

WATER'S EDGE

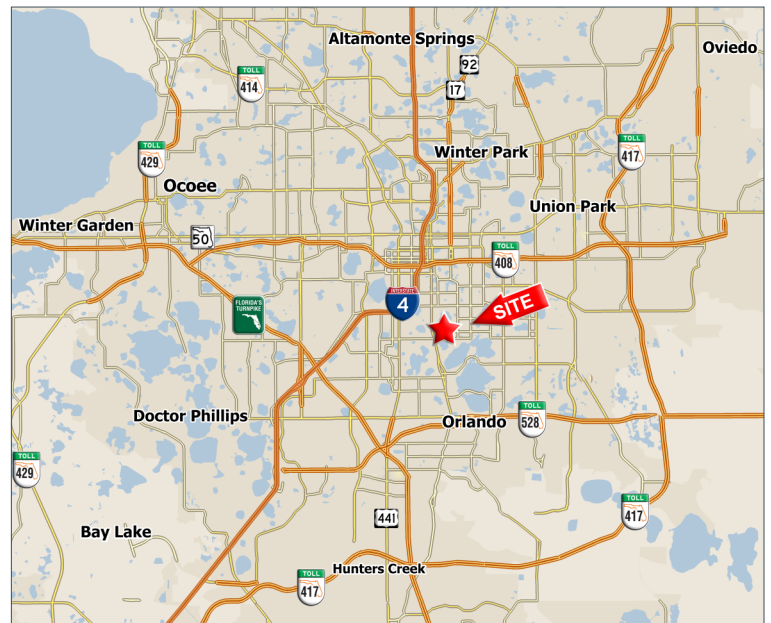
4401 S. Orange Avenue, Orlando, FL 32806



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



Heather Coons

305-283-1521

Heather@blurockcommercial.com

Jessica Moore

941-979-0727

Jessica@blurockcommercial.com

3408 S. Orange Ave.

Suite B

Orlando, FL 32806

www.blurockcommercial.com



WATER'S EDGE

4401 S. Orange Avenue, Orlando, FL 32806



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

Heather Coons
305-283-1521

Jessica Moore
941-979-0727

3408 S. Orange Ave.
Suite B
Orlando, FL 32806

Heather@blurockcommercial.com

Jessica@blurockcommercial.com

www.blurockcommercial.com



WATER'S EDGE

4401 S. Orange Avenue, Orlando, FL 32806



Trade Area Demographics

