

140 N. Orlando Avenue Winter Park, FL 32789



4,070 SF RESTAURANT FOR SALE

- Size: 4,070 SF Restaurant with a 549 SF covered patio. 136 seats, 16 patio seats, plus seating on sofas and at the bar.
- Walk in Cooler, 2 Grease Traps, 1,500 & 2,000 gallon grease traps, Bar and Patio water/drink lines, ADA bathrooms in place.
- Furniture, Fixtures, and Equipment can remain.
- All water/sewer capacity and impact fee credits for restaurant use.
- New restaurant built in 2013
- CAD file available.
- 92 Parking Spaces. (14 cross parking with north property.)
- Great visibility w/ pylon signage on Orlando Ave.
- Easy access to I-4.
- Traffic Count:

38,682 VPD on Orlando Ave.

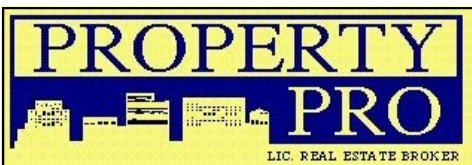
38,185 VPD - Orlando/Lee Road (SR 423)

31,818 VPD - Orlando/Fairbanks (SR 426)



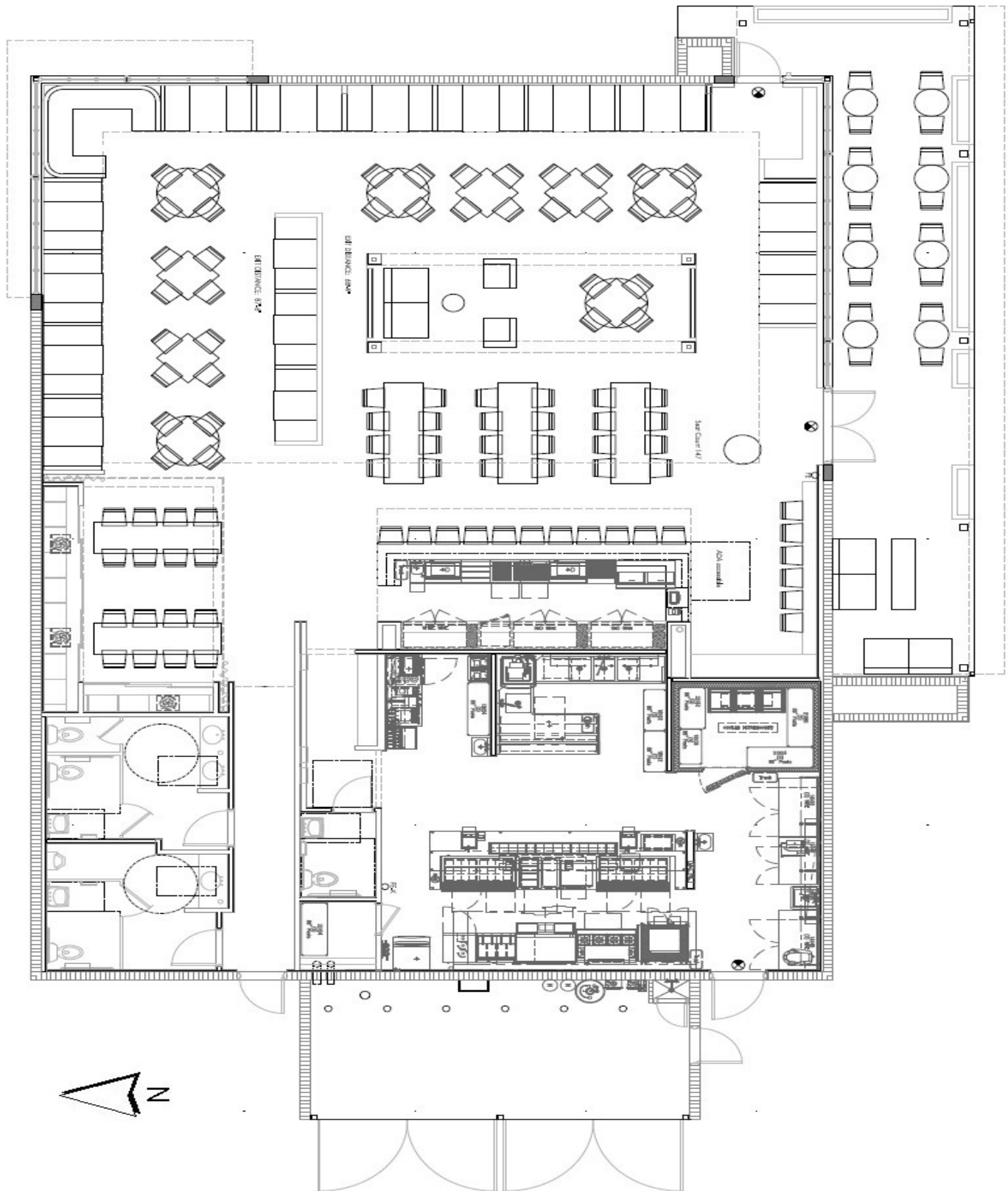
2018 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	78,380	266,009	546,534
Avg. HH Income	\$109,606	\$78,463	\$70,889
Households	35,645	120,244	229,051
Employment	90,499	270,685	388,948



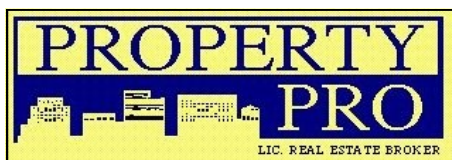
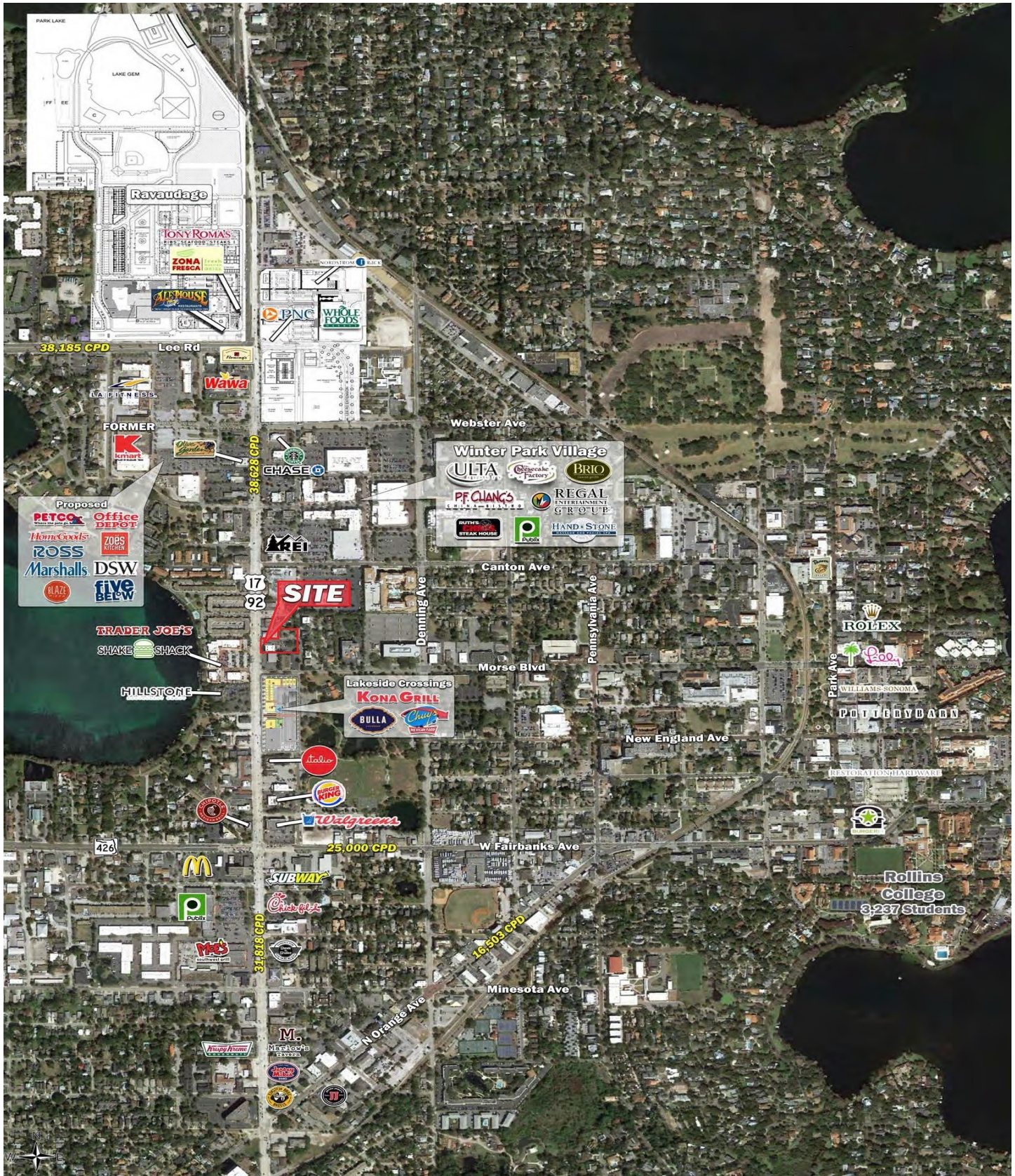
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Floor Plan



140 N. Orlando Ave.
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Aerial Map



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