

SECOND GEN. RESTAURANT

GARITO  CO



*For Lease*

5034 W IRLO BRONSON MEMORIAL  
HWY KISSIMMEE, FL 34746

## PROPERTY SPECS



CALL  
LEASE RATE



6,273 SF  
SPACE AVAILABLE



10,549 SF  
MAX CONTIGUOUS



OSCEOLA COUNTY  
MUNICIPALITY



PYLON & BUILDING  
SIGNAGE

## PROPERTY HIGHLIGHTS

- Located in the heart of Orlando's Disney tourist market which boasts 480 hotels and 130,000+ rooms.
- Frontage along US 192 with **56,000 vehicles per day**.
- **Ample parking** available.
- Positioned in front of Star Island Resort & Country Club, which sees 44,000 annual check-ins.
- **6,273 SF 2nd gen restaurant** space available. **Additional prime, on-site restaurant opportunity available** inside Star Island Resort (contact broker for more information)
- Signalized intersection currently in negotiation with FDOT.
- **Prominent signage opportunities** on Pylon & Building.



**JENNIFER FLOREZ**  
RETAIL SPECIALIST  
✉ JENNIFER@GARITOCO.CO  
☎ M 407.335.5968

**TIM GARITO**  
BROKER  
✉ TIM@GARITOCO.COM  
☎ 407.777.9660 x 100

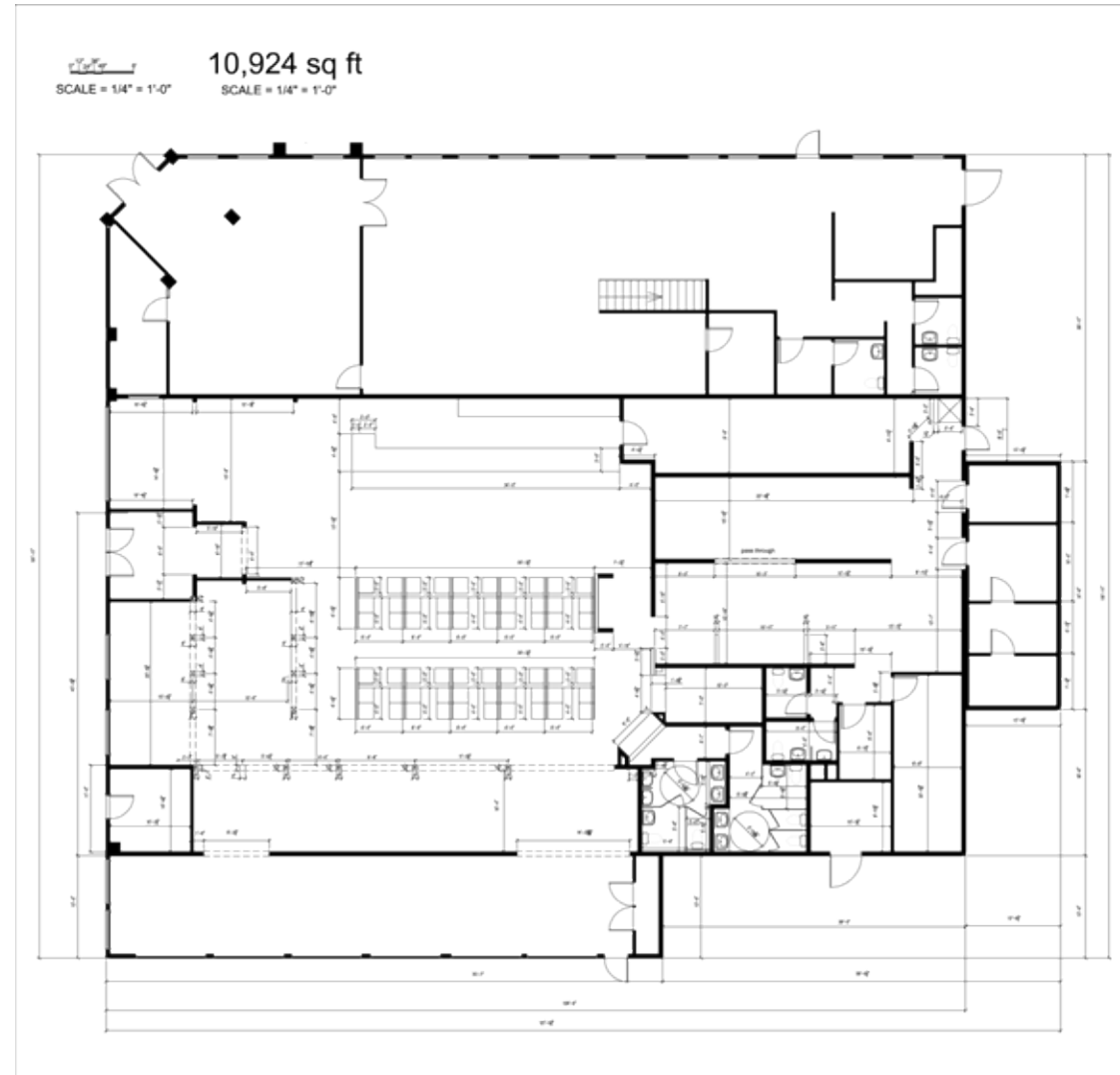
Garito & Company LLC  
14 E Washington St, 402, Orlando, FL 32801  
+1 407 777 9660  
[www.garitoco.com](http://www.garitoco.com)



# UNIT 5034 FLOOR PLAN

## SPACE FEATURES:

- 6,273 SF
- Turn Key Restaurant with FF&E Including Kitchen Line
- Total Seats +/- 280
- 21ft Deep Walk-in Cooler
- ADA Restrooms
- (2) Hoods sized 5ft & 14ft
- Office 9ft x 6ft



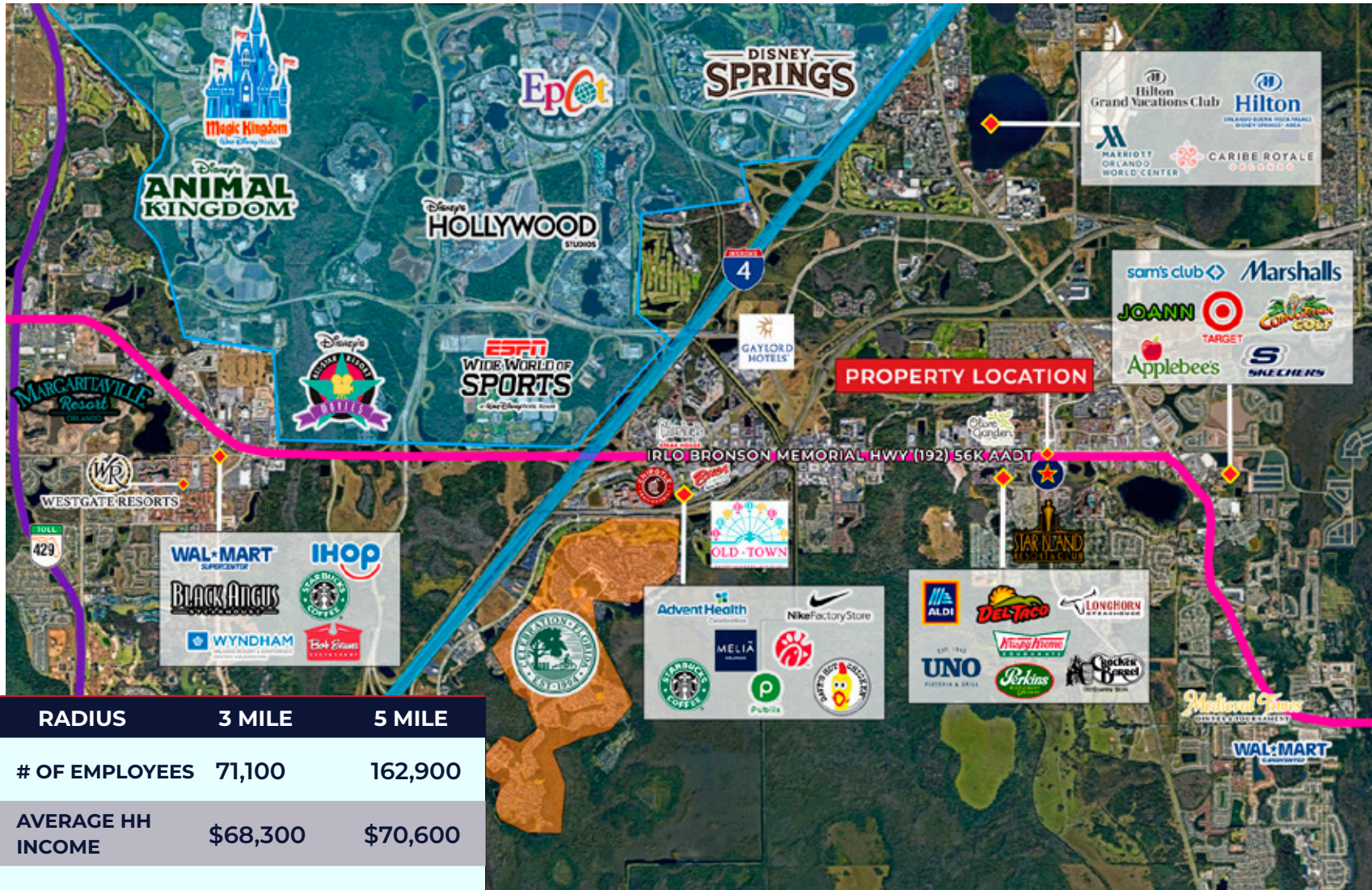
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# RETAIL MAP



RADIUS	3 MILE	5 MILE
	# OF EMPLOYEES	71,100      162,900
	AVERAGE HH INCOME	\$68,300      \$70,600
	POPULATION	89,000      203,400

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