

For Lease

1560 State Road 436

Winter Park, FL 32792



1,800± sf available

**AVISON
YOUNG**

Bill Nguyen

Vice President

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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
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Aerial Photos

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ENTIRE BUILDING - 1,800± SF

