

SECOND GEN. RESTAURANT

GARITO © CO



*For Lease*

5032 & 5034 IRLO BRONSON MEMORIAL HWY  
KISSIMMEE, FL 34746

## PROPERTY SPECS



CALL  
LEASE RATE



4,276- 6,273 SF  
SPACE AVAILABLE



10,549 SF  
MAX CONTIGUOUS



OSCEOLA COUNTY  
MUNICIPALITY



PYLON & BUILDING  
SIGNAGE

## PROPERTY HIGHLIGHTS

- **Located in the heart of Orlando's Disney tourist market** which boasts 480 hotels and 130,000+ rooms
- Frontage along US 192 with **56,000 vehicles per day**
- **Ample parking** available
- Positioned in front of Star Island Resort & Country Club, which sees 44,000 annual check-ins.
- 4,276 SF **retail/medical/office** space and 6,273 SF **2<sup>nd</sup> gen restaurant** space available. **Additional prime, on-site restaurant opportunity available** inside Star Island Resort (contact broker for more information)
- Signalized intersection currently in negotiation with FDOT
- **Prominent signage opportunities** on Pylon & Building
- Conceptual Uses: Clinic/Medical, Restaurant, Entertainment & Recreation, General Retail, Professional Office
- Also **Available for Ground Lease!**



**BROOKE QUTTAINAH, CCIM**  
VP OF RETAIL

✉ BROOKE@GARITOCO.COM  
☎ 407.432.7675

**DANIELLE ORVILLE, CCIM**  
RETAIL SPECIALIST

✉ DANIELLE@GARITOCO.COM  
☎ 330.360.9299

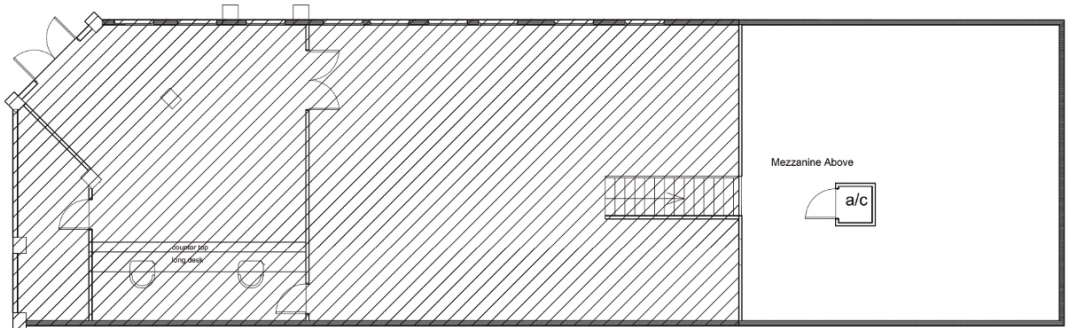
Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)



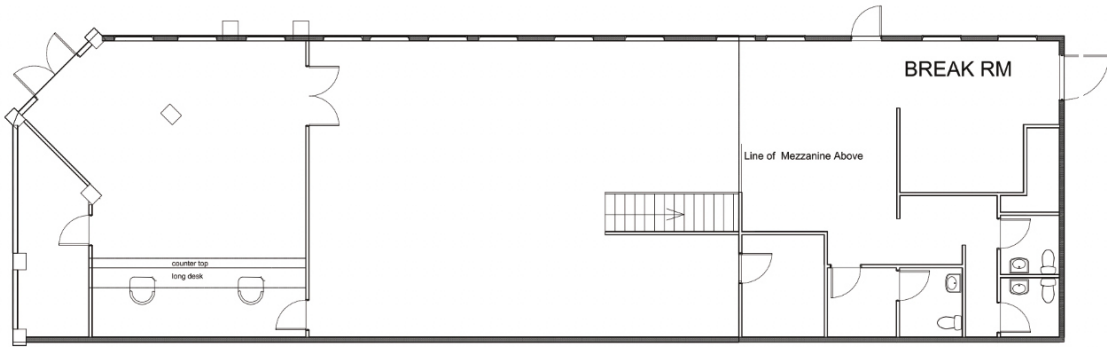
# UNIT 5032 FLOOR PLAN

**SPACE  
FEATURES:**

- 4,276 SF
- Brand new HVAC
- High Ceilings
- (3) Restrooms
- Bonus Mezzanine
- 13ft ceilings



Mezzanine Above



COMMERCIAL SPACE 1 ST FLOOR 3256 sq ft  
SCALE = 1/4" = 1'-0"  
2 nd FLOOR 1020 sq ft  
4276 sq ft

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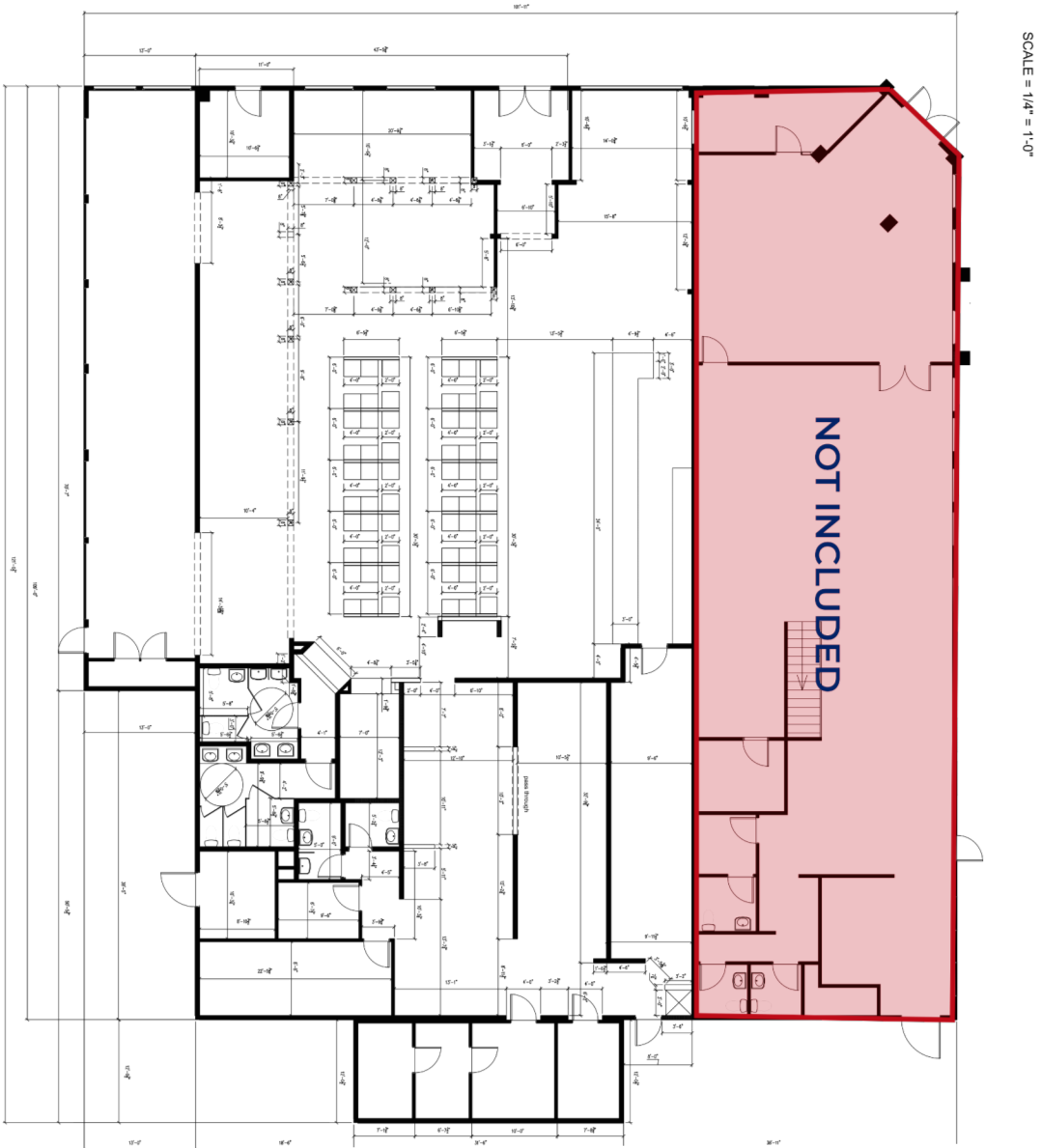
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# UNIT 5034 FLOOR PLAN

**SPACE  
FEATURES:**

- 6,273 SF
- Turn Key Restaurant with FF&E Including Kitchen Line
- Total Seats +/- 280
- 21ft Deep Walk-in Cooler
- ADA Restrooms
- (2) Hoods sized 5ft & 14ft
- Office 9ft x 6ft



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**VP OF RETAIL**

✉ [BROOKE@GARITOCO.COM](mailto:BROOKE@GARITOCO.COM)

☎ 407.432.7675

**DANIELLE ORVILLE, CCIM**  
**RETAIL SPECIALIST**

✉ [DANIELLE@GARITOCO.COM](mailto:DANIELLE@GARITOCO.COM)

☎ 330.360.9299

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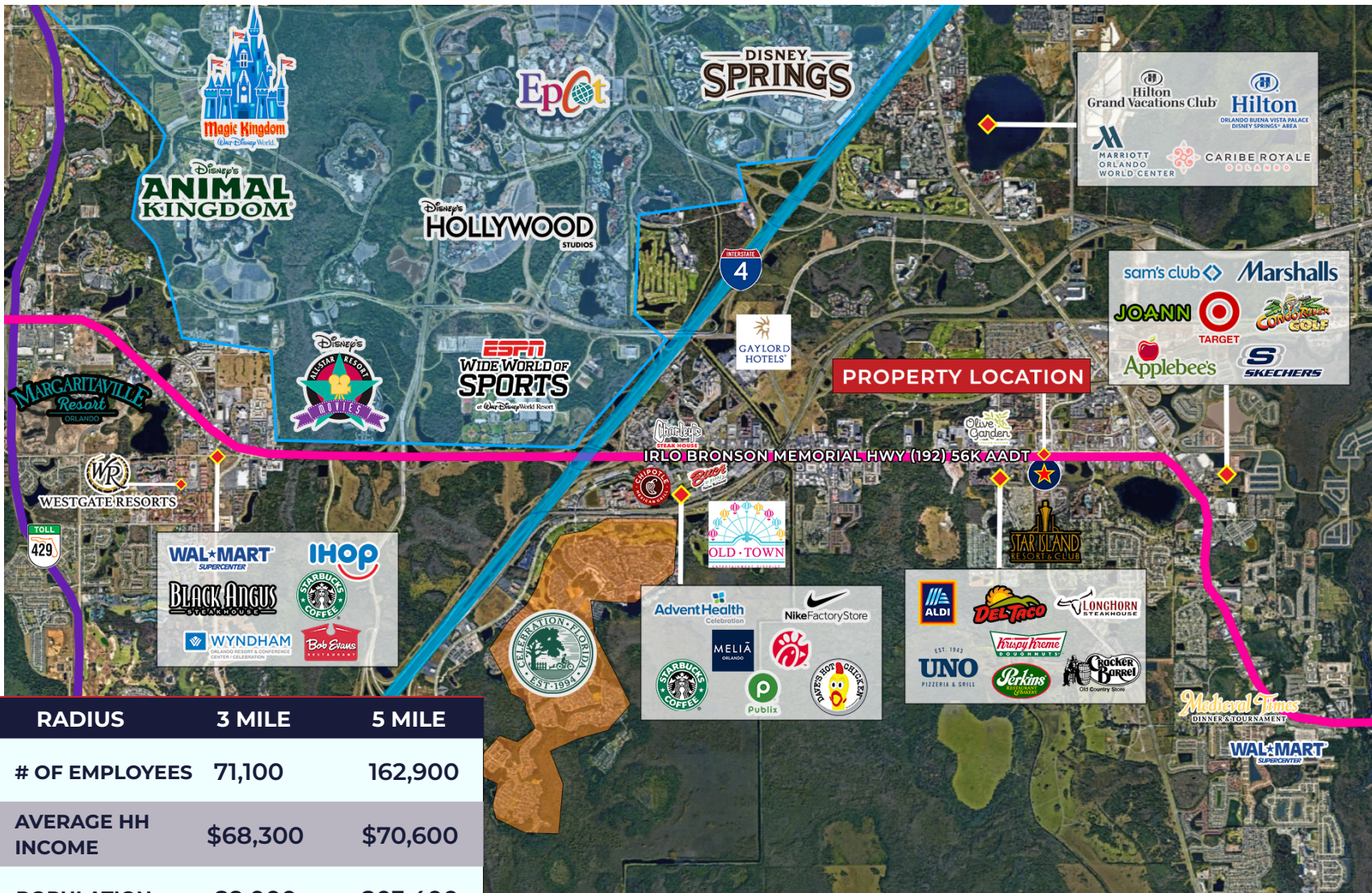
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RETAIL MAP



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