

FOR SALE

Freestanding Retail Building

3707 Edgewater Dr | Orlando, FL



Overview

SALE PRICE \$435,000**BUILDING SIZE** 1,100 SF

Description

- Incredible location on Edgewater Drive in highly-desirable College Park and close to Interstate 4
- Full access with approximately 20 parking spots
- Electrical monument signage on site
- Two high schools in walking distance - Bishop Moore and Edgewater High School
- Nearby retailers include Ollies, Foxtail, Walgreens, CVS and Dubsdread Golf Course

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	7,852	81,555	267,914
2023 Growth	1.69%	2.17%	1.75%
Median Household Income	\$62,956	\$51,077	\$51,457
Daytime Population	7,402	171,512	443,080

Year: 2019 | Source: ESRI

Contact

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Traffic Counts

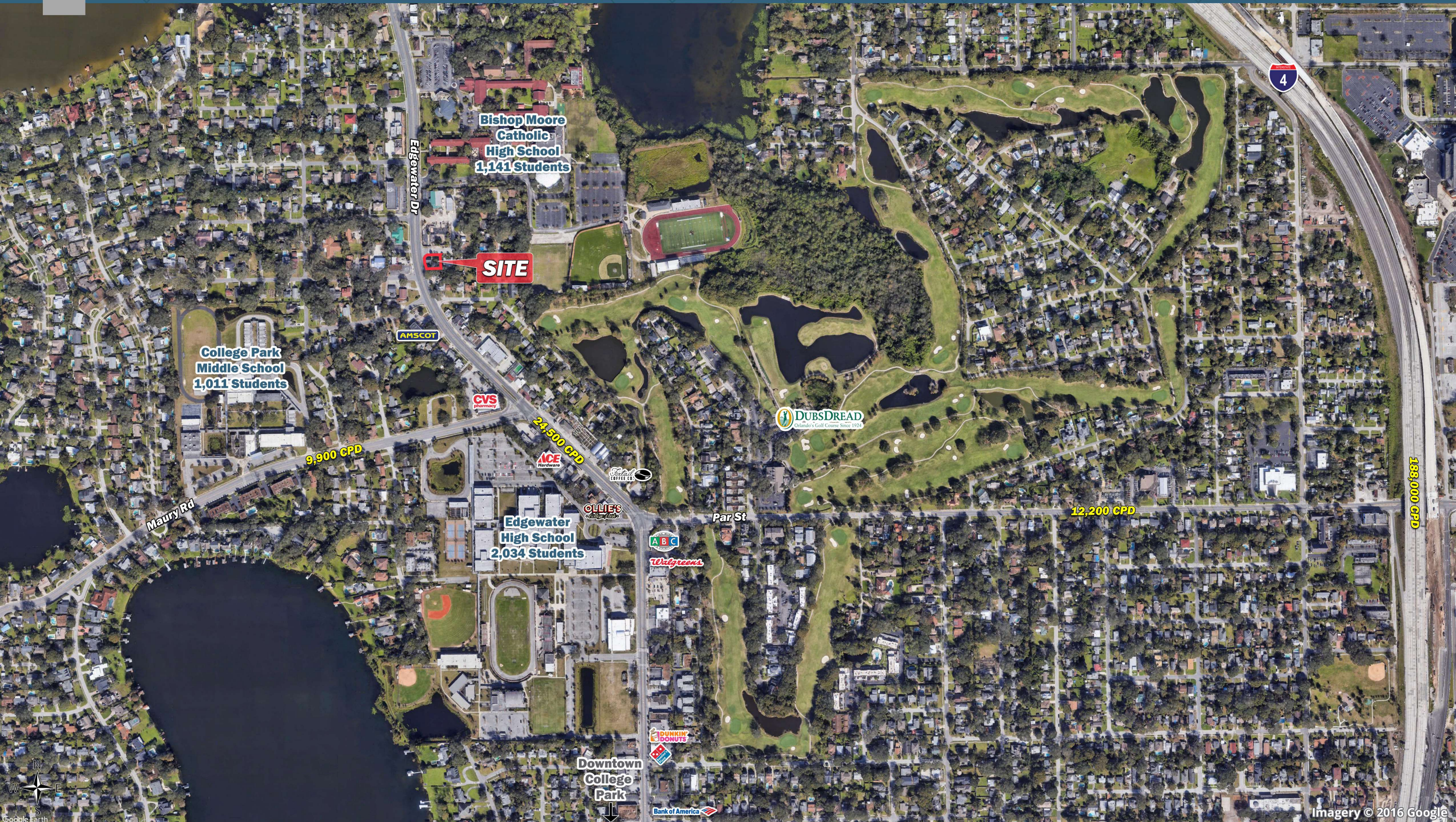
Edgewater Dr	24,500 VPD
Maury Rd	9,900 VPD
Par St	12,200 VPD
I-4	188,000 VPD

Year: 2019 | Source: FDOT

SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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SITE

Rockmont Ct

Delridge St

Dowd Ave

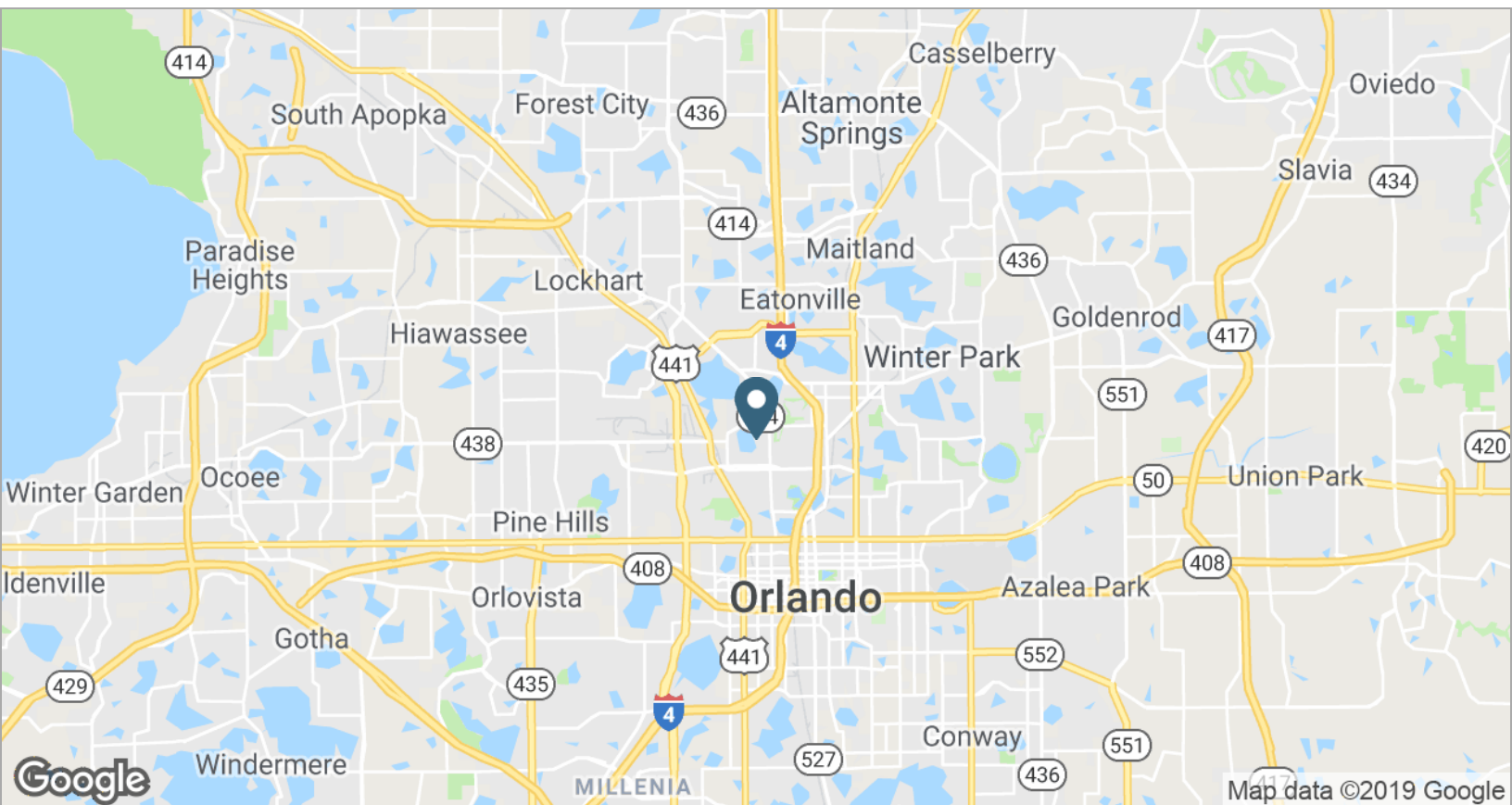
1,100 SF
18-20 parks
.23 AC

Electronic Monument Sign

24,500 CPD

Freestanding Retail Building

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Freestanding Retail Building in College Park

3707 Edgewater Dr | Orlando, FL



Executive Summary

3707 Edgewater Dr | Orlando, FL



	1 mile	3 miles	5 miles
Population			
2018 Population	7,852	81,555	267,914
2000 Population	7,634	74,079	237,609
2010 Population	7,214	71,278	240,141
2023 Population	8,538	90,806	292,126
2000-2010 Annual Rate	-0.56%	-0.38%	0.11%
2010-2018 Population: Annual Growth Rate	1.03%	1.65%	1.34%
2018-2023 Population: Annual Growth Rate	1.69%	2.17%	1.75%
2018 Median Age	43.8	38.7	37.6
Households			
2000 Households	3,642	31,782	95,308
2010 Households	3,390	31,492	99,314
2018 Total Households	3,650	36,239	110,999
2023 Total Households	3,962	40,452	121,460
2000-2010 Annual Rate	-0.71%	-0.09%	0.41%
2010-2018 Households: Annual Growth Rate	0.90%	1.72%	1.36%
2018-2023 Households: Annual Growth Rate	1.65%	2.22%	1.82%
2018 Average Household Size	2.11	2.18	2.36
Housing Units			
2018 Total Housing Units	4,019	42,193	126,598
2018 Owner Occupied Housing Units	2,141	15,202	50,124
2018 Renter Occupied Housing Units	1,509	21,036	60,875
2018 Vacant Housing Units	369	5,954	15,599
Race and Ethnicity			
2018 White Alone	87.1%	60.8%	55.0%
2018 Black Alone	5.1%	29.3%	34.0%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2018 Asian Alone	3.2%	3.1%	3.2%
2018 Pacific Islander Alone	0.1%	0.0%	0.1%
2018 Hispanic Origin (Any Race)	10.0%	13.4%	16.0%
Income			
2018 Median Household Income	\$62,956	\$51,077	\$51,457
2018 Average Household Income	\$91,880	\$77,505	\$79,438
Per Capita Income	\$43,114	\$35,543	\$33,622
2018 Population 25+ by Educational Attainment			
Total	5,970	58,177	186,908
High School Graduate	23.0%	20.8%	21.4%
GED/Alternative Credential	2.4%	3.3%	3.3%
Some College, No Degree	15.9%	16.9%	17.4%
Associate Degree	10.2%	8.8%	9.3%
Bachelor's Degree	27.9%	25.2%	23.4%
Graduate/Professional Degree	15.4%	14.7%	13.8%
Data for all businesses in area			
Total Businesses:	461	8,030	17,922
Total Employees:	4,046	113,453	266,721
Total Residential Population:	7,852	81,555	267,914
Employee/Residential Population Ratio:	0.52:1	1.39:1	1.0:1
2018 Total Daytime Population	7,402	171,512	443,080
Workers	4,464	132,587	312,186
Residents	2,938	38,925	130,894

Source: Esri, Esri and Infogroup, U.S. Census