

For Lease
1560 State Road 436

Winter Park, FL 32792



1,800± sf available

**AVISON
YOUNG**

Bill Nguyen
Vice President
407.440.6658
bill.nguyen@avisonyoung.com



Introduction

1560 State Road 436 is a well-located freestanding restaurant that is situated in Winter Park, a high-traffic area, with excellent visibility from State Road 436. The restaurant is full-service containing approximately 1,800± sf with additional exterior space available. Located in proximity to the property are a variety of national, regional, and local tenants, including a gym, multiple restaurants and fast food options, grocery stores, and retail stores including T.J. Maxx, Five Below, and Burlington.

PROPERTY HIGHLIGHTS

LEASE RATE: \$33.00/RSF NNN

2ND GENERATION RESTAURANT

HIGH VISIBILITY ON STATE ROAD 436

40 PARKING SPACES AVAILABLE

INDOOR SEATING CAPACITY: 70

PYLONG SIGNAGE AVAILABLE

**3-MILE AVERAGE HOUSEHOLD
INCOME: \$124,381**

ZONING: PMX-MID



Nearby Amenities

1560 SR 436
WINTER PARK, FL 32792



SUBWAY

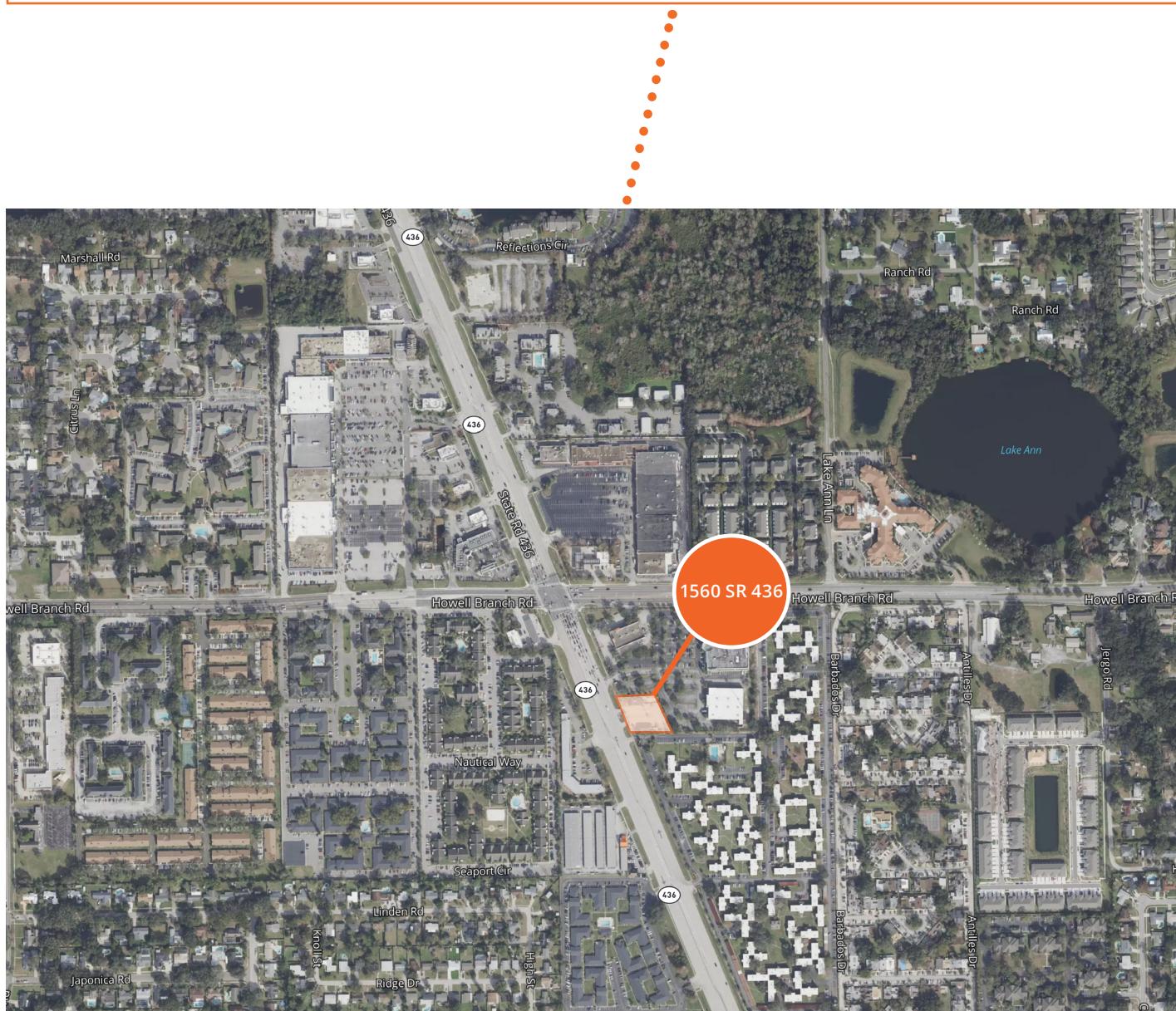


Planet Smoothie



Arby's

metro
-diner-



**AVISON
YOUNG**

Bill Nguyen
Vice President
407.440.6658
bill.nguyen@avisonyoung.com

Photos

1560 SR 436
WINTER PARK, FL 32792



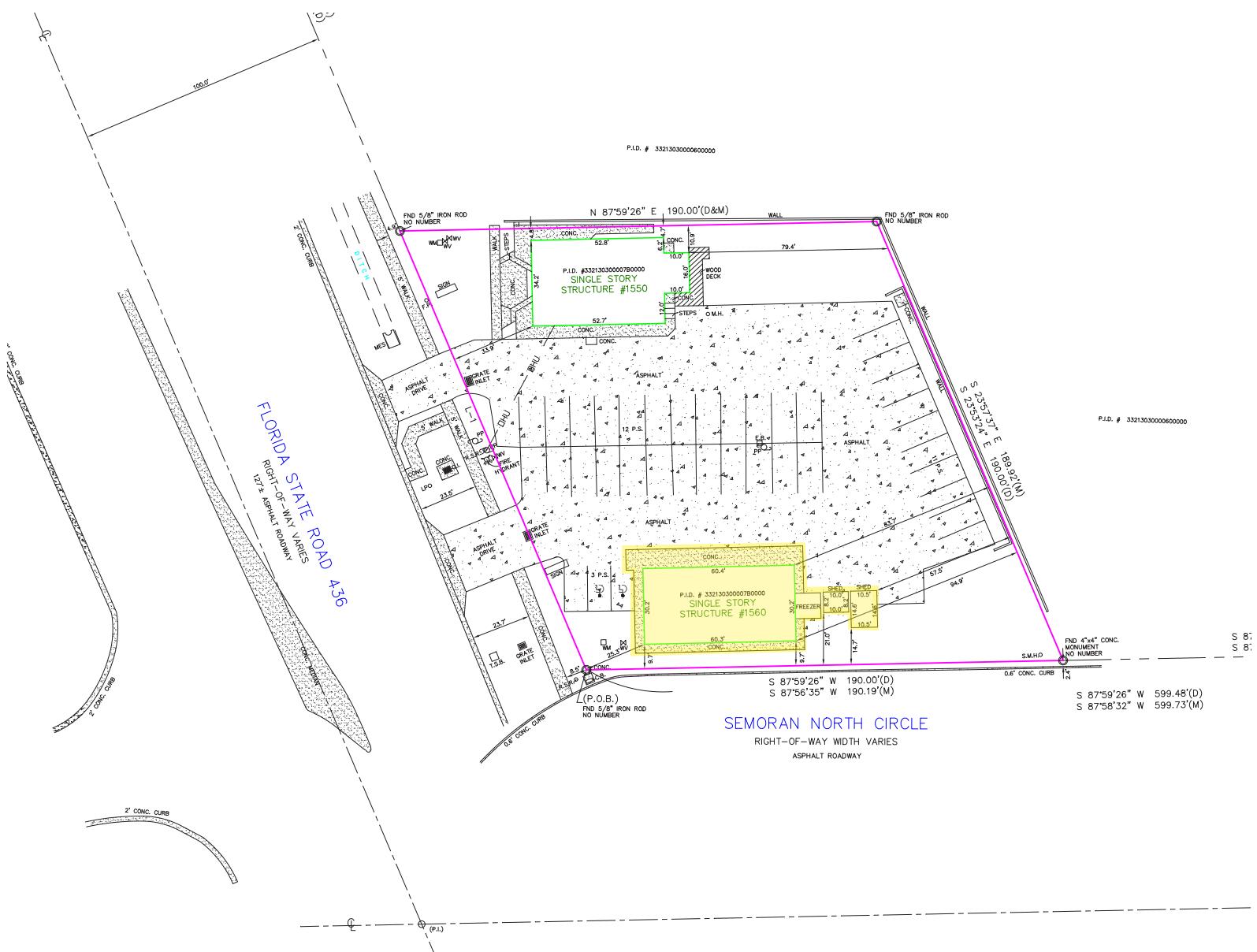
**AVISON
YOUNG**

Bill Nguyen
Vice President
407.440.6658
bill.nguyen@avisonyoung.com

Site Survey

1560 SR 436
WINTER PARK, FL 32792

ENTIRE BUILDING - 1,800± SF



Bill Nguyen

Vice President

Vice President
407 440 6658

bill.nguyen@avisonyoung.com

AVISON YOUNG