



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

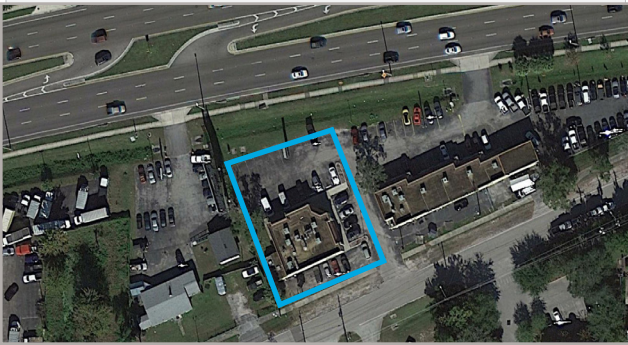
7300 East Colonial Drive  
Orlando, Florida 32825

**FULLY OPERATIONAL RESTAURANT SPACE FOR LEASE**



## FOR LEASE

- + Lease Rate: \$20 / FT NNN
- + Building Size: 3,350 SF
- + Land Size: 19,720 SF
- + Signage: Pole/Building
- + Zoning: C-1



## Highlights

- Unique opportunity to own and operate your own restaurant
- Equipment and furnishings included
- Operational family style restaurant for over 35 years
- Ample Parking
- Traffic Count:
  - East Colonial Drive: 54,500 AADT
  - Goldenrod: 34,500 AADT
- Parcel ID: 23-22-30-0000-00-032

### PATRICK GOETZ

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.



### BISHOP BEALE DUNCAN

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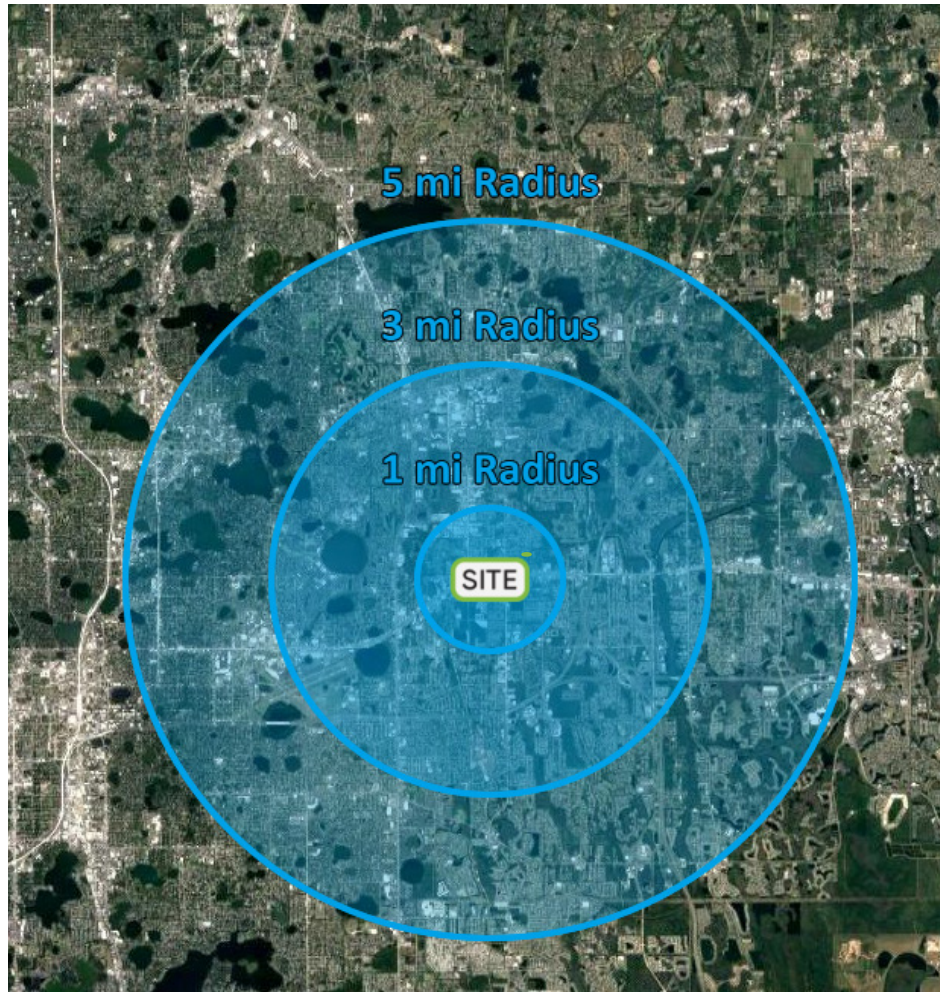


# Site Location

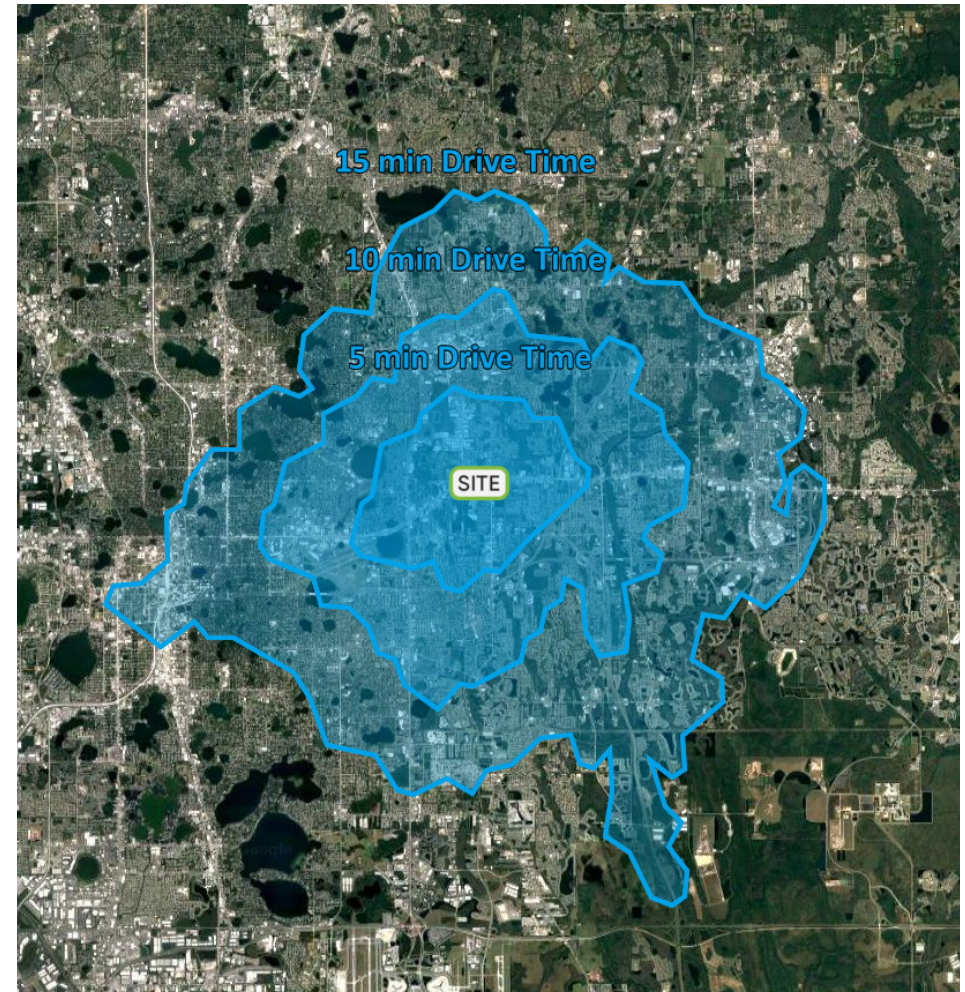




# Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	8,203	\$52,529	687	4,994
3-Mile	117,182	\$69,759	6,071	43,116
5-Mile	310,626	\$79,817	17,672	122,161



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	35,919	\$52,085	2,124	15,149
10-Minutes	147,904	\$60,231	7,736	54,339
15-Minutes	366,565	\$64,826	21,660	172,675