

For Sale

4205

4205 EDGEWATER DRIVE
ORLANDO | 32804

OFFICE SPACE IN COLLEGE PARK



ASKING PRICE: \$1,229,000



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

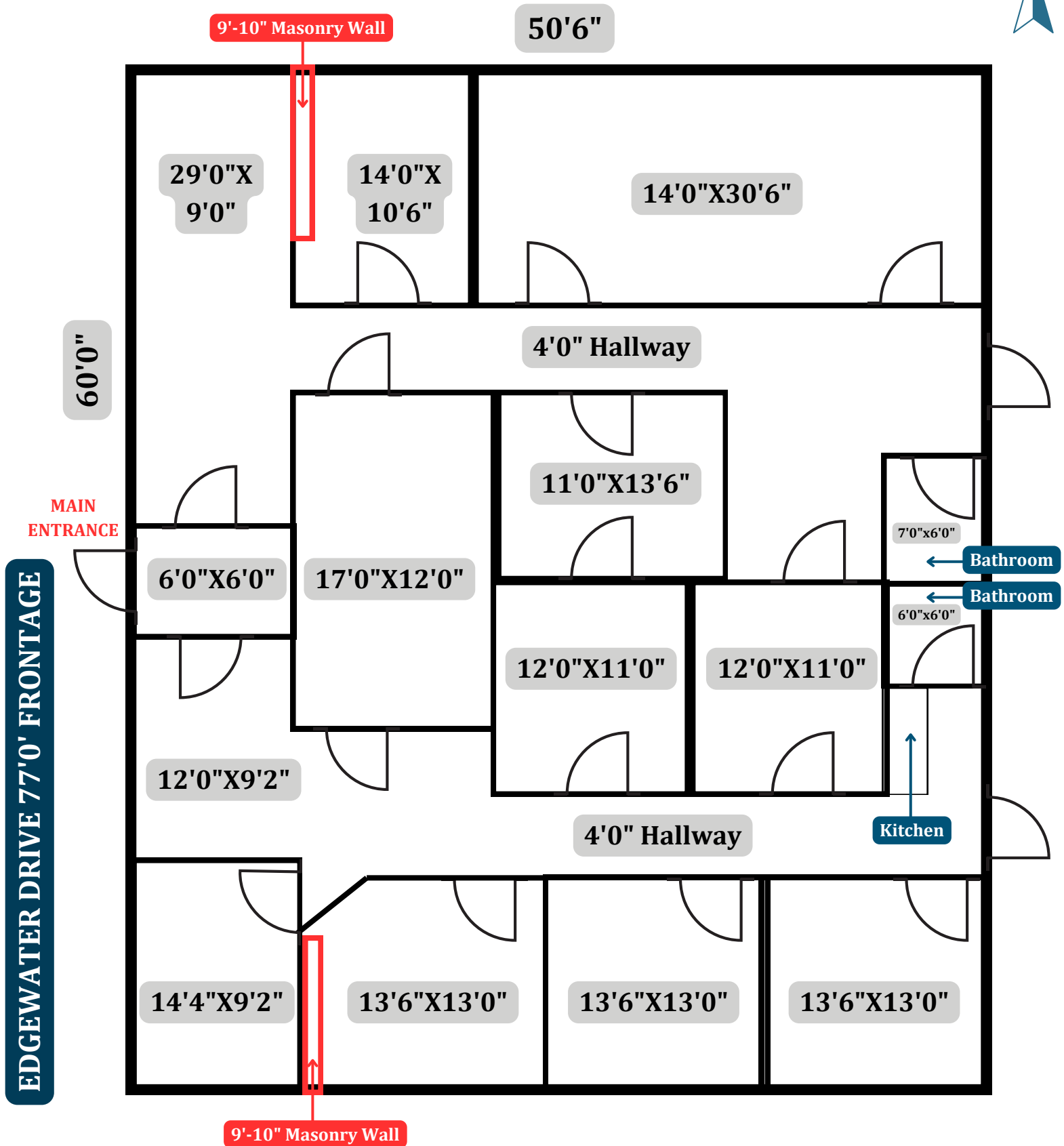


- SIGNAGE
- REAR FENCED COURTYARD AREA





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

COLLEGE PARK ACE
HARDWARE

DUBSDREAD GOLF COURSE

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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