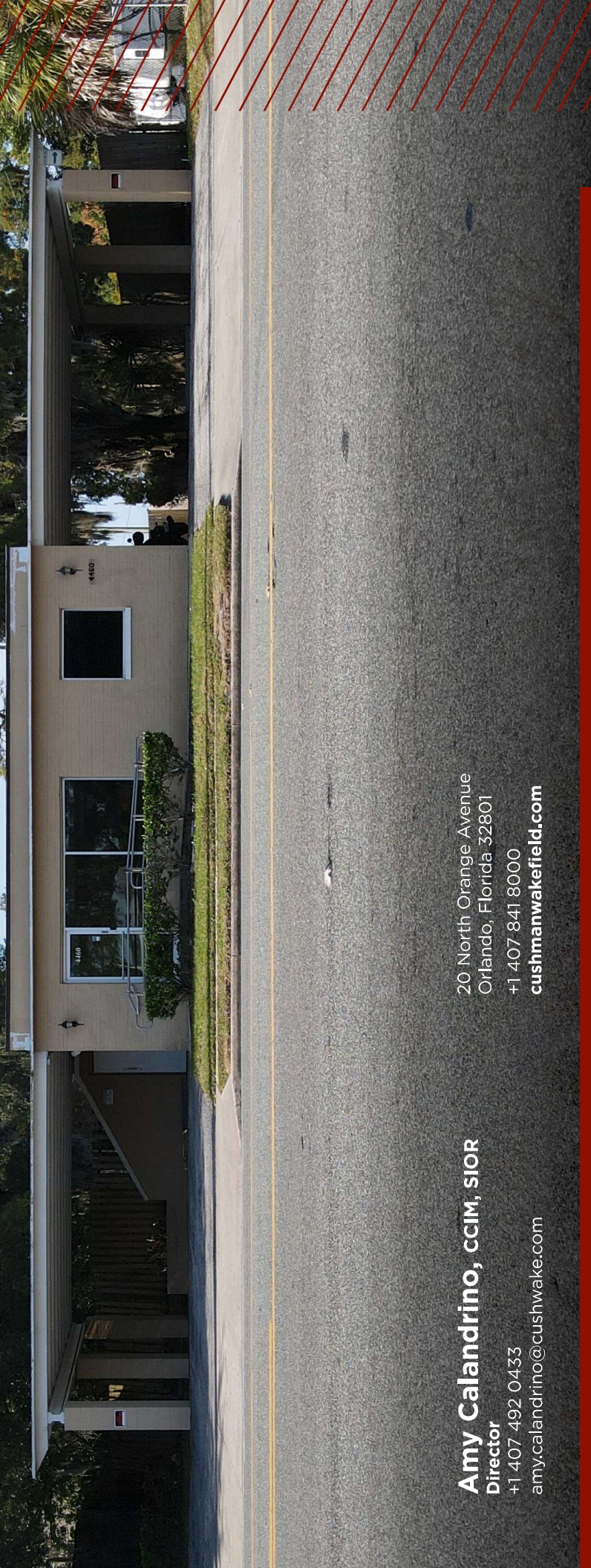




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