

# Haines City Turn Key Bar & Grill

124 Kenny Blvd, Haines City, Florida 33844

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**SUBJECT**

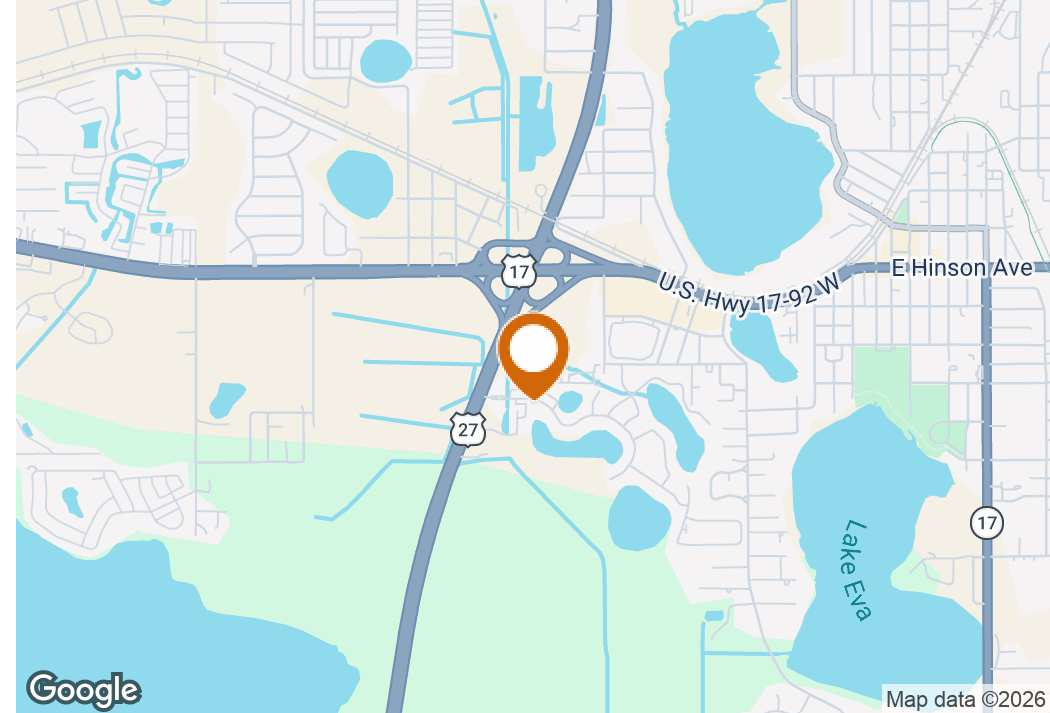
An aerial photograph of a residential development. A road labeled 'Kenny Blvd' runs diagonally through the center. To the right of the road is a large lake with several houses and a swimming pool. To the left of the road is a parking lot and some commercial buildings. The foreground shows a multi-lane road with several cars. The background shows a suburban neighborhood with many houses and trees.



**59,000 ±  
Cars/Day**



## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	<b>\$5,000.00 per month (Gross)</b>
Building Size:	6,170 SF
Available SF:	1,500 SF
Year Built:	2020
APN:	272732804507001170
Tables:	20+
Outdoor Seating:	60–150 (estimated)
Special Features	Overlooks Pool & Waterslides
Year Built:	2020

## Property Overview

Discover the perfect opportunity to lease a turnkey property at 124 Kenny Blvd, located within the prestigious Balmoral Resort in Haines City. Designed for a Bar & Grill operator and is fully equipped, enabling you to start operating immediately. It features a comprehensive kitchen with a hood and all necessary equipment, along with a dedicated bar area. Additionally, the spacious outdoor patio offers abundant seating and stunning views of the pool and waterpark. The property's prime location within a vibrant community ensures a built-in customer base, drawing from resort visitors and the surrounding residential neighborhood.

Whether you are a seasoned caterer looking to expand, a hospitality professional eager to take on a new venture, or an ambitious entrepreneur ready to make your mark in the hospitality industry, this space offers unparalleled potential. With the current management generating sales exceeding six figures annually. Don't miss out on the chance to create your ideal business in a premier location. Explore this turnkey opportunity today and see how this space can turn your vision into a thriving reality!

## Property Highlights

- Built-In customer base
- Fully equipped kitchen
- Turnkey ready



## LOCATION DESCRIPTION



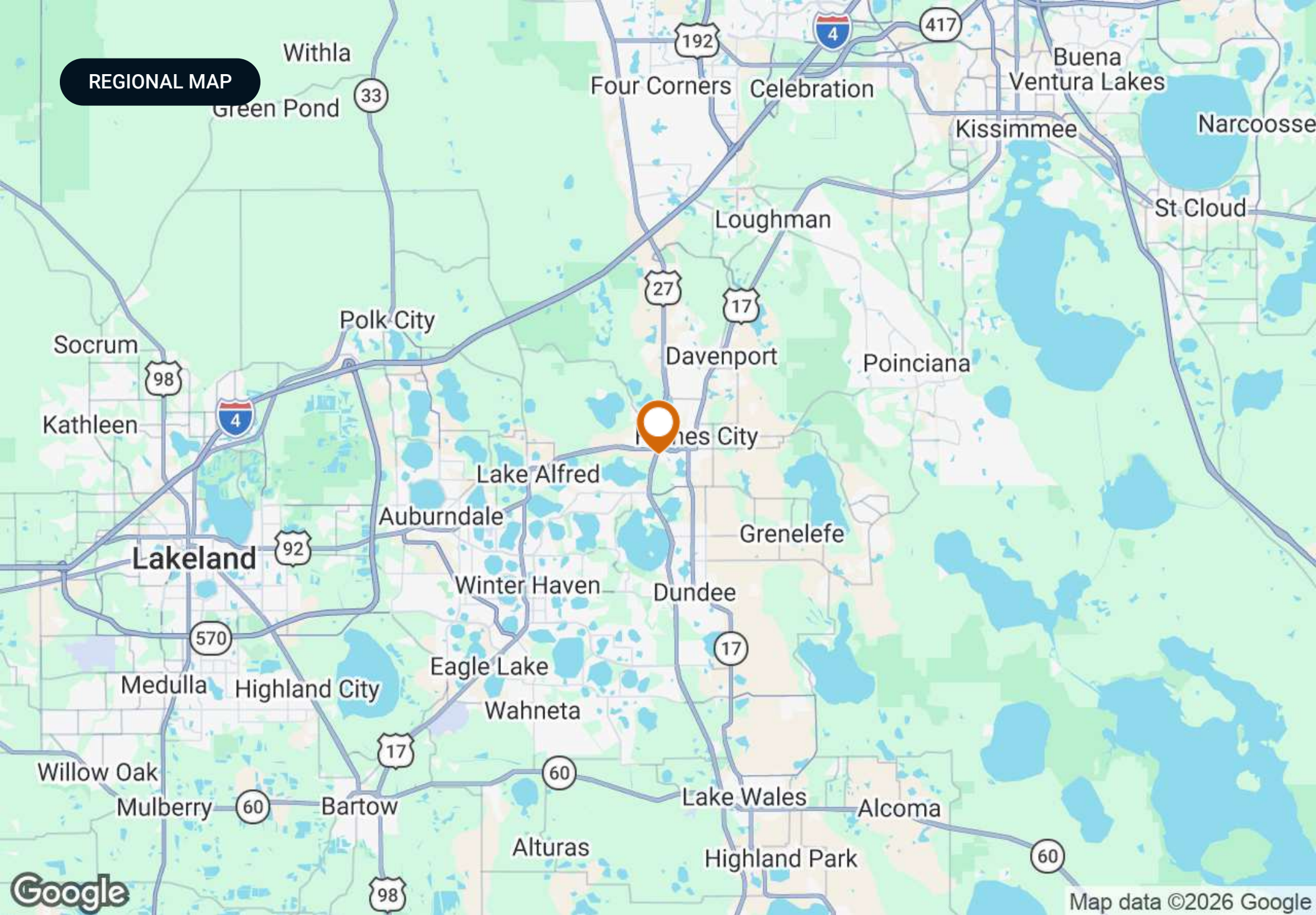
## Location Description

This property is located in Haines City, Florida, offering a prime position for accessibility and convenience. It sits just east of U.S. Highway 27, which connects directly to Interstate 4, located about 6 miles to the north. This central location provides easy access to major cities such as Orlando and Tampa, as well as Florida's famous attractions, including Walt Disney World, Universal Studios, and Legoland. The property's proximity to major highways also ensures straightforward travel to the Gulf and Atlantic coasts, making it ideal for exploring the best of Central Florida.

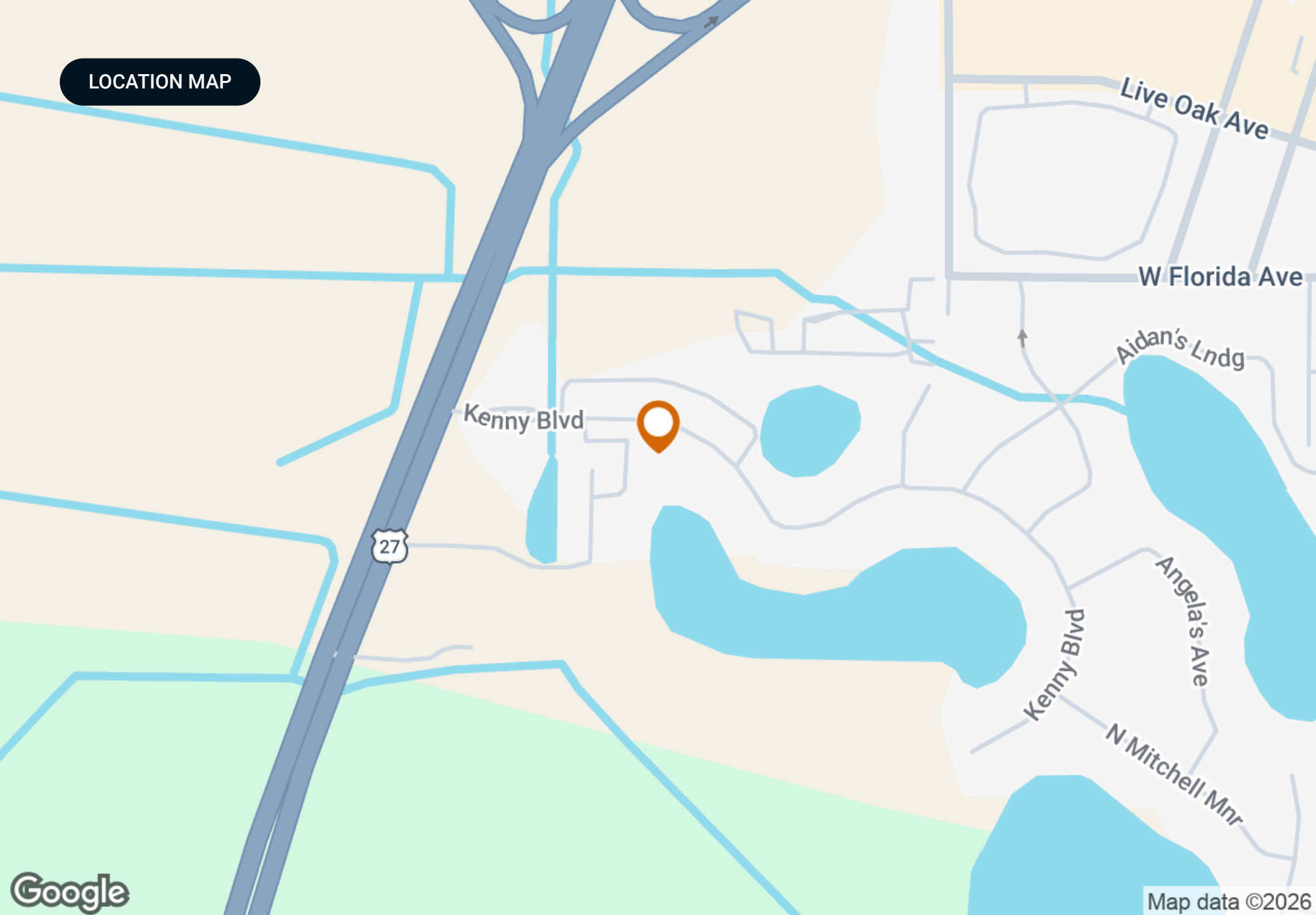
The area surrounding 124 Kenny Blvd is rich in amenities and everyday conveniences. Retailers such as Publix, Bealls, McDonalds, Zaxby's, Aldi's, and many others are just minutes away, ensuring easy access to daily necessities. For outdoor enthusiasts, Lake Eva Community Park is nearby, offering walking trails, sports facilities, a playground, and a scenic lakefront. The property's location strikes an excellent balance between modern conveniences and leisure activities, making it a desirable spot for residents and visitors seeking comfort and accessibility in Central Florida.



REGIONAL MAP

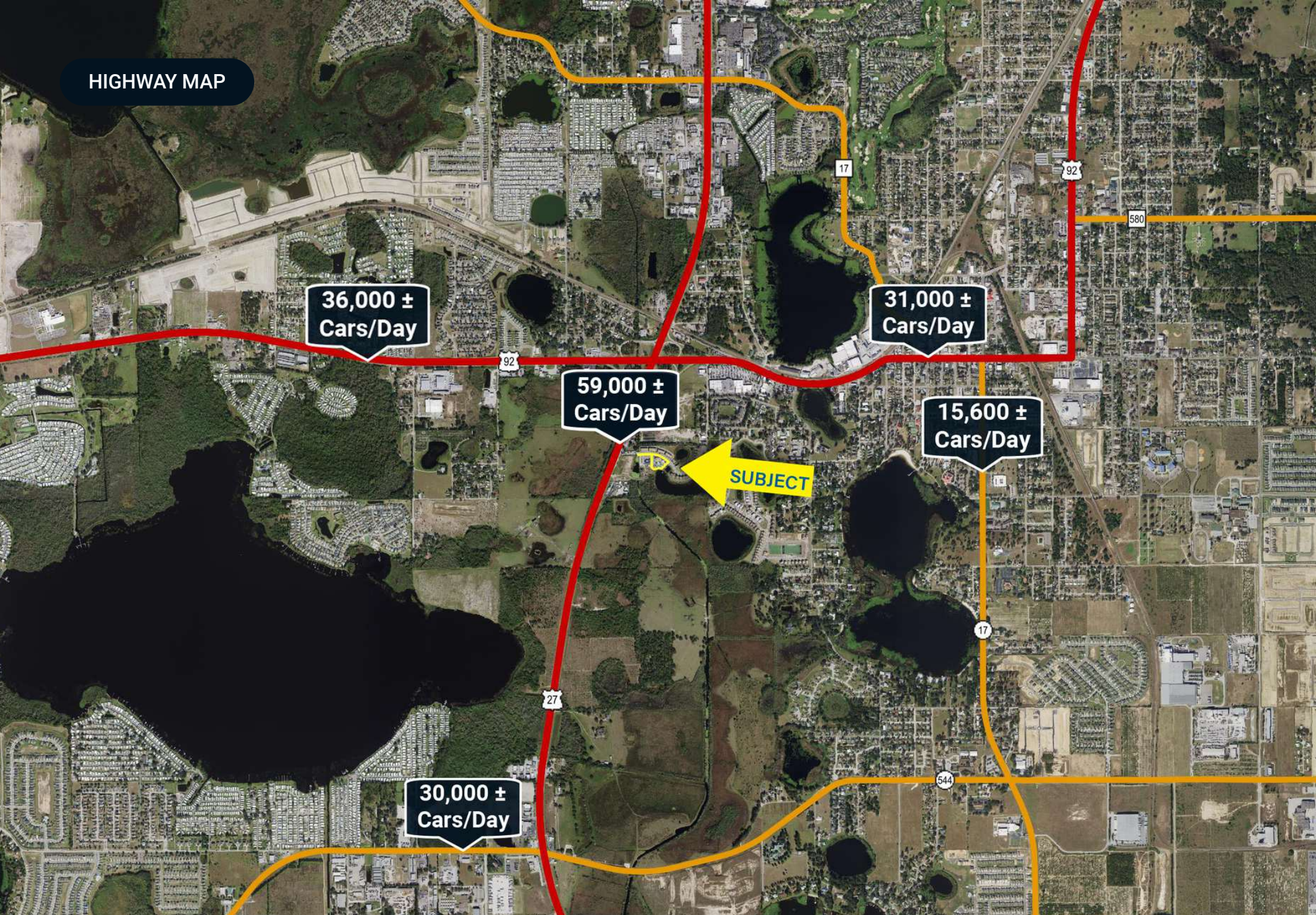


LOCATION MAP





# HIGHWAY MAP

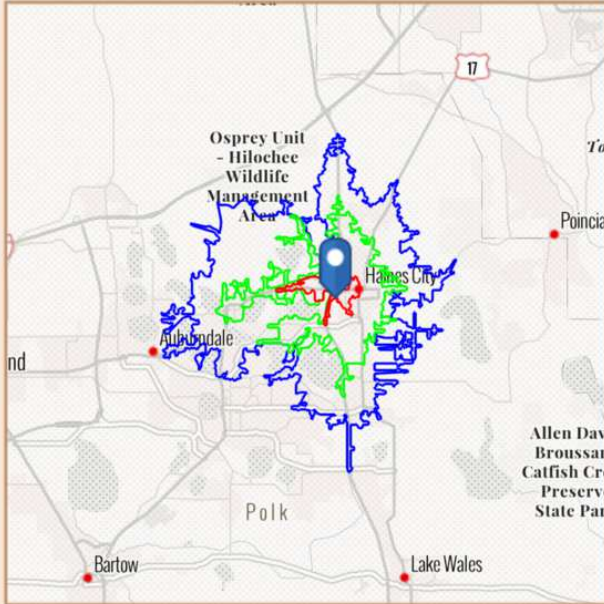




# BENCHMARK DEMOGRAPHICS

124 Kenny Blvd, Haines City, Florida, 33844

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL Metropolitan Statistical Area	States Florida	USA
<b>AGE SEGMENTS</b>							
0 - 4	6.32%	5.40%	5.37%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.50%	5.77%	5.82%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.02%	6.35%	6.33%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.29%	6.64%	6.36%	6.26%	6.26%	5.84%	6.47%
20 - 34	16.80%	17.38%	17.47%	18.85%	18.85%	18.43%	20.33%
35 - 54	21.54%	23.83%	24.12%	24.12%	24.12%	24.41%	25.20%
55 - 74	24.65%	23.82%	23.86%	23.96%	23.96%	25.55%	22.82%
75+	11.83%	10.83%	10.72%	9.91%	9.91%	10.74%	8.05%
<b>HOUSEHOLD INCOME</b>							
<\$15,000	9.8%	7.4%	7.3%	7.4%	7.4%	8.0%	8.3%
\$15,000-\$24,999	4.6%	6.8%	7.1%	6.1%	6.1%	5.8%	5.9%
\$25,000-\$34,999	10.9%	7.8%	7.3%	7.2%	7.2%	6.7%	6.3%
\$35,000-\$49,999	15.1%	13.5%	12.4%	12.0%	12.0%	10.5%	9.8%
\$50,000-\$74,999	21.3%	22.9%	22.3%	19.8%	19.8%	16.9%	15.6%
\$75,000-\$99,999	11.8%	14.9%	15.4%	14.6%	14.6%	12.9%	12.5%
\$100,000-\$149,999	13.7%	14.2%	15.2%	18.1%	18.1%	18.4%	17.8%
\$150,000-\$199,999	3.5%	7.1%	7.8%	8.1%	8.1%	8.7%	9.8%
\$200,000+	9.3%	5.4%	5.3%	6.6%	6.6%	12.1%	14.0%
<b>KEY FACTS</b>							
Population	5,705	45,717	105,013	822,142	822,142	23,027,836	339,887,819
Daytime Population	6,717	43,546	92,444	782,956	782,956	22,846,618	338,218,372
Employees	1,896	16,435	39,025	334,740	334,740	10,832,721	167,630,539
Households	2,179	16,722	38,448	313,012	313,012	9,263,074	132,422,916
Average HH Size	2.61	2.72	2.72	2.57	2.57	2.43	2.50
Median Age	41.9	41.7	41.9	41.3	41.3	43.6	39.6
<b>HOUSING FACTS</b>							
Median Home Value	165,426	288,768	298,097	319,676	319,676	416,969	370,578
Owner Occupied %	69.3%	78.4%	80.0%	71.8%	71.8%	67.2%	64.2%
Renter Occupied %	30.7%	21.6%	20.0%	28.2%	28.2%	32.8%	35.8%
Total Housing Units	2,757	20,318	46,299	361,112	361,112	10,635,372	146,800,552
<b>INCOME FACTS</b>							
Median HH Income	\$58,092	\$64,684	\$66,876	\$70,958	\$70,958	\$78,205	\$81,624
Per Capita Income	\$33,422	\$30,307	\$31,447	\$34,967	\$34,967	\$44,891	\$45,360
Median Net Worth	\$179,615	\$229,250	\$242,871	\$224,923	\$224,923	\$253,219	\$228,144

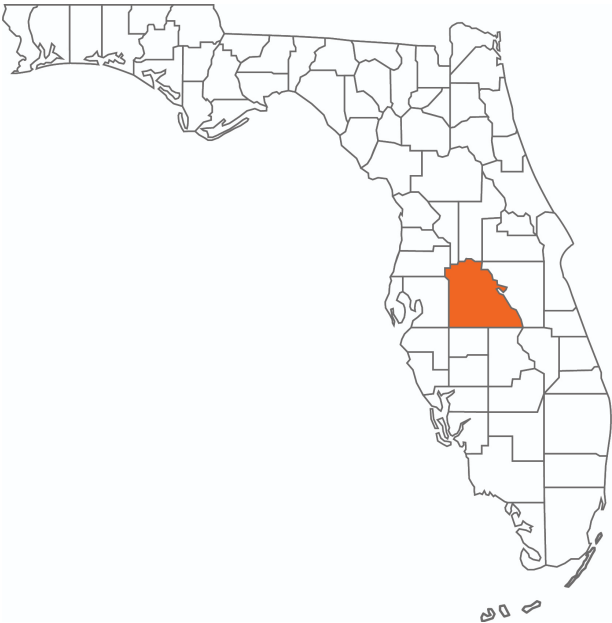




COUNTY

# Polk County

## FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

In Florida, Polk County is a leading contributor to the state’s economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county’s economic growth in recent years. As the heart of Central Florida, Polk County’s location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county’s numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



## NEIGHBORHOOD MAP

SONNY'S  
BBQ



Haines City Police Department



BEALLS Publix



WELLS  
FARGO



enterprise

China  
Wok

ANYTIME  
FITNESS



O'Reilly  
AUTO PARTS

SUBWAY

Save  
alot

Lake Eva Community Park

Lake Eva Event Center

Map data ©2025 Google Imagery ©2025 Airbus,  
Maxar Technologies

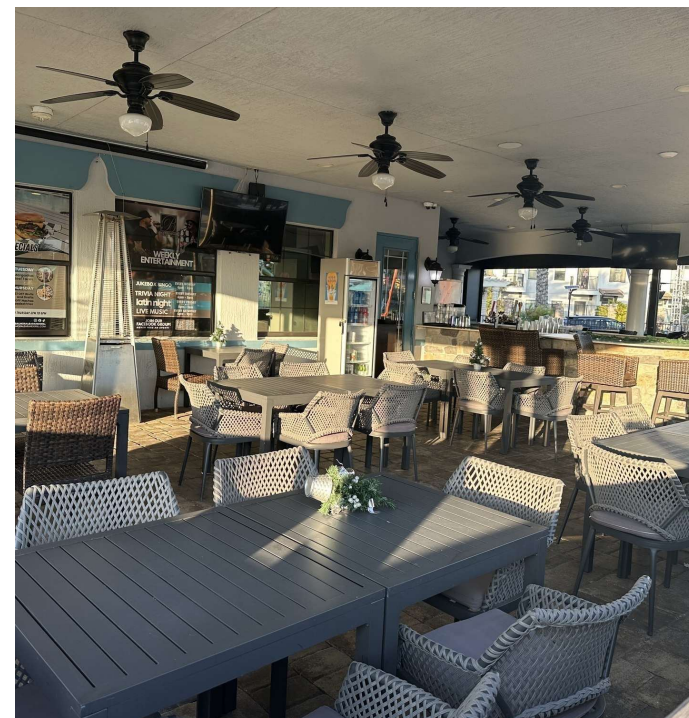


# MARKET AREA MAP





ADDITIONAL PHOTOS







**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

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