



Real Estate Company

For Sub Lease : \$17.25/ft + NNN
925 N Semoran Blvd Orlando, FL 32807



Representative Photo

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Property Highlights:

- Plenty of parking
- Frontage on 436
- Year Built/Renovated: 1974/2000
- Lot size .52 Acres
- Exterior wall: Concrete Block Stucco

Space Highlights:

- 2nd Generation - True Turn Key
- Full Bar Buildout
- New Hood System & Grease Trap
- Full Commercial Kitchen
- Bakery & Food Window
- Fully Renovated Interior
- Entertainment Ready

Demographics	1 Mile	3 Miles
2025 Population	9,496	125,013
Households	3,728	51,039
Median Age	38.30	38.20
Median HH Income	\$78,552	\$72,328
Daytime Employees	5,752	48,696

Lease Highlights:

- Sub-Lease Rate: \$17.25/ft + NNN
- Gross Leasable Area: 5,321sf
- Zoning: C-2
- Asset Purchase Available: \$150,000

For More Information Contact
T. Zachary High
Licensed FL Real Estate Broker
Zach@ElkPenn.com

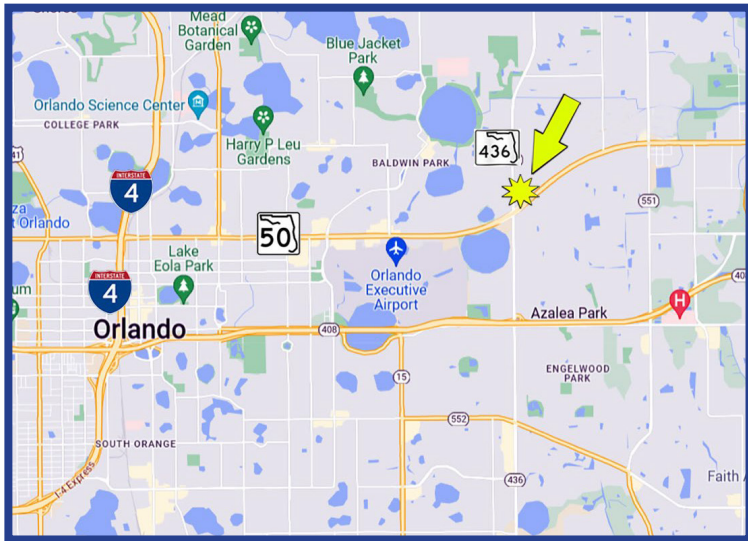


321-866-8121
www.ElkPenn.com
861 W Morse Blvd., Suite 250
Winter Park, Florida 32790



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Space Highlights

- **2nd Generation — True Turn-Key**

Skip the build-out and open your doors. All infrastructure, equipment, and systems in place.

- **Full Bar Build-Out**

Stunning custom mural bar with draft system, full back bar, liquor display, and extensive bar seating — a true revenue anchor.

- **New Hood System & Grease Trap**

Recently replaced and code-compliant — one of the most capital-intensive restaurant items already handled.

- **Full Commercial Kitchen**

Complete line with griddle, charbroiler, range, and separate prep and dish room with commercial dishwasher.

- **Bakery & Food Window**

Dedicated bakery counter with display case — additional revenue stream opportunity built in.

- **Fully Renovated Interior**

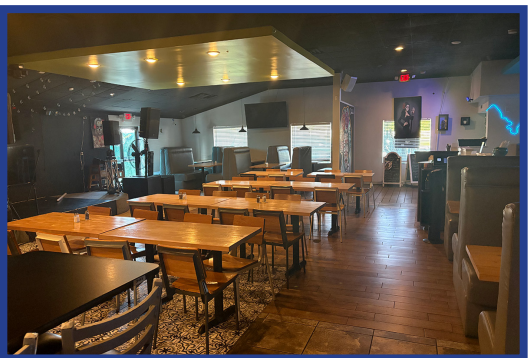
Designer restrooms, patterned cement tile floors, custom ceiling treatments — guest-ready finishes throughout.

- **Entertainment-Ready**

Stage, AV infrastructure, and sound system in place. Ideal for live music, private events, and nightlife programming.

- **Asset Purchase Available — \$150,000**

FF&E package available separately. Full asset list provided to qualified operators upon request.



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