

WATER'S EDGE

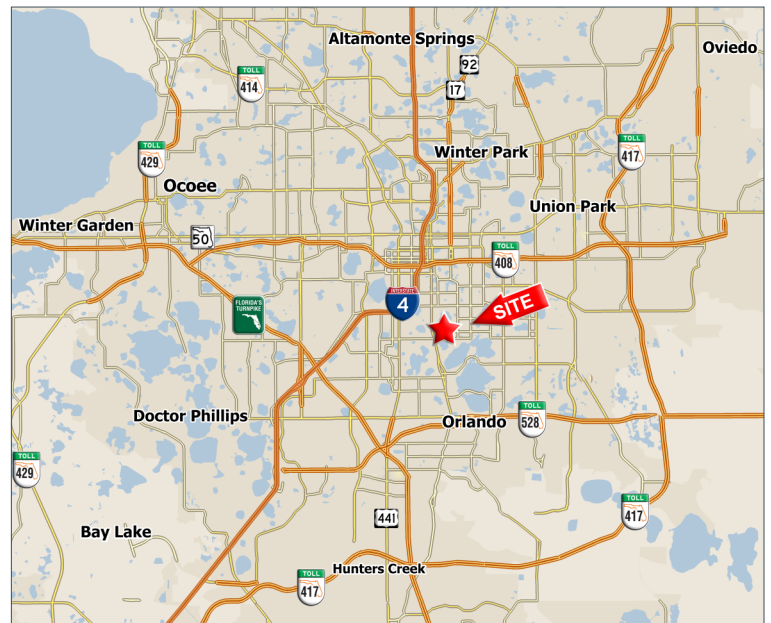
4401 S. Orange Avenue, Orlando, FL 32806



PROPERTY HIGHLIGHTS

- Great neighborhood center opportunity!
- Join Orlando Health, Wells Fargo, LabCorp and others in this active retail shopping center located in South Orlando.
- This center allows its tenants to cater to both, a large residential and daytime population.
- 2,500 sf coming available
- 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



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