

2nd Generation Restaurant

DEMETREE
GLOBAL

FOR LEASE | RESTAURANT



12103 COLLEGIATE WAY, ORLANDO, FL 32817

This 5,494 SF second-generation restaurant space sits in a prime location within The Paseo at Collegiate Village, a 63-acre mixed-use community directly across from UCF, the second-largest university in the U.S. With easy access and ample parking, the site benefits from a massive built-in customer base of nearly 70,000 students and 13,000 faculty, plus thousands of nearby office and residential units.

PROPERTY HIGHLIGHTS:

- 5,494 SF second-generation restaurant space.
- 1.35 acres with 92 parking spaces plus cross-parking available throughout the development.
- Covered outdoor patio and seating area with a convenient bar pass-through window for quick service.
- Prime location at the SW quadrant of Alafaya Trail (SR 434) and University Blvd, directly across from the main entrance to UCF.
- UCF is the second-largest university in the U.S. by enrollment, with 70,000 students and 13,000 faculty.
- Part of The Paseo at Collegiate Village (The Paseo), a 63-acre mixed-use development featuring two newly constructed buildings and plans to redevelop the existing retail center.
- Within one mile of more than 4 million SF of office and office/flex space, plus 4,200 apartment units.
- 1,600+ new student beds on site.

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,797	106,016	240,675
Total Daytime Population	56,300	152,626	258,707
Median Age	20.0	29.0	33.0
Average HH Income	\$65,040	\$93,535	\$101,223



69,000+ UCF Students

2022 total



59,803 Employees

in 3 miles



\$93,535 HH Income

in 3 miles

Contact us now for more information

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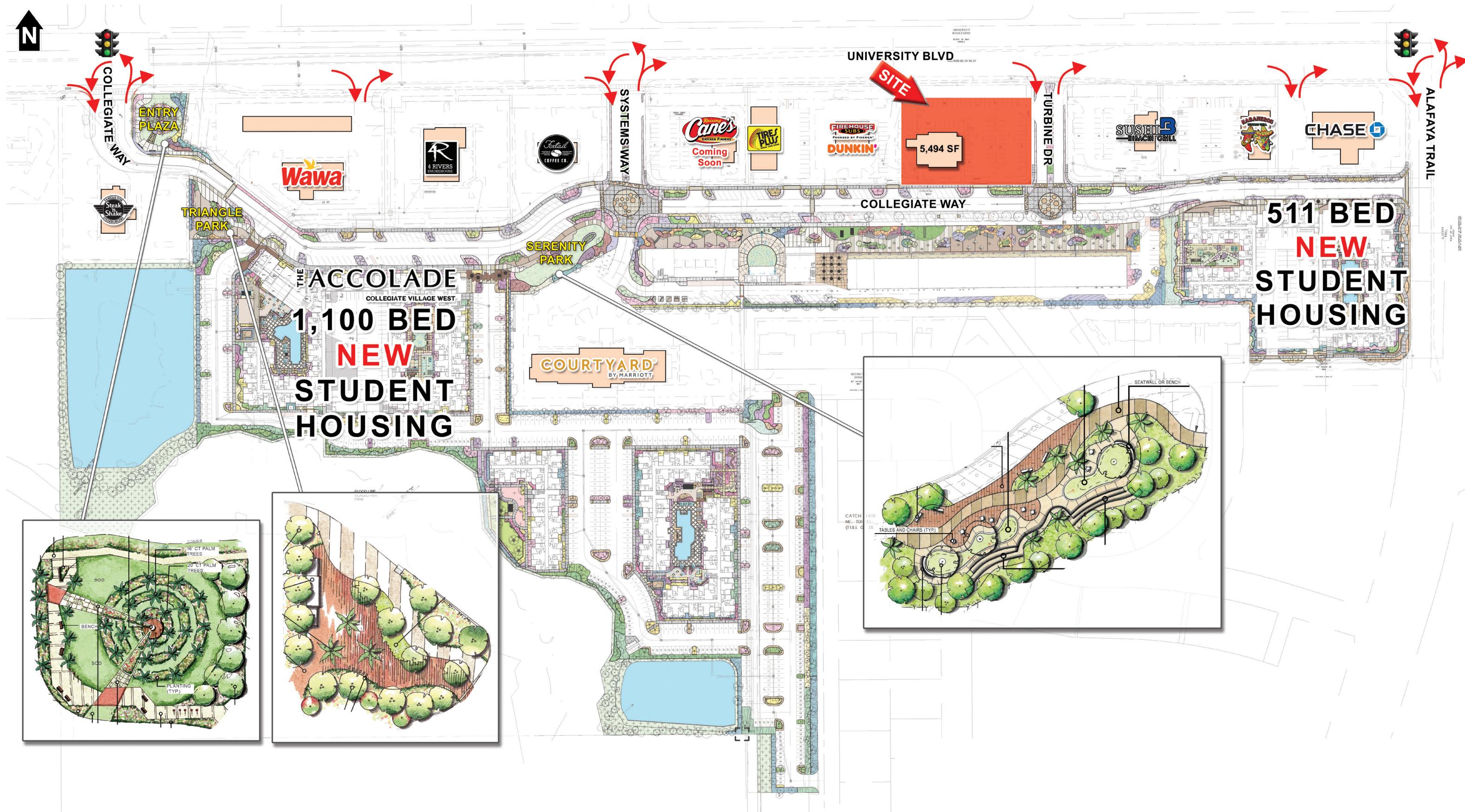
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Trade Area Aerial & Closer View

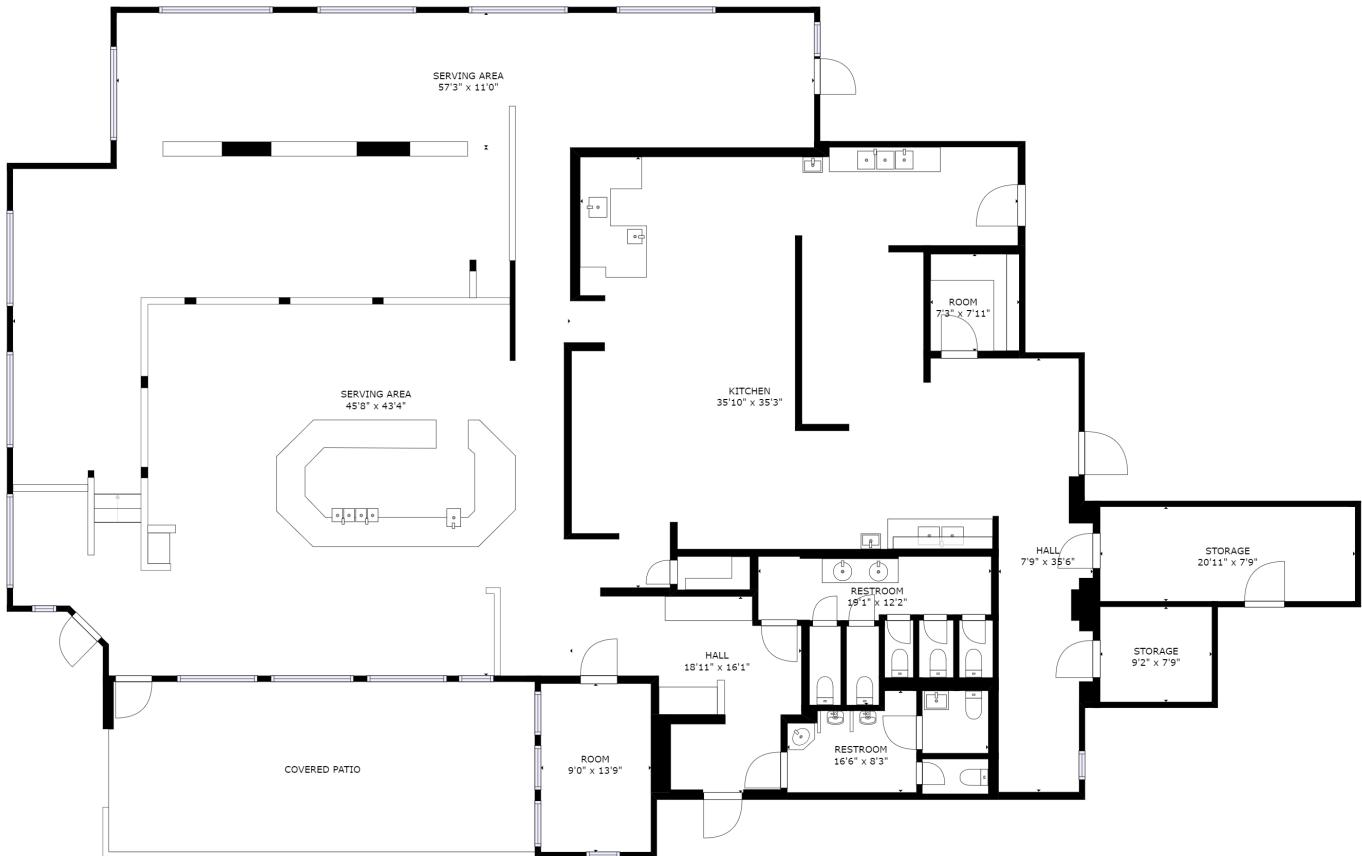


Overall Site Plan



Floor Plan

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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 5008 sq. ft. EXCLUDED AREAS:
PATIO: 486 sq. ft.
TOTAL: 5008 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

Photos



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