

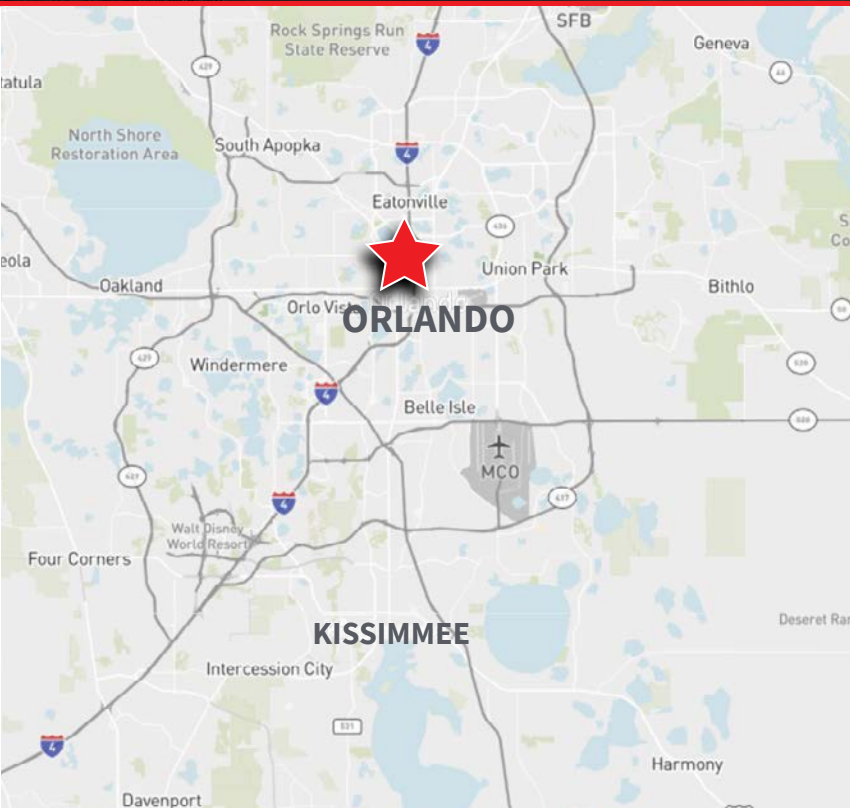
# For Sale

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**THE WELLESLEY  
AT COLLEGE PARK**  
ORLANDO, FL 32804

**PRICING** CONTACT BROKER

**PROPERTY  
SUMMARY**



**ADDRESS:** 2305 Edgewater Drive  
Orlando, Florida 32804

**GLA:** 19,827 s.f.

**BUILT:** 2007

**ACREAGE:** 1.52 AC

**TENANTS:**

- SunTrust
- AT&T
- Armando's
- Milan Spa
- Eden's Fresh
- Scoops 'n Brew
- College Park Cleaners
- T-Mobile

**OCCUPANCY:** 100%

**COUNTY:** Orange

**INVESTMENT  
SALES ADVISORY**

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## Investment Highlights



Exceptional resident demographic profile with **average HHI of \$130,000+** which emphasizes renters' ability to absorb future rent increases



Irreplaceable, **unreplicable College Park location** with extreme barriers to entry



Strong near-term rental rate increases in 2021, **boosting investor returns**



Stabilized investment consisting of multiple national and regional tenants with **upside opportunities**

