

2nd gen
restaurant
for
LEASE

2,250 sf

call for pricing

- + building: 5,000 SF
- + built: 2018 SF
- + zoning: C-2 restaurant
- + parcel id: 01-2229-0050-00-010
- + parking: ample
- + signage: building



1040 n orlando ave
ste 104
winter park, fl 32789

buffy gillette
broker associate
(407) 734.7205
buffy@BBDRE.com


Bishop Beale Duncan
COMMERCIAL REAL ESTATE

WINTER PARK SQUARE



highlights

- Located at the intersection of 17-92 & Lee Rd with over 80,000 cars driving by the site daily.
- Within a 3 mile radius, there are almost 85,000 residents with an average income of \$120,000.

A second-generation restaurant available for lease on North Orlando Avenue in Winter Park presents an exceptional opportunity for restaurateurs. The space is already outfitted with the necessary infrastructure, saving time and money on renovations or construction. Located in a vibrant, high-traffic area, it offers excellent visibility and access to both locals and visitors, drawing foot traffic from surrounding neighborhoods and businesses. The established reputation of the space can further attract loyal customers, creating an ideal environment for a new culinary venture to thrive. Its prime location, combined with the cost-effective benefit of inheriting a fully functional restaurant setup, makes it an attractive option for entrepreneurs seeking to enter the Winter Park dining scene.



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

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for more information, contact buffy gillette • (407) 734.7205 • buffy@BBDRE.com

1040 n orlando Ave | ste 104 | 2,250 sf

elevation

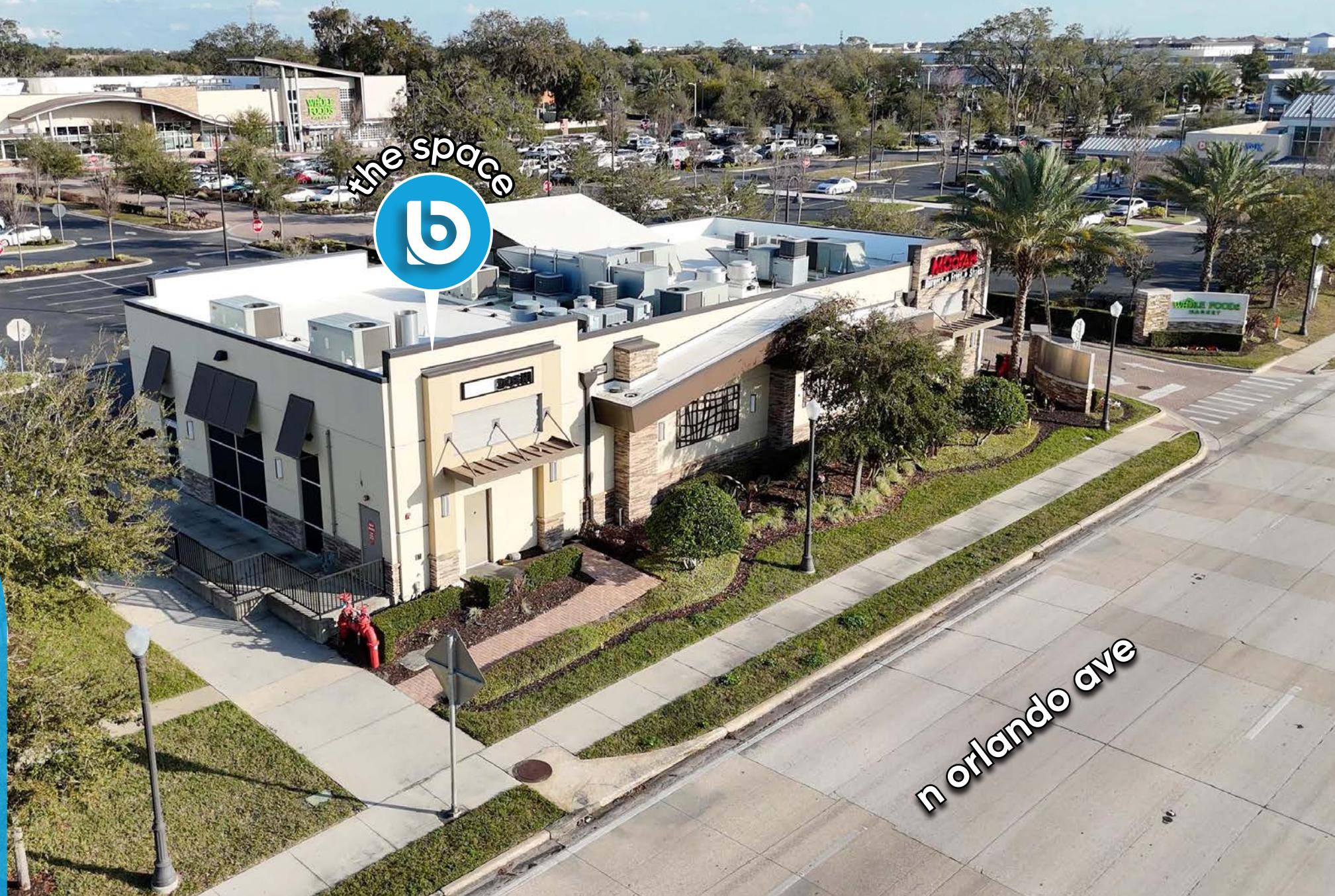


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1040 n orlando Ave | ste 104 | 2,250 sf

exteriors



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front of house dining



kitchen



kitchen



kitchen



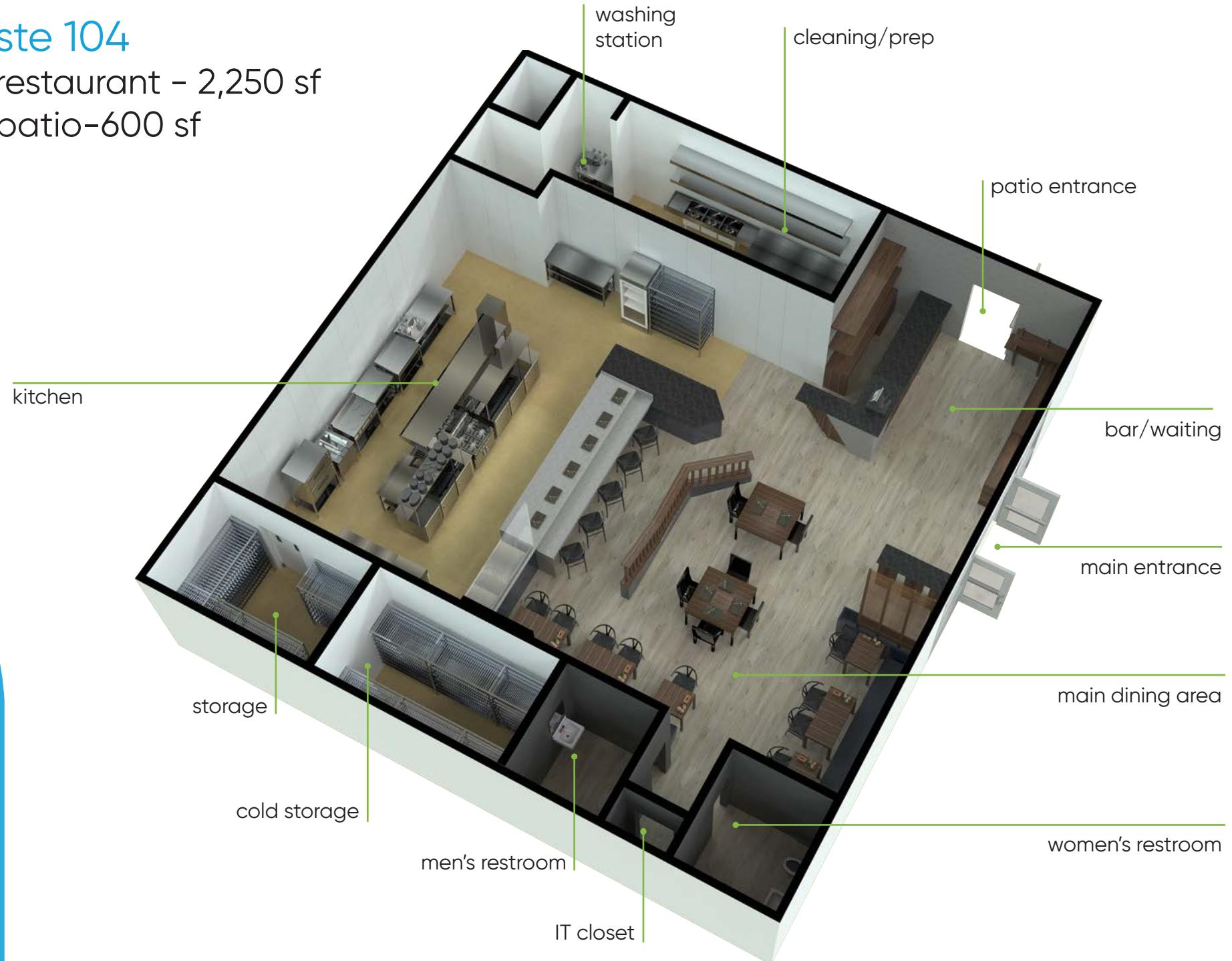
kitchen



washing

ste 104

restaurant - 2,250 sf
patio-600 sf

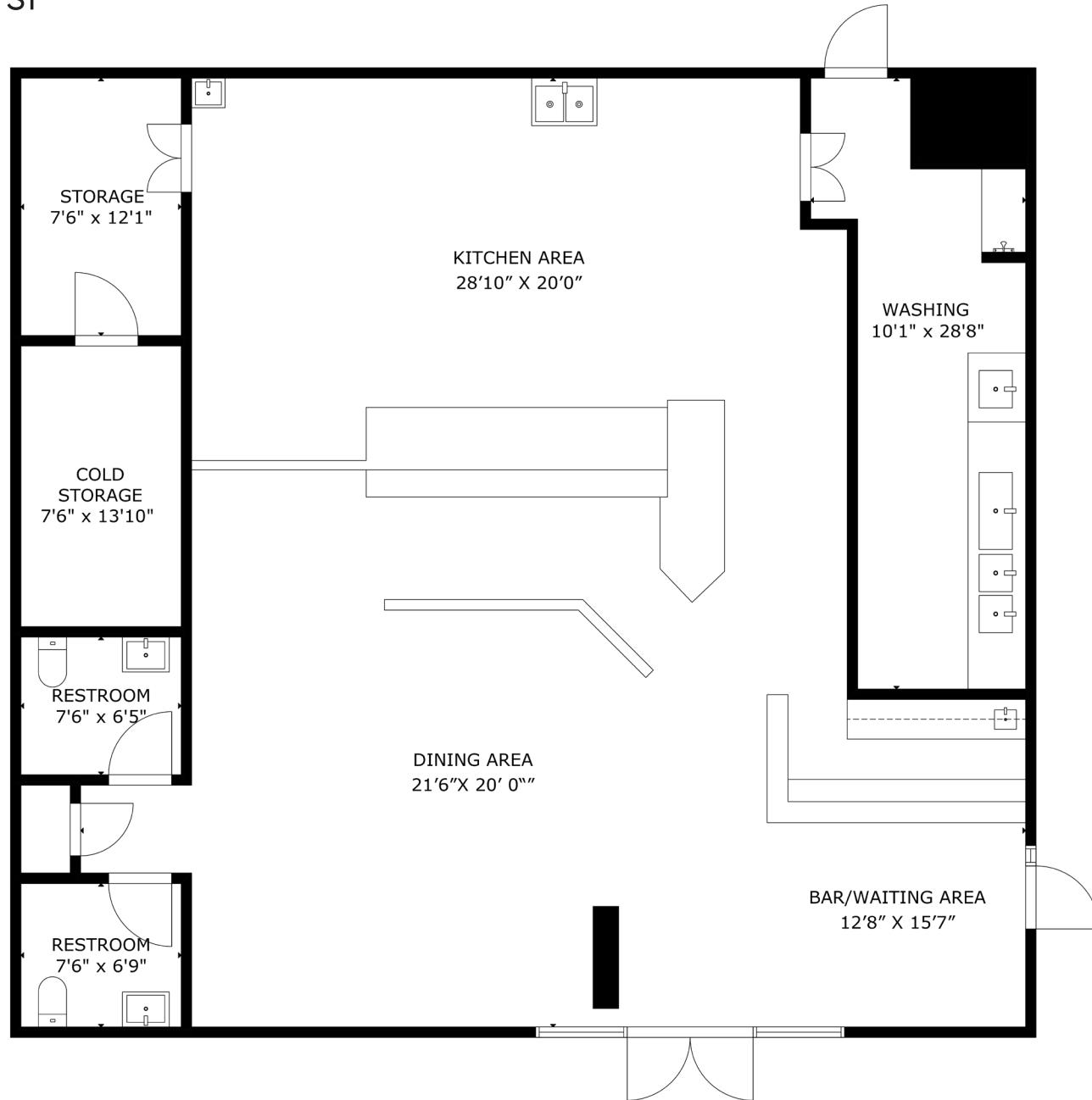


ste 104

restaurant - 2,250 sf

patio-600 sf

floor plan



WINTER PARK SQUARE



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PARK AVENUE
More than 140
Boutiques, Sidewalk
Cafes and Museums

**ROLLINS
COLLEGE**

**WINTER PARK
VILLAGE**
\$50M Mixed-Use
Re-development

**LAKESIDE
CROSSING**
Shops & Restaurants
w/Parking Garage

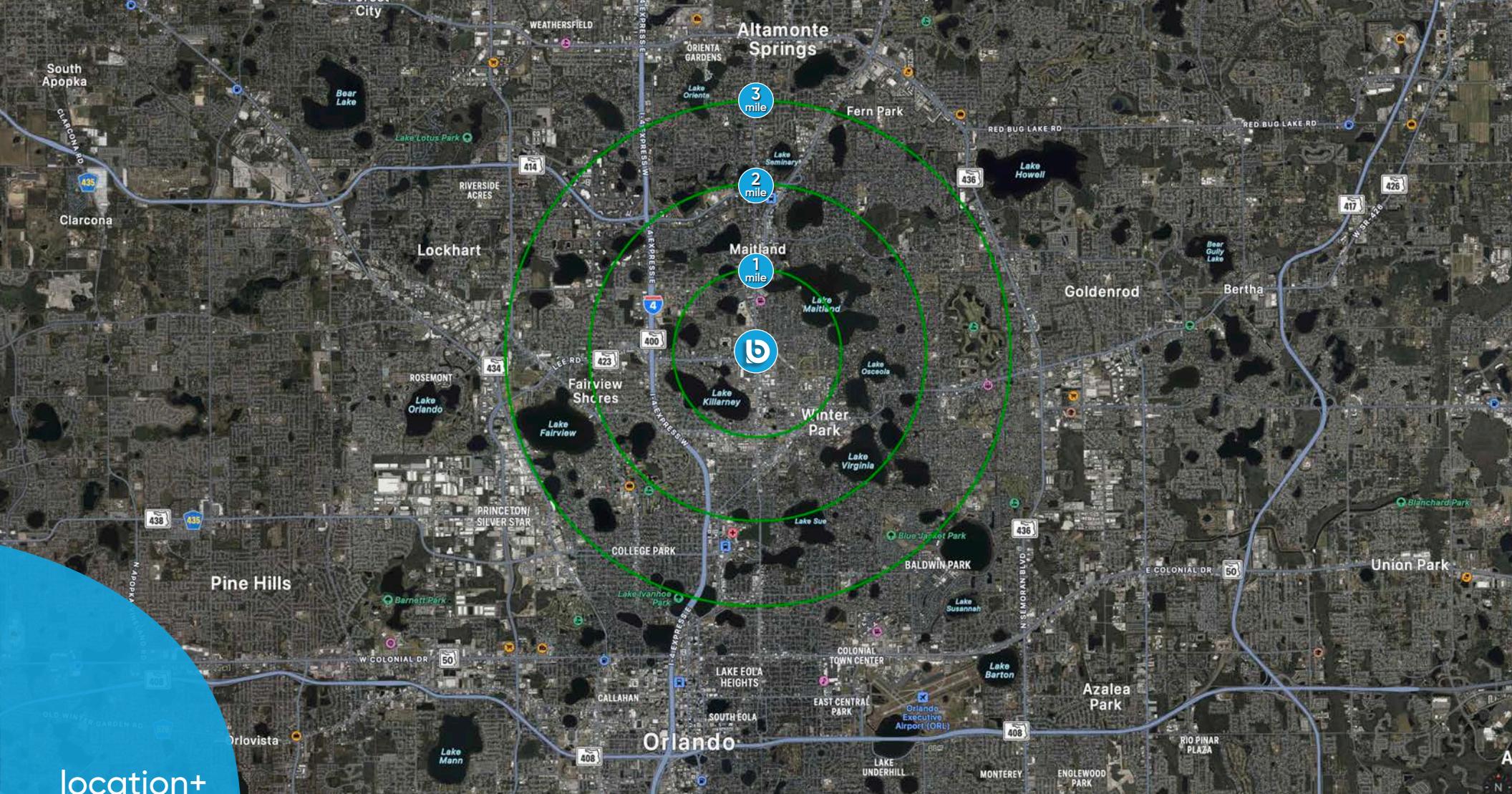
**WINTER PARK
SQUARE**
Whole Foods
Anchored

PALM HILLS
Retail Center

RAVAUDAGE
Retail & Office

**CENTER OF
WINTER PARK**
Over 35 Retail
Shops & Restaurants





location+
demos



demographics

| Radius | Population | HH Income | Businesses | Employees |
|--------|------------|-----------|------------|-----------|
| 1-Mile | 13,341 | \$89,447 | 2,382 | 15,650 |
| 2-Mile | 33,869 | \$110,756 | 6,244 | 45,176 |
| 3-Mile | 83,206 | \$111,001 | 12,983 | 102,151 |



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