

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 **2nd 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!**



JENNIFER FLOREZ
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TIM GARITO
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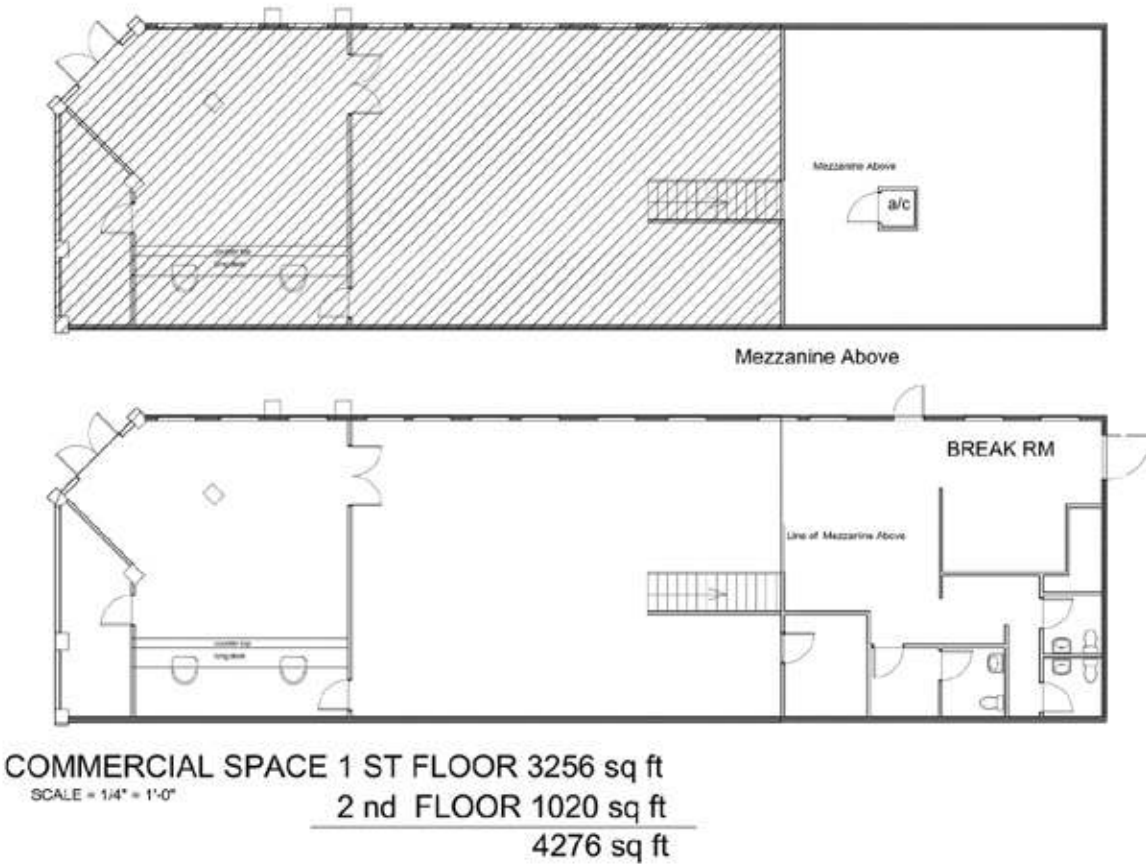
Garito & Company LLC
14 E Washington St, 402, Orlando, FL 32801
+1 407 777 9660
www.garitoco.com



UNIT 5032 FLOOR PLAN

**SPACE
FEATURES:**

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



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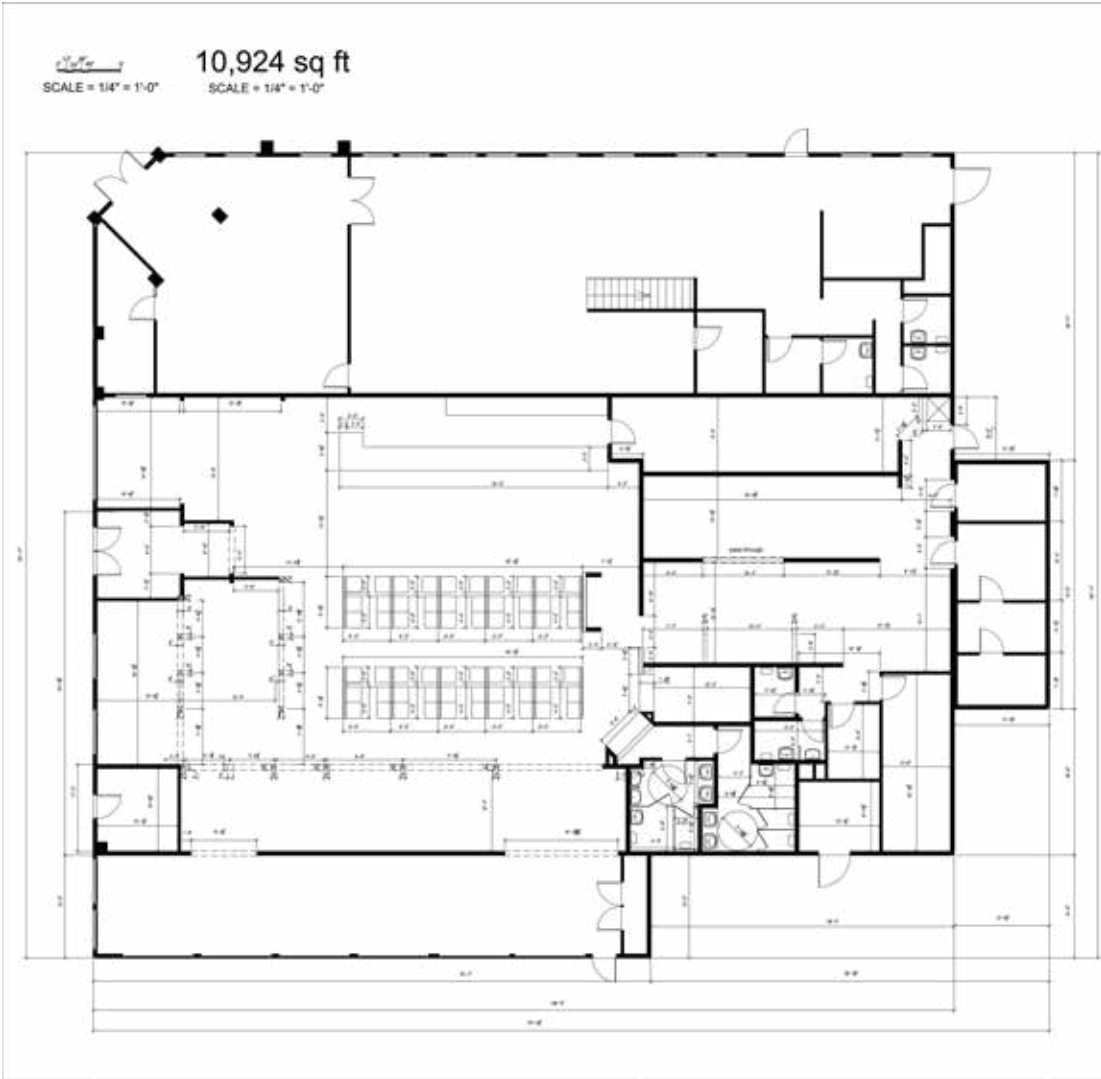
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UNIT 5034 FLOOR PLAN

**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



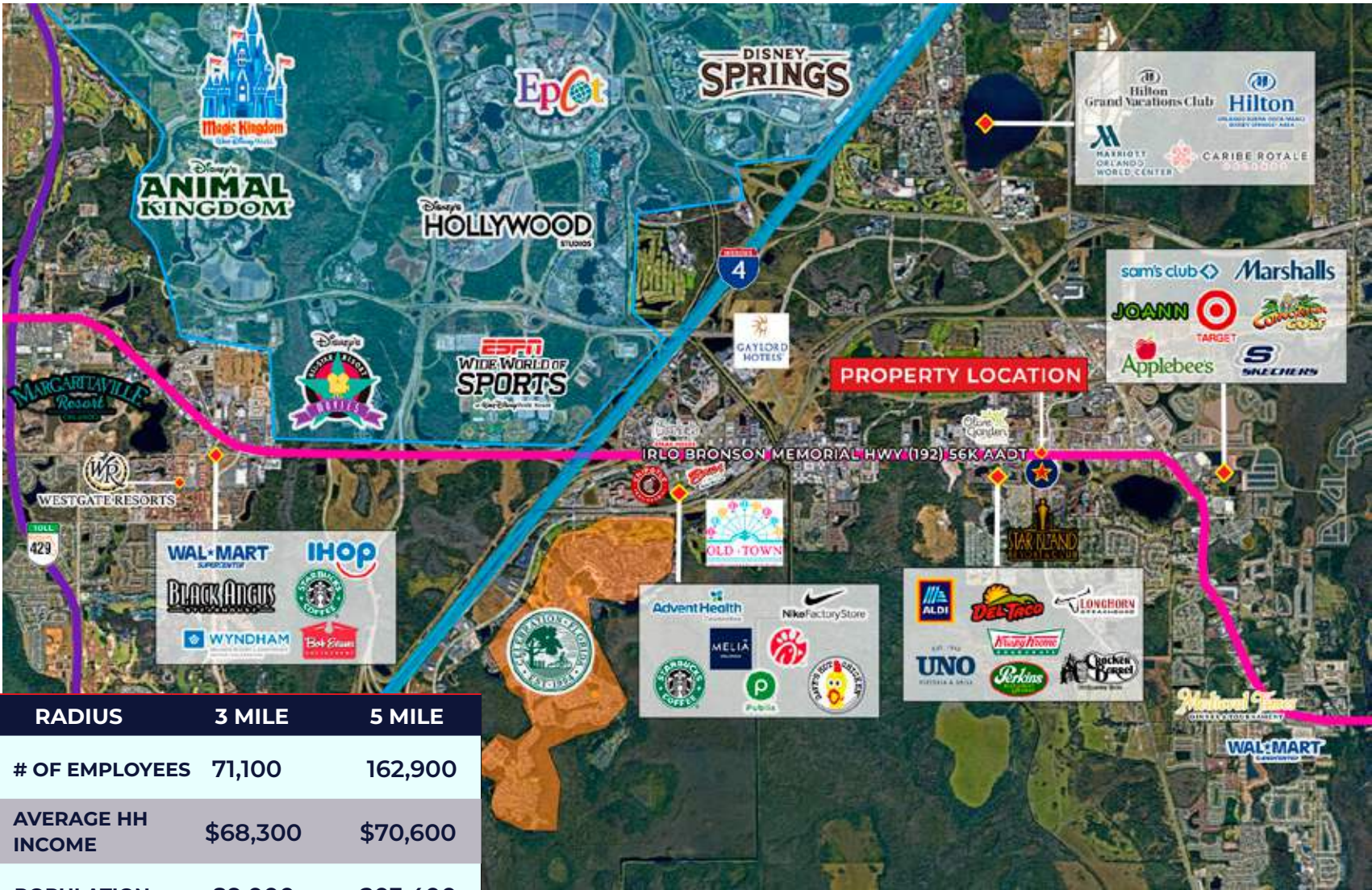
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RETAIL MAP



RADIUS	3 MILE	5 MILE
	# OF EMPLOYEES	71,100162,900
	AVERAGE HH INCOME	\$68,300\$70,600
	POPULATION	89,000203,400

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