

WATER'S EDGE & FT GATLIN VILLAGE

4401 S. Orange Avenue, Orlando, FL 32806



#	Tenant	SF
1A	Gym Rats	1,350
1B	Available	2,570
2	Available	2,120
3A	Available	1,725
3B	Village Gallery	1,725
4	Available	1,350
5	Susy Schott Martucci	2,980
6	Susy Schott Martucci	2,590
7	Betty's Promo Plus	2,590
8	Cameo Realty	1,955
9	Friendly Confines	4,215
10	Friendly Confines	2,295
11	Available	1,842
12	Available	1,792
13	Available	1,580
14	Available	960
15	Available	960
16	Available	960
17	Available	960
18	Available	960
A	Gym Rats	2,760
B	Available	704
C	HairGazm	704
D	Available	704
E	Gail Barley	704
F	Lulu Catering	704
G	IAS LLC	704
H	Available	704
I	Lima Services of Peru	704
J	Brazas	704
K	Brazas	704

#	Tenant	SF
100-101	Shannon's Casual Café	2,500
102-103	DC Training	2,500
104	Design Team Hair Salon	1,250
105-106	Coast Dental	2,500
107	Available	1,200
108	Orlando Health	6,355
110	LabCorp	2,405
112-117	Orlando Health	20,346
118	Orlando Infectious Disease	3,437
120-121	Medical Hotspots	4,434
123	Orlando Health	Incl #112



Cabot Jaffee
407-493-6075

Gradon Willard
321-287-1322

CJ@blurockcommercial.com Gradon@blurockcommercial.com

3408 S. Orange Ave.
Suite B
Orlando, FL 32806
www.blurockcommercial.com

WATER'S EDGE & FT GATLIN VILLAGE

4401 S. Orange Avenue, Orlando, FL 32806



1 SOUTH ELEVATION- FRONT
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION- FRONT
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION- FRONT
SCALE: 1/8" = 1'-0"

PROPERTY HIGHLIGHTS

Great neighborhood center opportunity!

Join Orlando Health, Wells Fargo, Friendly Confines and others in this active retail shopping center located in South Orlando.

This center allows it's tenants to cater to both, a large residential and daytime population.

Asking \$25/SF NNN

Located at a heavily trafficked intersection.

Strong household income in the immediate area.

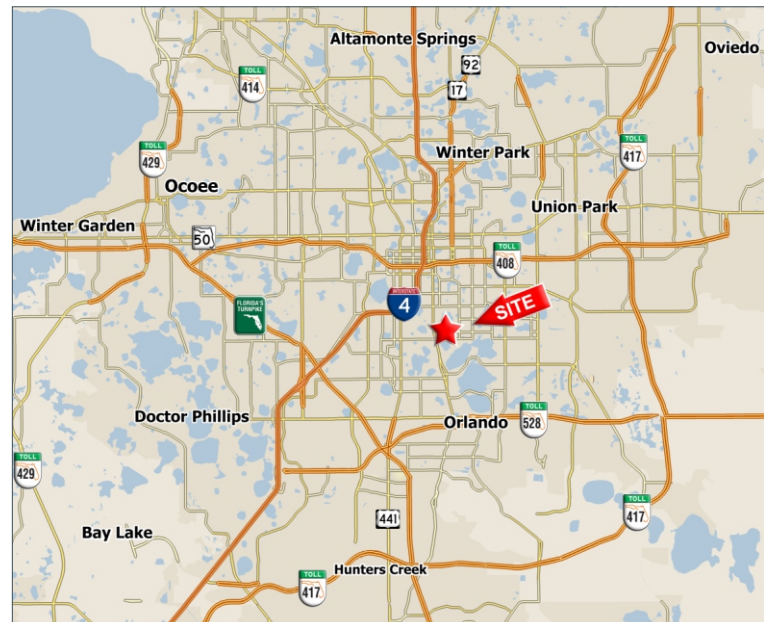
This center is ideal for any and all retail and professional office uses.

Traffic Counts:

42,000± VPD on Orange Ave.

15,300± VPD on Holden Ave.

Demographics	1-Mile	3-Mile	5-Mile
Population	7,225	115,539	279,083
Average HH Income	\$86,524	\$62,697	\$58,952
Daytime Population	9,031	154,415	436,218



Cabot Jaffee

407-493-6075

CJ@blurockcommercial.com

Gradon Willard

321-287-1322

Gradon@blurockcommercial.com

3408 S. Orange Ave.

Suite B

Orlando, FL 32806

www.blurockcommercial.com