



Haines City Turn Key Bar & Grill

124 Kenny Blvd, Haines City, Florida 33844

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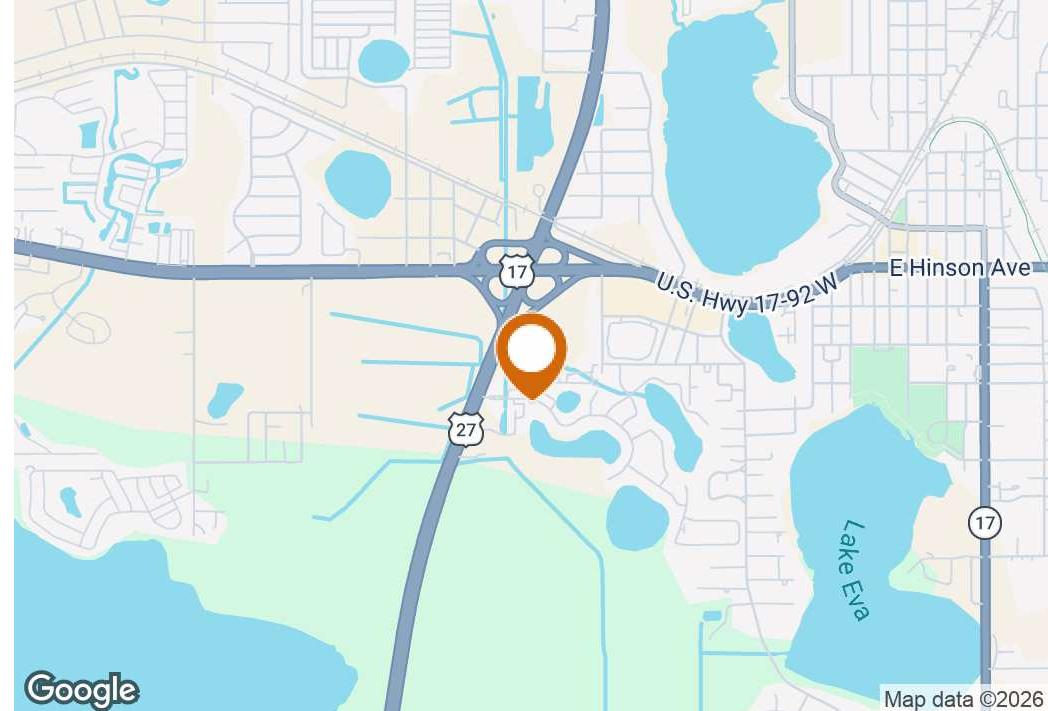
SUBJECT



Kenny Blvd

59,000 ±
Cars/Day

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$5,000.00 per month (Gross)
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

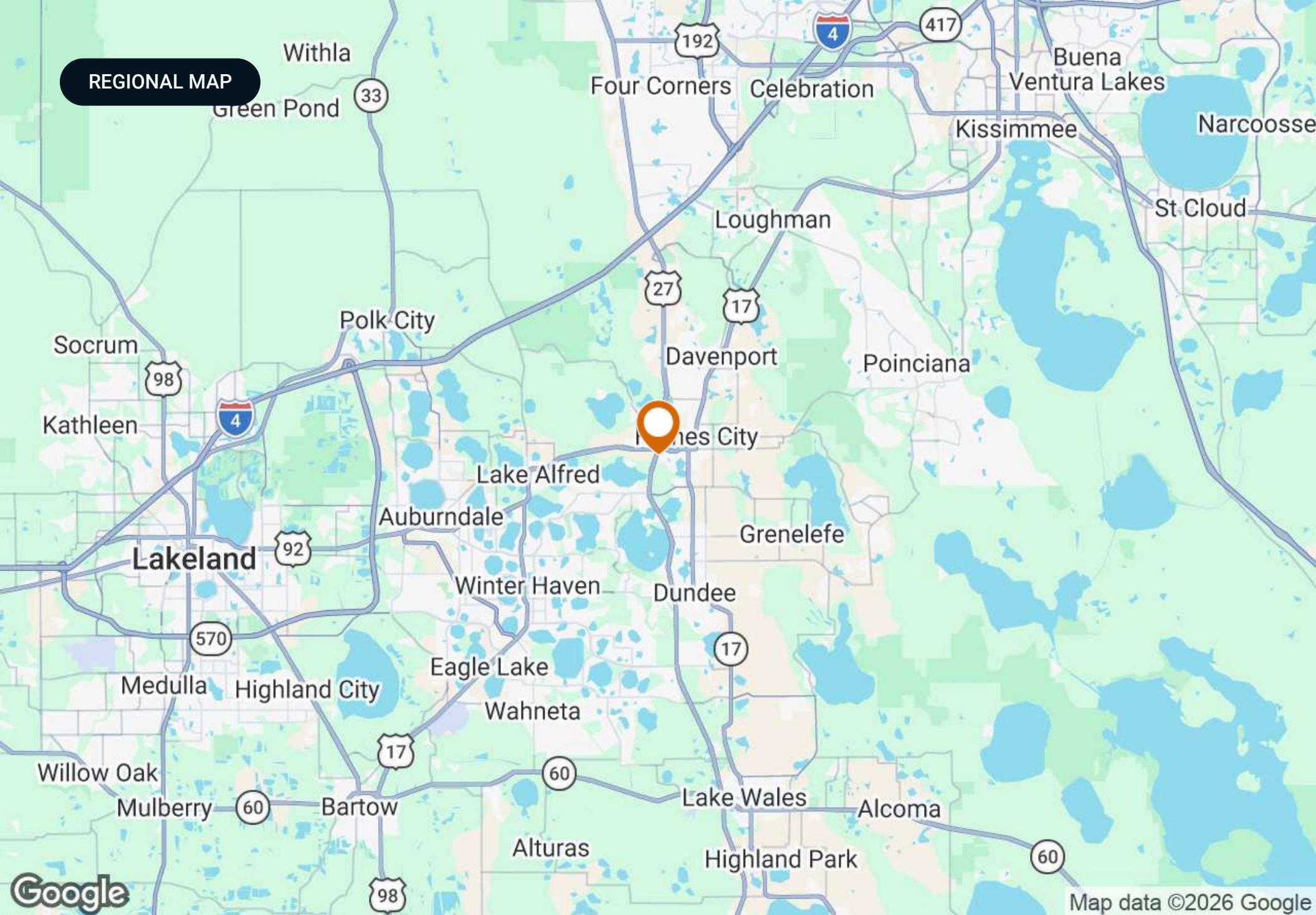


Location Description

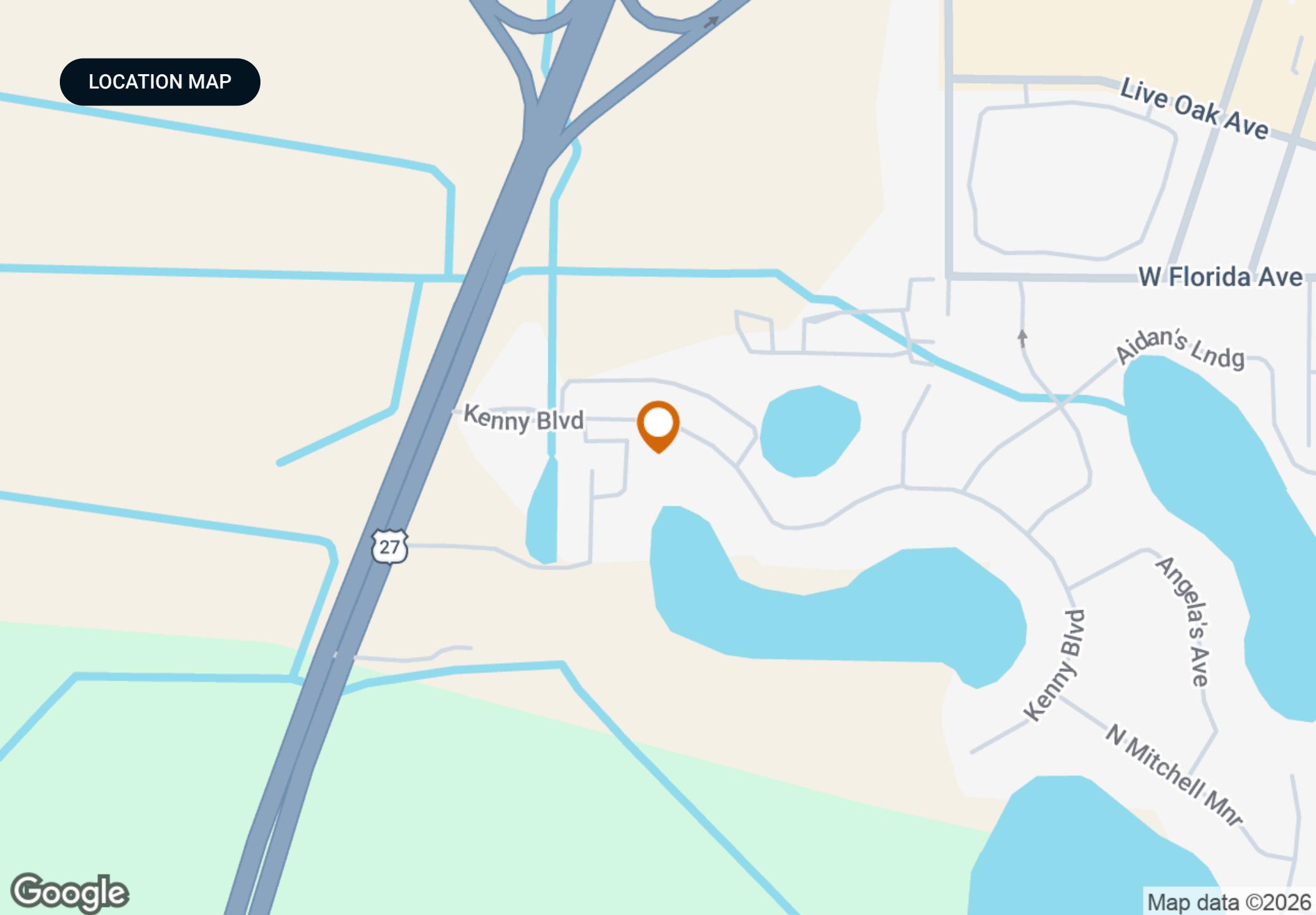
This property is located in Haines City, Florida, offering a prime position for accessibility and convenience. It sits just east of U.S. Highway 27, which connects directly to Interstate 4, located about 6 miles to the north. This central location provides easy access to major cities such as Orlando 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



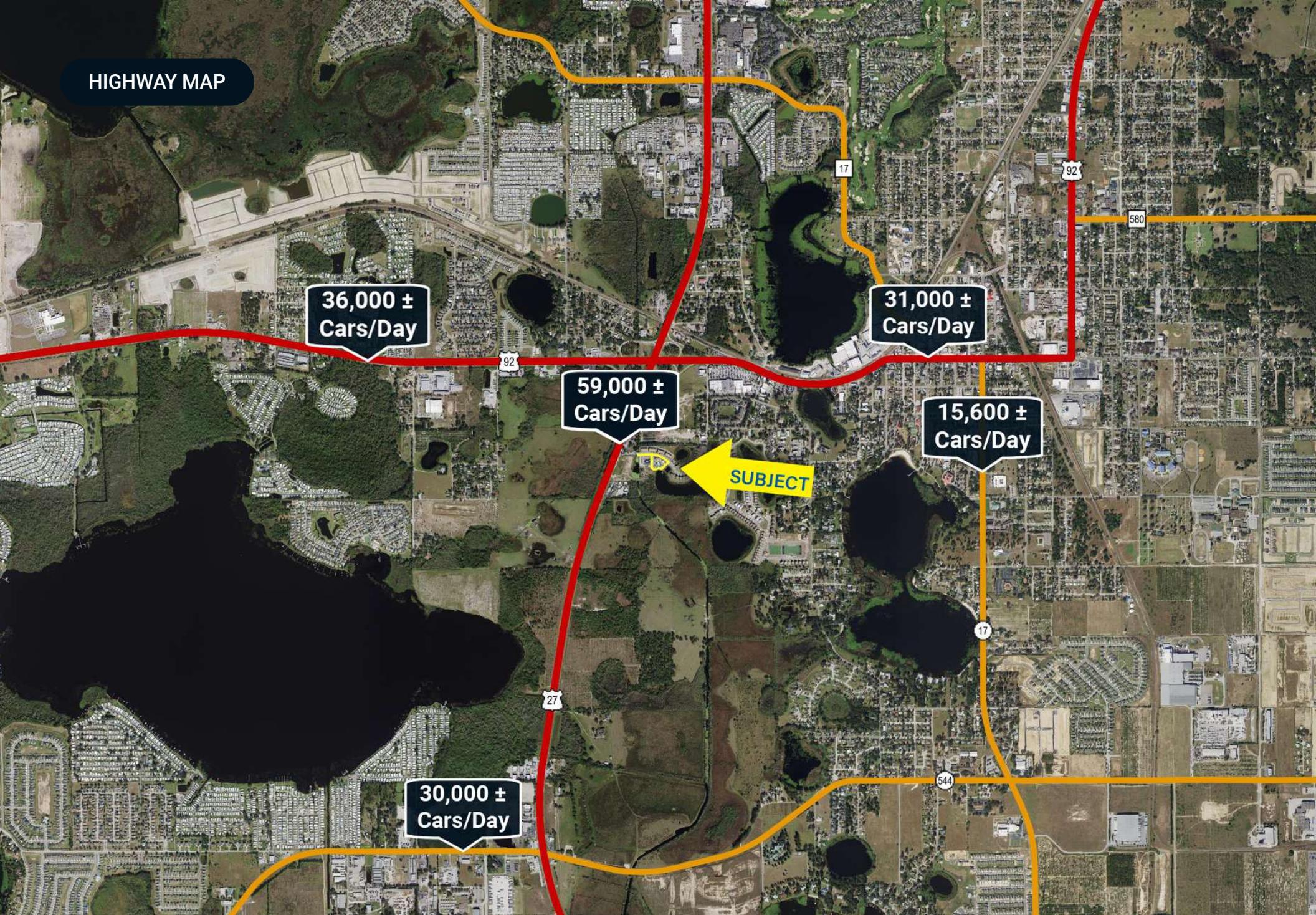
LOCATION MAP



Google

Map data ©2026

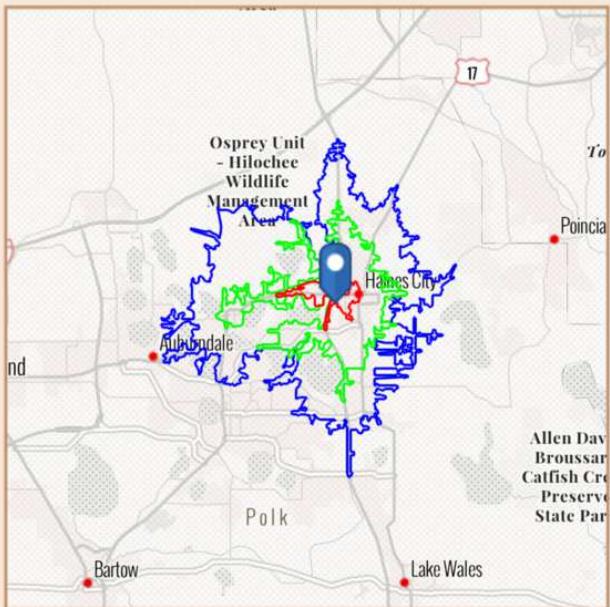
HIGHWAY MAP



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



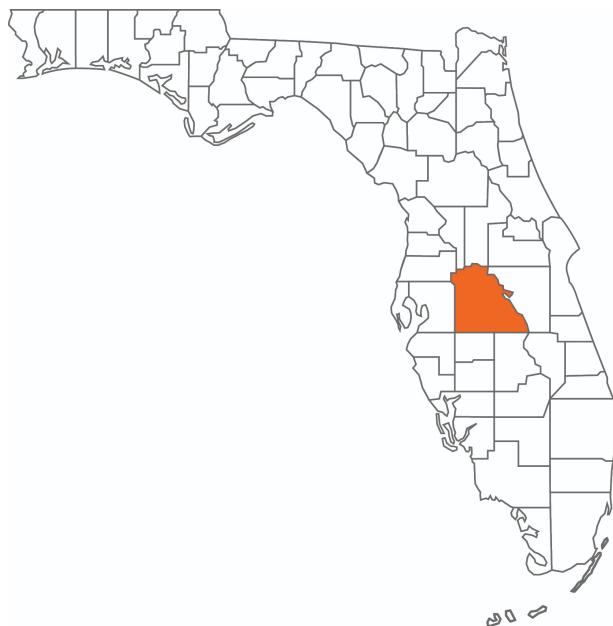
AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
0 - 4	6.32%	5.40%	5.37%	5.30%	5.30%	4.69%	5.39%
5 - 9	6.50%	5.77%	5.82%	5.61%	5.61%	5.03%	5.75%
10 - 14	6.02%	6.35%	6.33%	6.00%	6.00%	5.34%	5.98%
15 - 19	6.29%	6.64%	6.36%	6.26%	6.26%	5.84%	6.47%
20 - 34	16.80%	17.38%	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%
HOUSEHOLD INCOME							
<\$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%
KEY FACTS							
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
HOUSING FACTS							
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
INCOME FACTS							
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



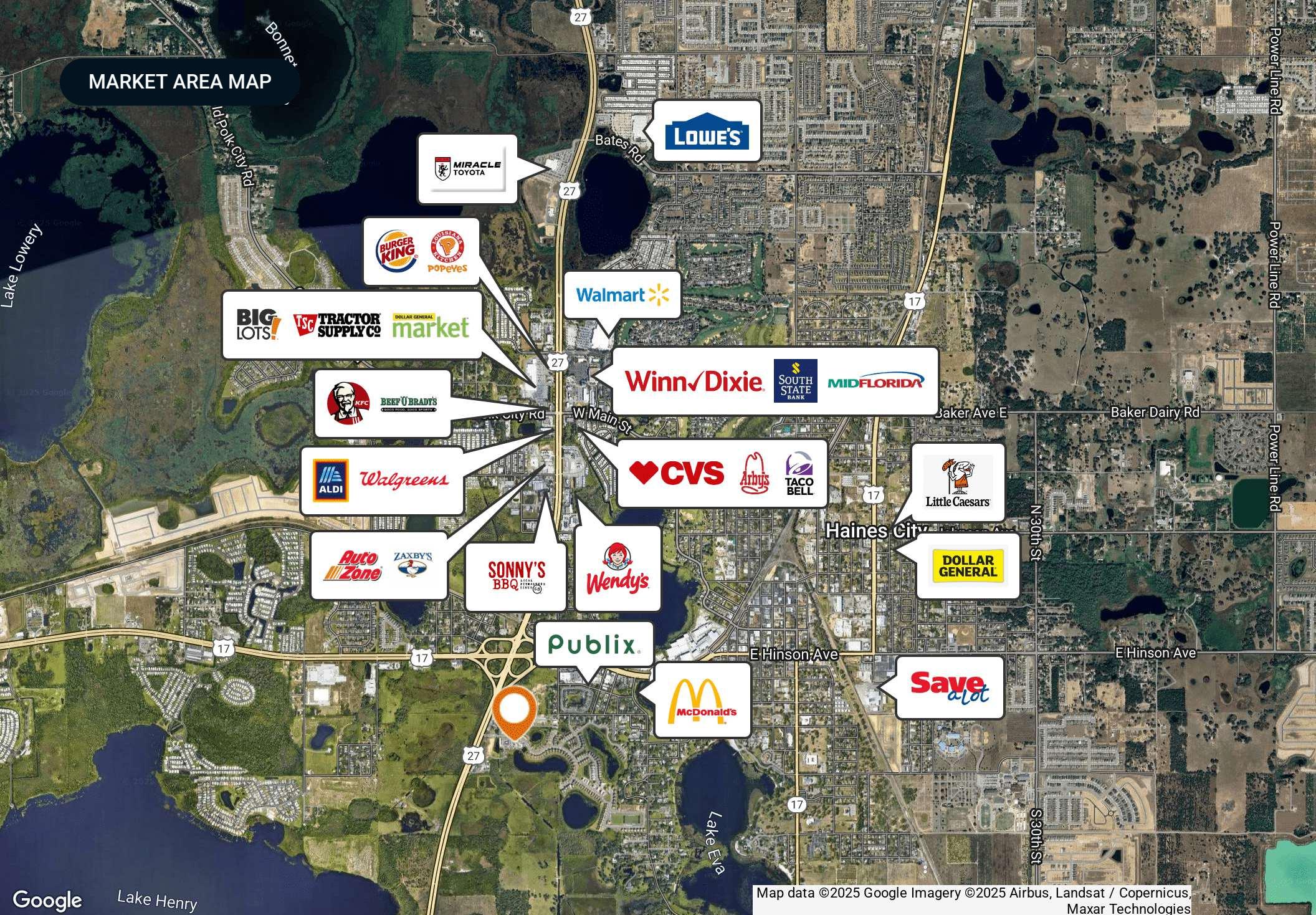
Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

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.

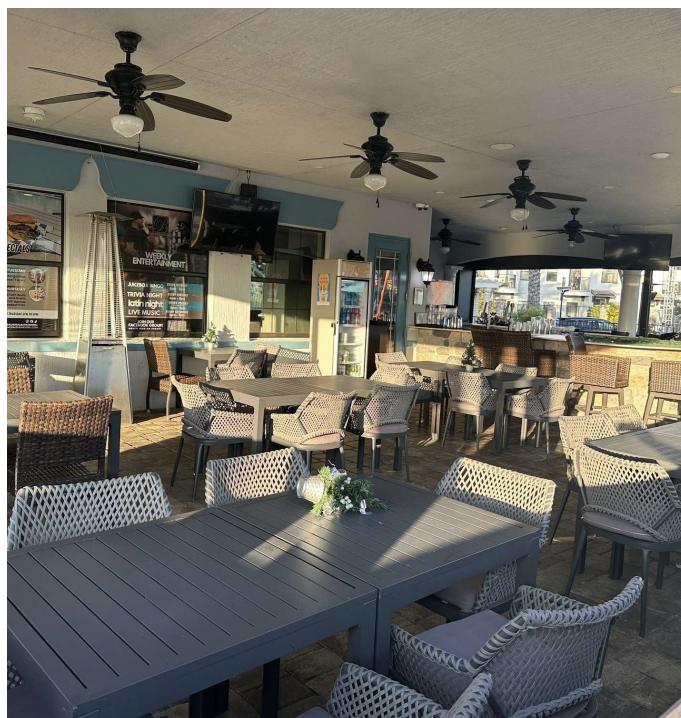
NEIGHBORHOOD MAP



MARKET AREA MAP



ADDITIONAL PHOTOS





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