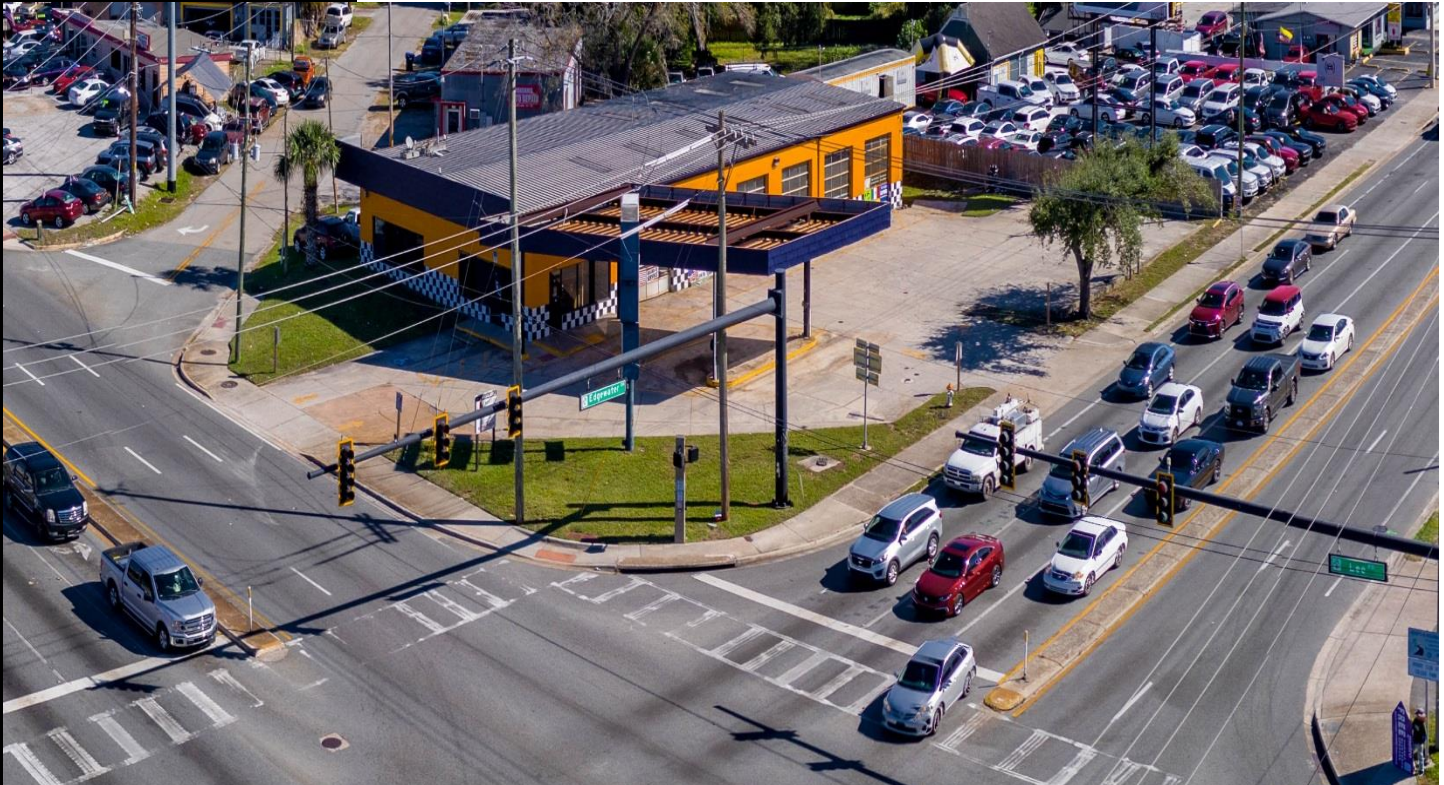


**FOR
LEASE**

HARD CORNER LEASE OPPORTUNITY

4857 EDGEWATER DRIVE ORLANDO, FL



PROPERTY HIGHLIGHTS

- 7,280 SF under roof (multi-bay) Auto Repair/Service Facility
- Great Retail Opportunity for Redevelopment
- Hard Lite Intersection of Lee Road and Edgewater Drive
- 126+/-' on Lee Rd and 185' on Edgewater Drive with 2 access points
- 22,440 SF Corner Lot Zoned C-2 (corner of Edgewater Drive and Lee Road with access on both roads)
- Massive pole sign that can rotate and building signage
- Near HW 50, I-4, 441, 17-92, & Maitland Blvd (close to College Park)
- Owner may considering amortizing improvements for a credit national tenant on a long term lease (10 year minimum)
- New HVAC in 2018
- **Lease Amount: \$8,000 Absolute NNN**
- **Lease Term: 10 Year Minimum Base Term**

CONTACT

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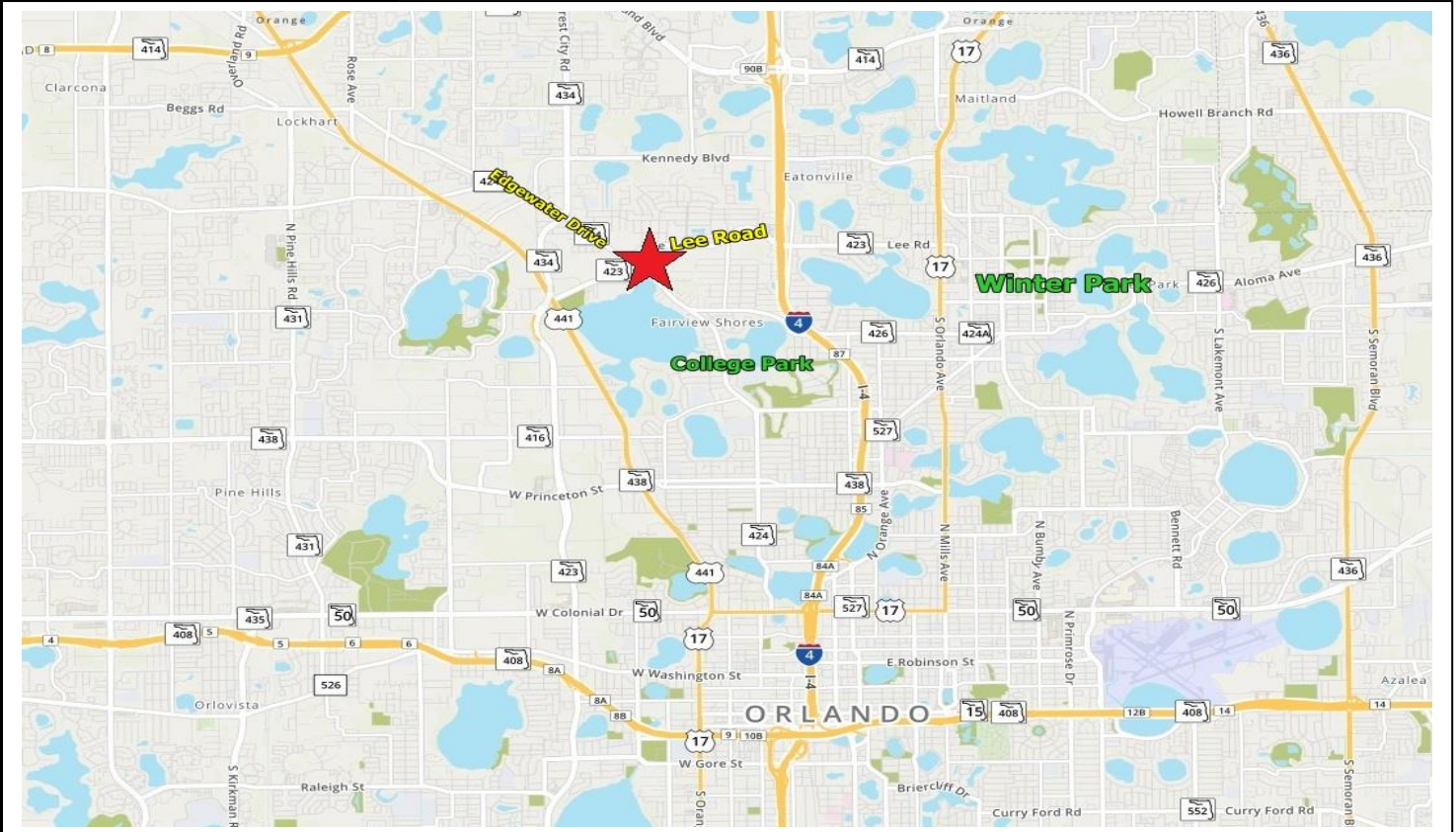
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