

FOR LEASE OR SALE

3550 EDGEWATER DRIVE

ORLANDO, FL 32804



ALEC MCNAMARA

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**CUSHMAN &
WAKEFIELD**

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AVAILABLE SF

3,200 SF

HIGHLIGHTS

- Strategically located on College Park's main thoroughfare, Edgewater Drive
- In between Bishop Moore and Edgewater High School which enrolls over 4,000 active students combined
- Close proximity to I-4, Orange Blossom Trail and John Young Parkway

TRAFFIC COUNT

23,500 AADT

PROPERTY DESCRIPTION

- Pylon signage available
- Former Amscot building
- Freestanding site with corner access and frontage
- 14 parking spaces



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



TOTAL
HOUSEHOLDS

1 Mile	4,676	\$109,552	4,114
3 Miles	86,518	\$85,689	37,584
5 Miles	278,377	\$85,439	113,827

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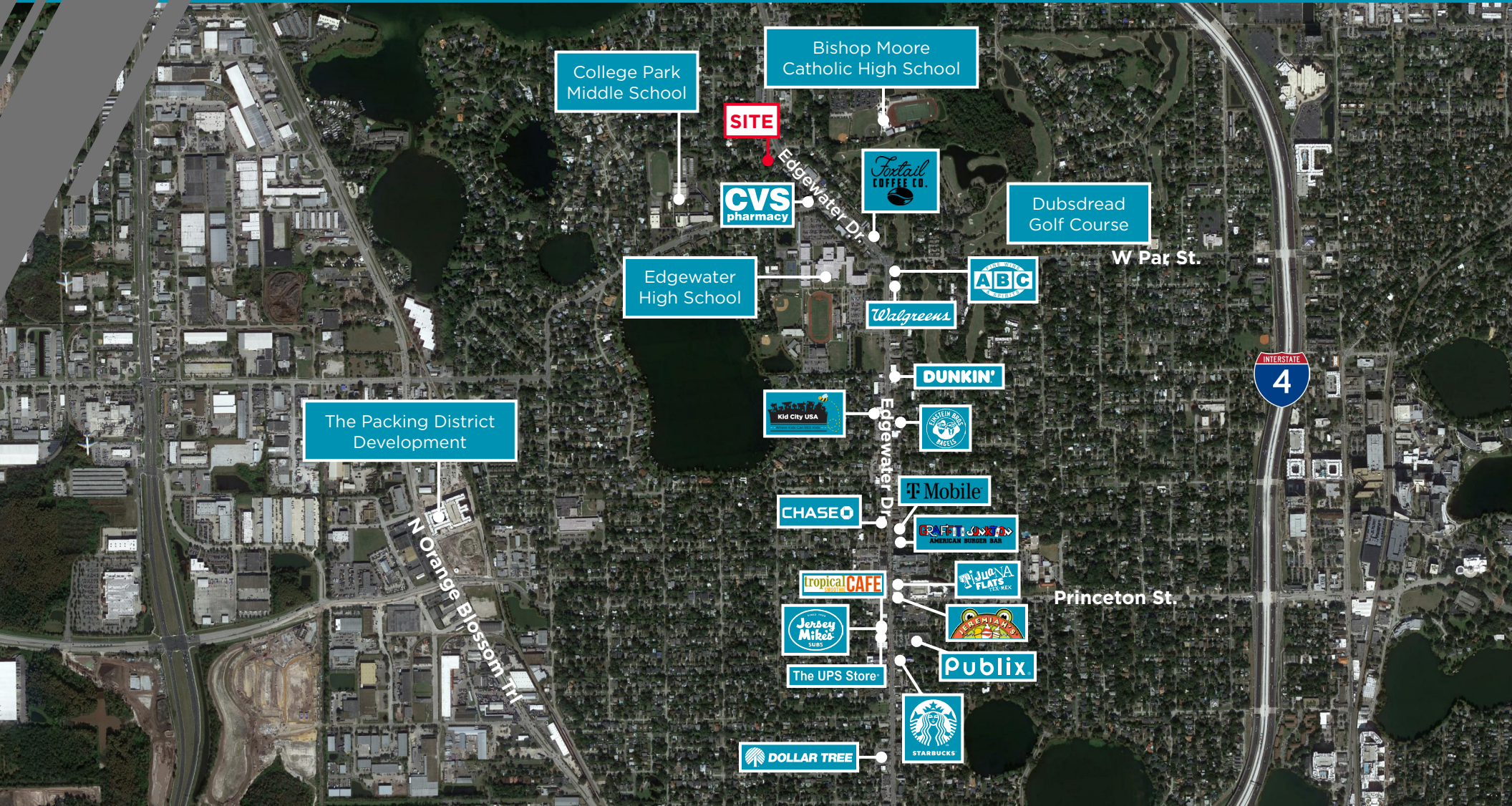
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