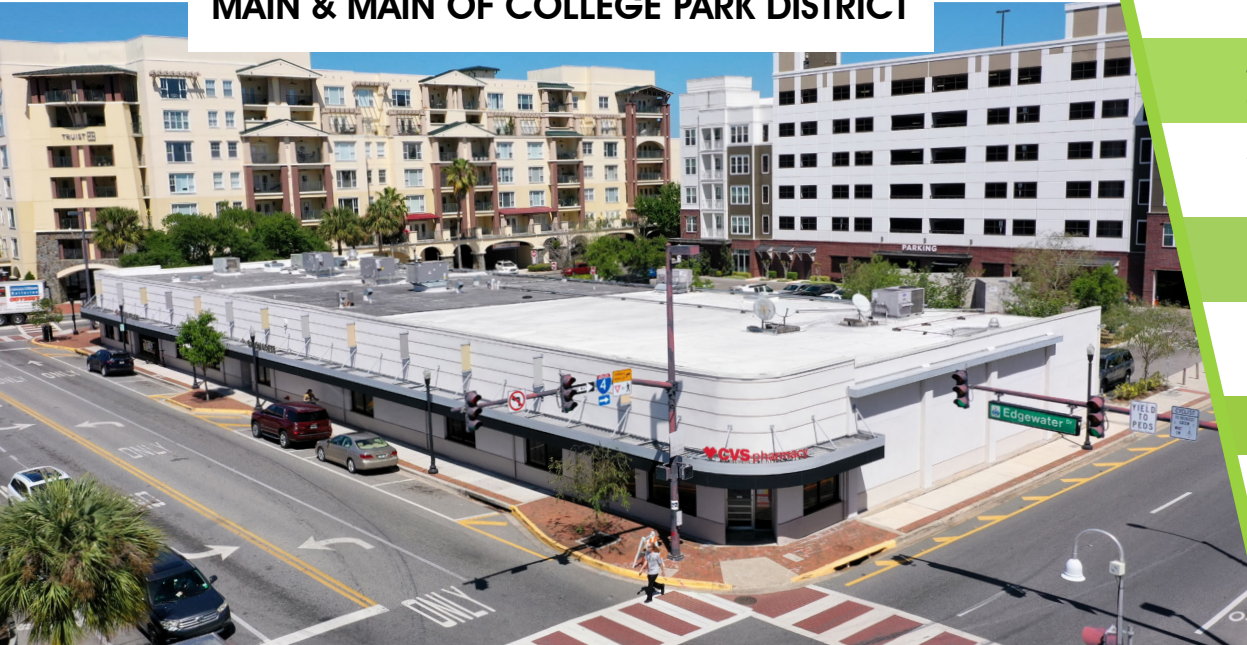




**FORMER CVS END-CAP ON
MAIN & MAIN OF COLLEGE PARK DISTRICT**



RETAIL BUILDING FOR LEASE

2201 Edgewater Drive, Orlando, FL 32804

Contact: Ben Kuykendall
Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext.131

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

E: Dan@FCPG.com
P: 407.872.0177 ext.117

For Lease: \$26.00 / SF, NNN

Availability: 2,000 - 9,000 SF

Frontage: 90 ft on Edgewater Dr.

Parcel ID: 14-22-29-1474-07-140



DAYTIME POPULATION:
261,358
within 10 mins

Rare infill end-cap retail space along Edgewater Dr. in Orlando's desirable College Park district

Former CVS location can be demised into multiple suites and use types, including retail, restaurant, and medtail




Join Tijuana Flats and Jeremiah's at 'Main & Main' in one of Orlando's most walkable and affluent neighborhoods

Strong demographics within 5 mins: Average HH income of \$118,418 and median age of 40.7 yrs old

Parallel, surface lot, and garage parking available at a ratio of 5 / 1,000

1 mile from Advent Health's Orlando Flagship Campus and 2 miles from Orlando's Central Business District

DEMOGRAPHICS

2023	 Total Population	 Total Households	 Average HH Income
5 Min	23,764	11,477	\$118,418
10 Mins	126,458	57,798	\$100,424
15 Mins	488,033	200,015	\$90,155

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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NEIGHBORHOOD



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FIRST CAPITAL
Property Group, Inc.
Commercial Real Estate Services

SITE PLAN

JOIN CO-TENANTS:



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