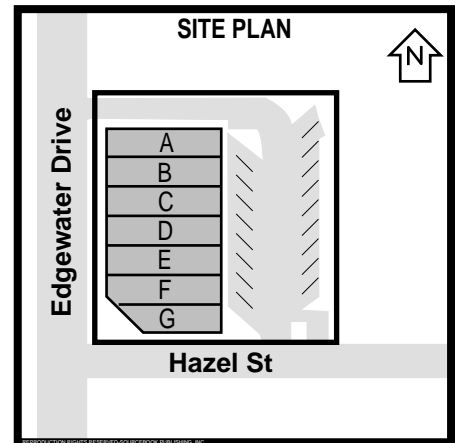


New Retail Space College Park/Orlando, FL



\$24.00/Sq Ft NNN

SPECIFICATIONS	
Address.....	3001 Edgewater Dr Orlando, FL 32804
Zoning	Commercial
Building Size.....	8,100 Sq Ft±
Space Available.....	1,000-8,100 Sq Ft±
Land Size	0.50 Acres±
Construction.....	New
Parking.....	Ample
Electric.....	Public
Water/Sewer	Public



Edgewater Drive Redevelopment Corridor

- New 8,100± SF retail plaza in a vibrant redevelopment area
- 1,000± SF to 8,100± SF spaces available
- On-site and street parking available
- Strong demographics
- Near Edgewater High School expansion

Demographics:	1 Mile	3 Mile	5 Mile
Population	11,018	29,066	80,764
Avg. Income	\$75,517	\$79,450	\$67,361
Daytime Pop.	5,250	35,034	97,778