



FOR LEASE



15771 S STATE ROAD 535, ORLANDO, FL 32821

SPACE DETAILS:

- **2nd-generation restaurant space**
- **Available Space: 470 SF**
- **Former User: Latin restaurant**
- **Condition: Turnkey food court space**
- **Building Size (Food Court): ±6,800 SF**
- **Asking Rent: Call for rates**

PROPERTY HIGHLIGHTS

- Turnkey food court space with excellent visibility
- Ideal for quick-service food or beverage concepts
- Located inside the Lake Buena Vista Eatery Food Court



PROPERTY OVERVIEW

LBV Eatery at Lake Buena Vista Factory Stores presents a rare opportunity to lease a 470 SF turnkey food court space in one of Orlando's most heavily trafficked tourism and retail corridors. Formerly occupied by a Latin restaurant, the space is fully built out and ideal for a quick-service restaurant, dessert concept, coffee operator, or beverage brand looking to capitalize on consistent daily foot traffic.





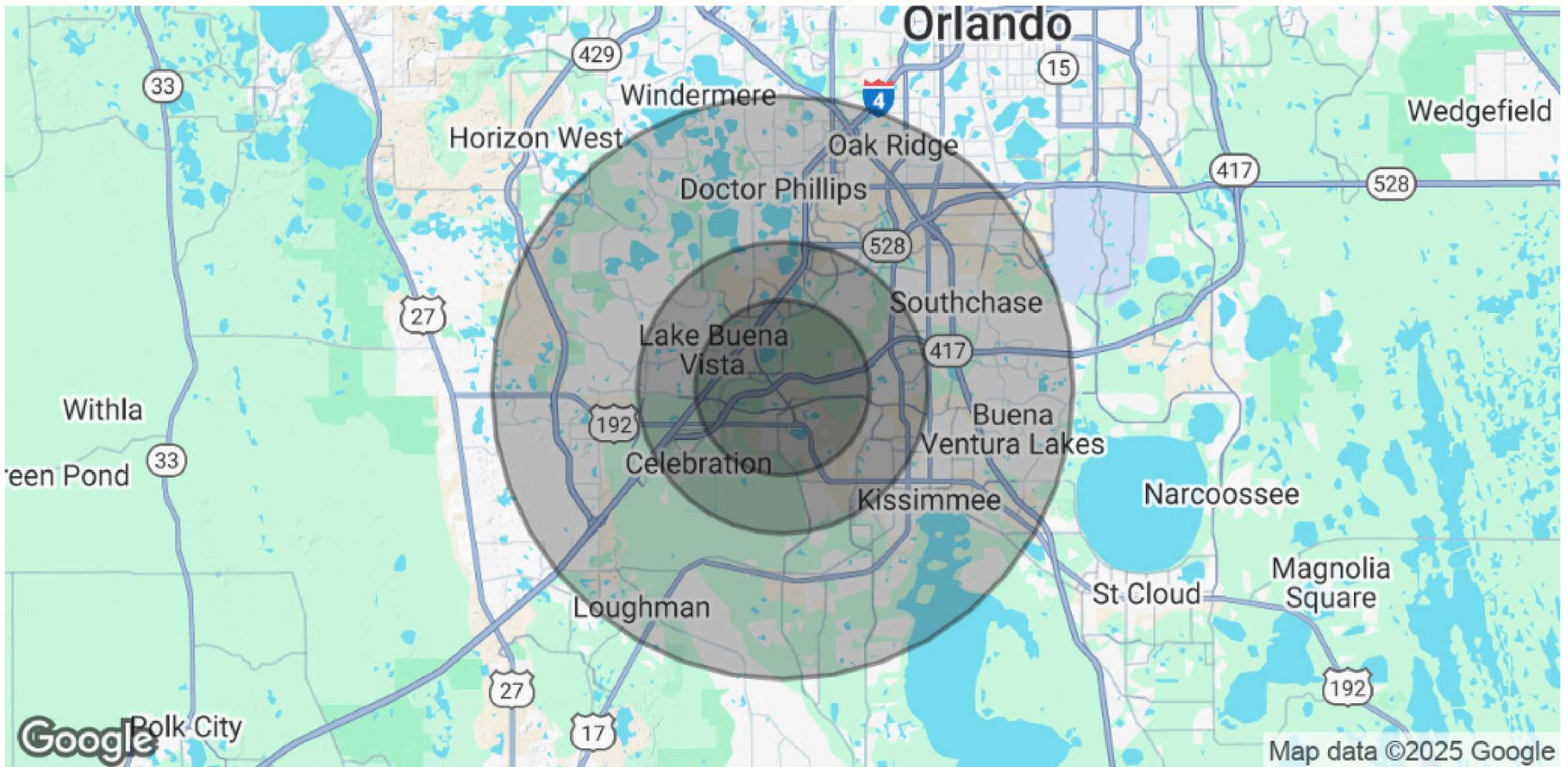
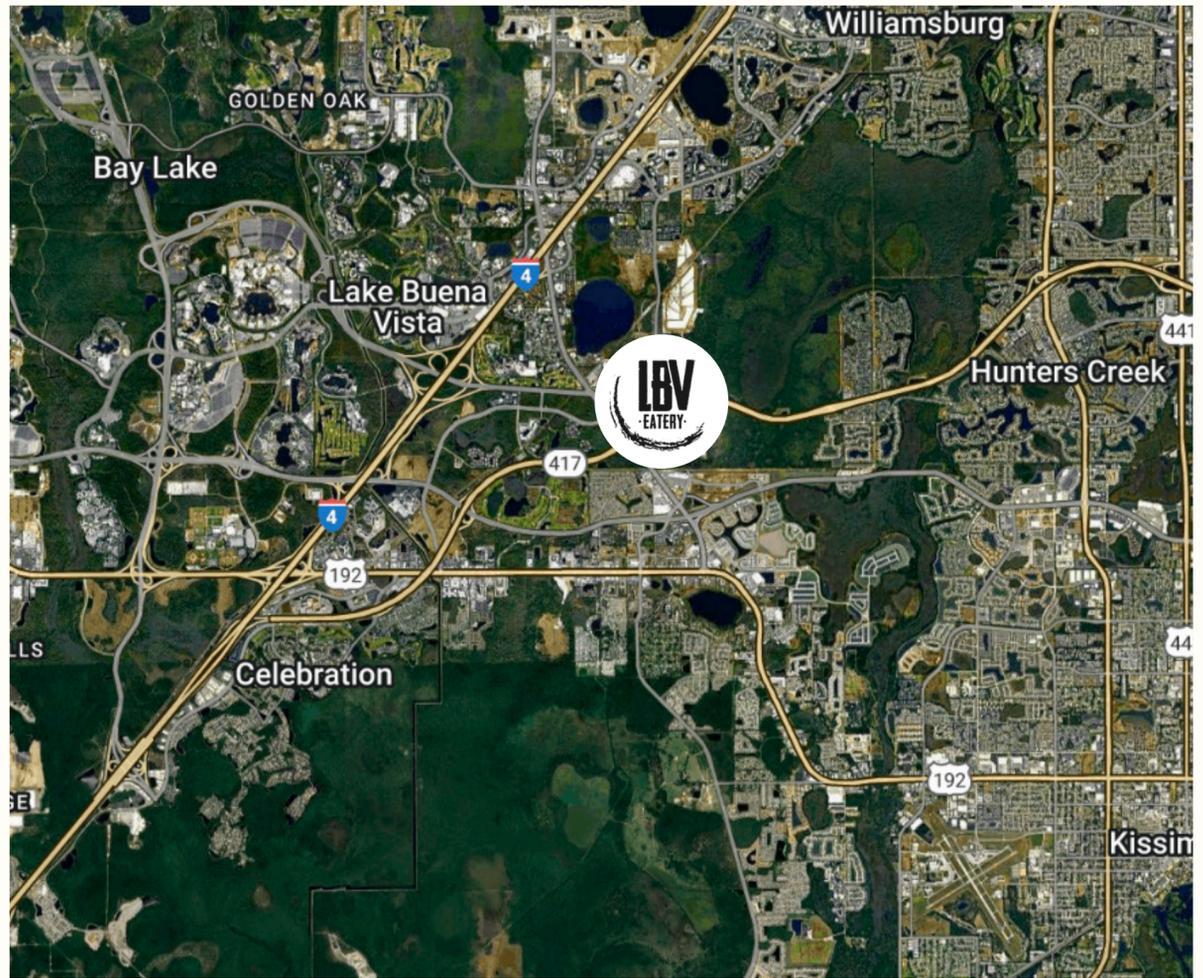
SPACE HIGHLIGHTS

- Join a diverse mix of established food vendors.
- LBV Eatery sits within **Lake Buena Vista Factory Stores**, a thriving 65-acre retail hub featuring powerhouse national retailers such as **Nike, Calvin Klein, Levi's®, Under Armour, Tommy Hilfiger, Aeropostale**, and many more.
- Next door to the future **Mattel Indoor Waterpark**, offering strong synergy with year-round family and tourist traffic.



LOCATION & TRAFFIC

- Frontage on State Road 535
- +60,000 vehicles per day
- 2 miles from Walt Disney World
- Minutes from SeaWorld and Universal Studios
- Short drive to Orlando International Airport (MCO)



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	43,768	154,972	606,128
Average Age	37	38	38
Average Age (Male)	36	37	38
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,694	55,760	210,299
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$83,717	\$89,222	\$94,836
Average House Value	\$353,234	\$418,625	\$406,867

Demographics data derived from AlphaMap

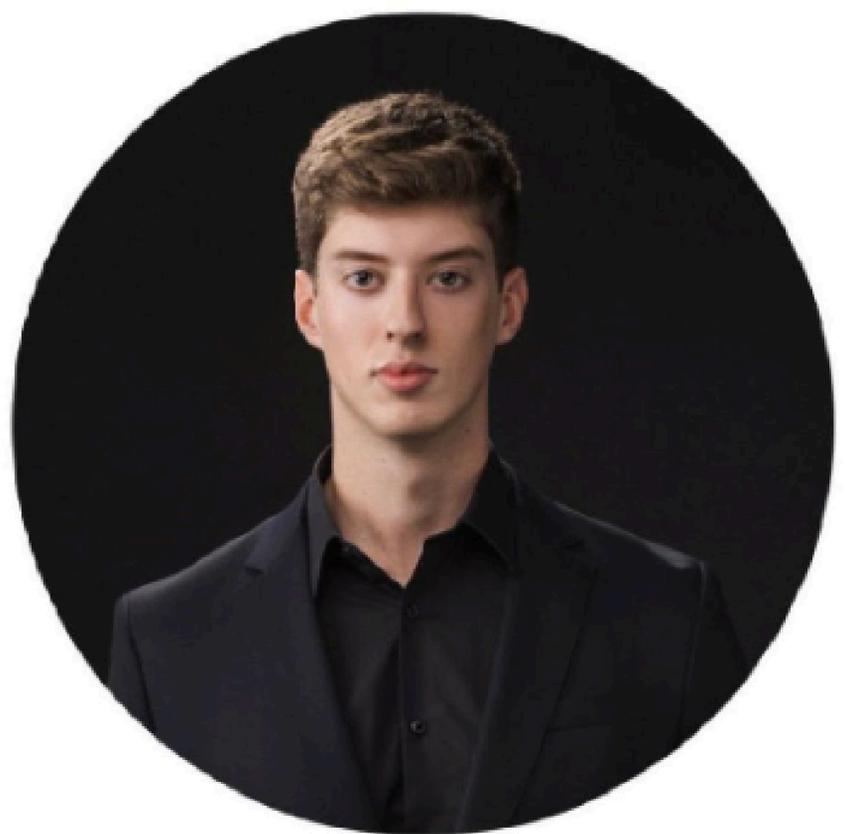


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