



FOR
LEASE



CITE PARTNERS

1315 EDGEWATER DRIVE

ORLANDO, FL | 1,230 SF AVAILABLE | ZONED C-3

PROPERTY SPECIFICATIONS

THE PROPERTY

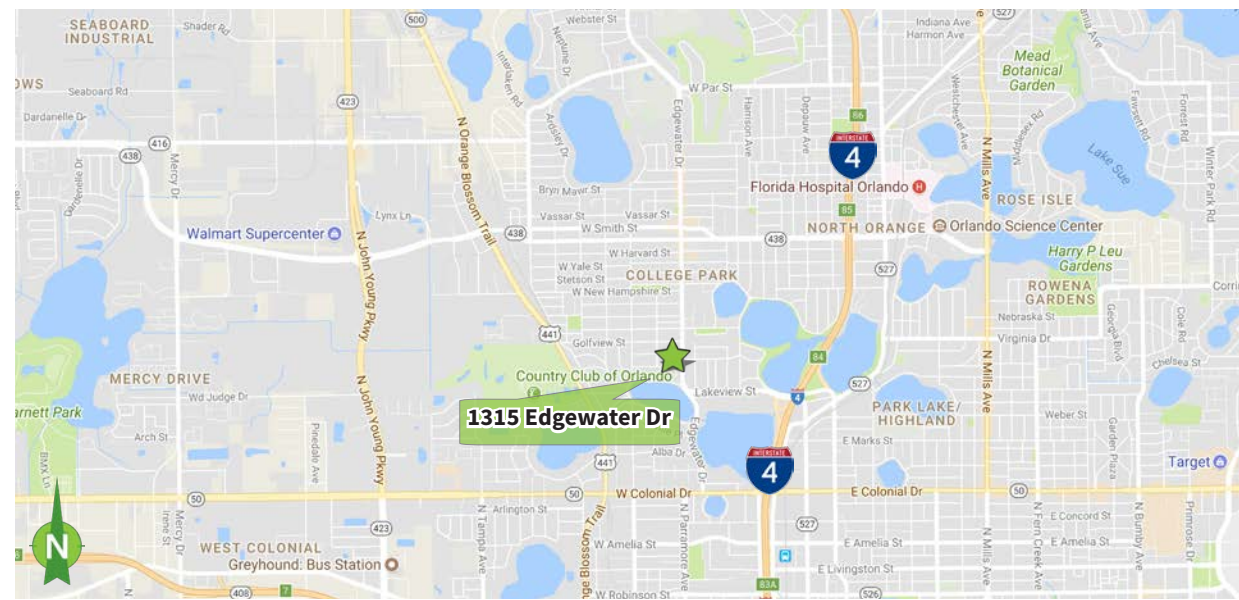
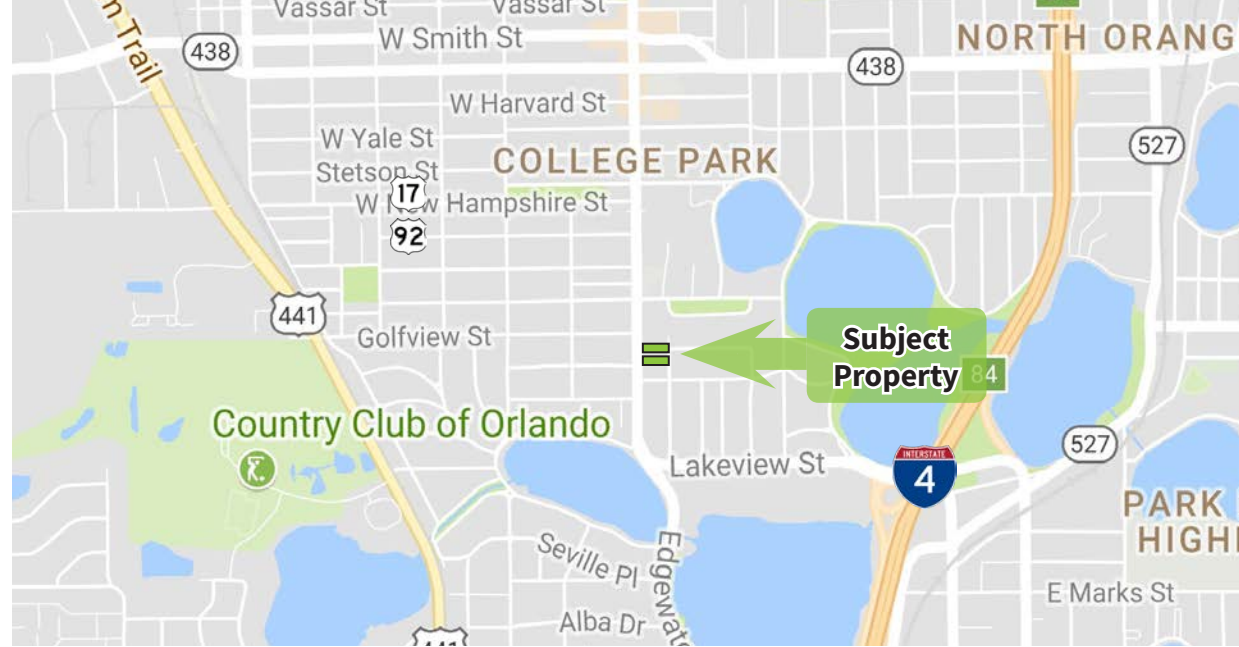
- 1,230 SF
- Highly visible from Edgewater Drive
- Entrances front and rear of building
- Built in 1953
- Interior space was fully renovated in 2012 from the studs with modern luxury finishes
- Renovations include: brand new HVAC system, freshly painted white walls, wood flooring throughout, new light fixtures with with dimming feature, and renovated restrooms
- New electrical and plumbing

THE LOCATION

- Located in the heart of College Park
- Walkable community with 15,300 vehicles per day
- Excellent access to Downtown Orlando
- Designated parking in back of building along with parking along Edgewater Drive

THE PRICE

- Call for Details



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2017 Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,570	84,167	279,881
Total Households	5,865	39,764	114,167
Average Household Income	\$96,698	\$78,290	\$72,247



