

Office/Flex Space For Lease



Under New Ownership



Edgewater Commerce Center 6250 Edgewater Dr. | Orlando, FL 32810

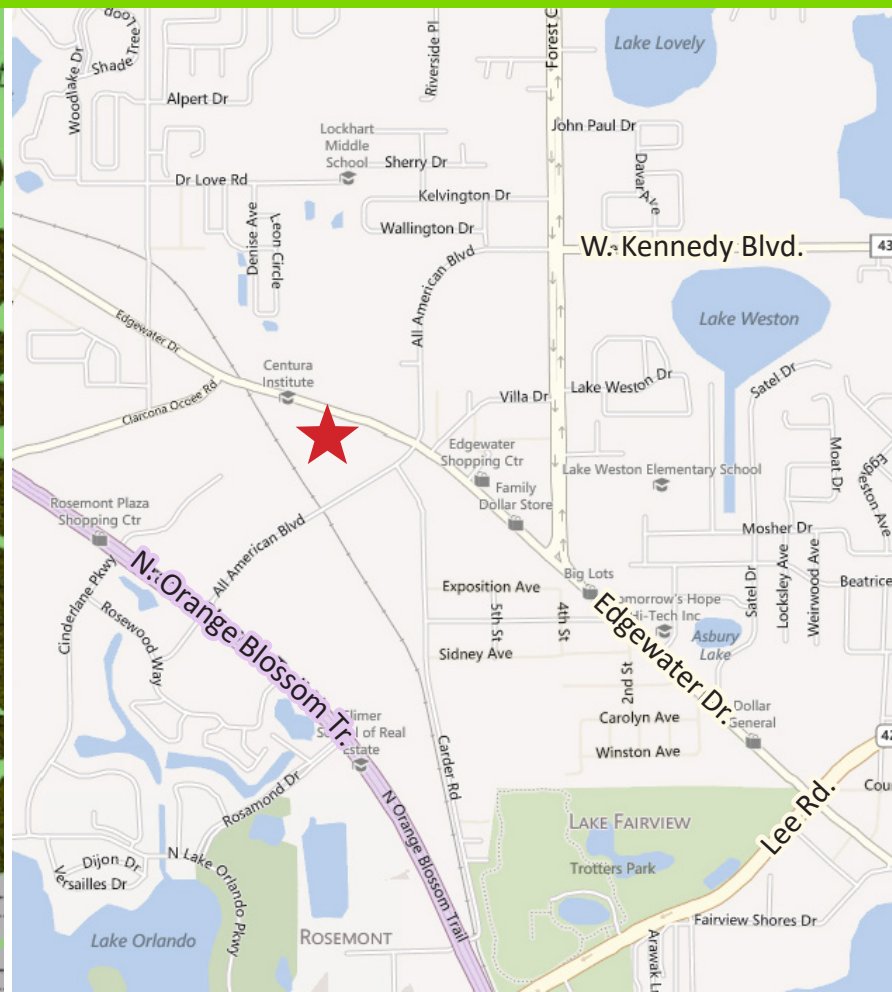
- Dual purpose business park (flex space in office/warehouse configuration)
- Suites and grade level warehouse space available from 1,600 SF to 2,400 SF
- Clear height of 10' in office areas, 18' in warehouse areas
- Multiple office and warehouse sizes and configurations
- Metal overhead roll-up doors at the back for warehouse space
- Abundant parking
- Minutes away from downtown Orlando and Orlando International Airport



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DEMOGRAPHICS

2013	1-mile	3-mile	5-mile
Population			
Total Population	15,310	81,176	243,265
Total Daytime Population	18,204	104,932	308,408
Total Employees	9,902	62,114	177,930
Total Adult Population	11,626	60,758	184,808
Median Age Total Population	34	34	36
Total Households	6,082	30,324	92,503
Income			
Average Household Income	\$51,662	\$57,690	\$60,284
Median Household Income	\$39,822	\$44,821	\$45,839
Per Capita Income	\$20,717	\$21,748	\$23,307
Retail Sales Volume			
Tire Dealers	\$2,126,777	\$10,731,565	\$33,424,351
Appliance/TV/Other Electronics Stores	\$3,072,832	\$15,805,329	\$48,298,641
Furniture Stores	\$2,369,161	\$10,934,755	\$33,279,388
Pharmacies and Drug Stores	\$5,491,330	\$29,589,807	\$89,156,824

*Source: Loopnet 2014

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold-Thyssen, Inc. is a licensed real estate broker.

FOR MORE INFORMATION:



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