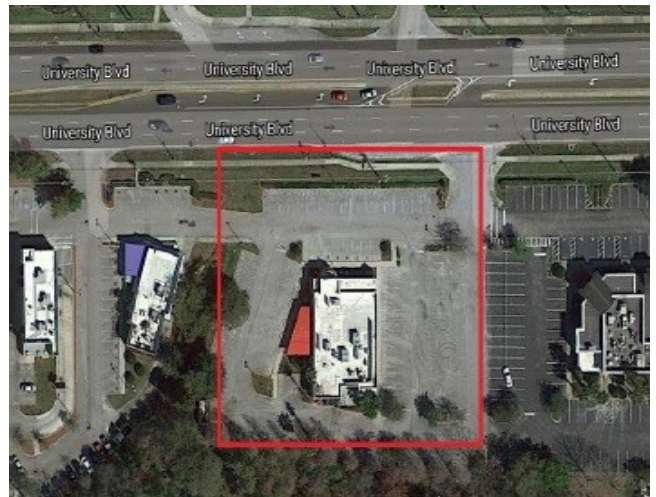


FOR LEASE - PRIOR RESTAURANT
11650 University Blvd
Orlando, FL 32817
CONFIDENTIAL - DO NOT SPEAK TO EMPLOYEES



- 3,758 SF prior restaurant with a patio available for lease with attached Furniture, Fixtures and Equipment remaining with the restaurant.
- Join Hotworx, 24 HR Infrared Fitness Studio.
- Property is 1.54 acres with 118 parking spaces.
- Top Panel on the Monument sign with great visibility and access to University Blvd, 417 Expressway and SR 434/Alafaya Trail.
- Less than 1 mile west of the University of Central Florida, the largest public university in the US with 71,948 students and more than 12,000 faculty and staff members.
- Traffic Count:
 43,625 VPD on University.
 48,569 VPD on 434/Alafaya Trail

**3,758 SF RESTAURANT FOR
 LEASE NEAR UCF**



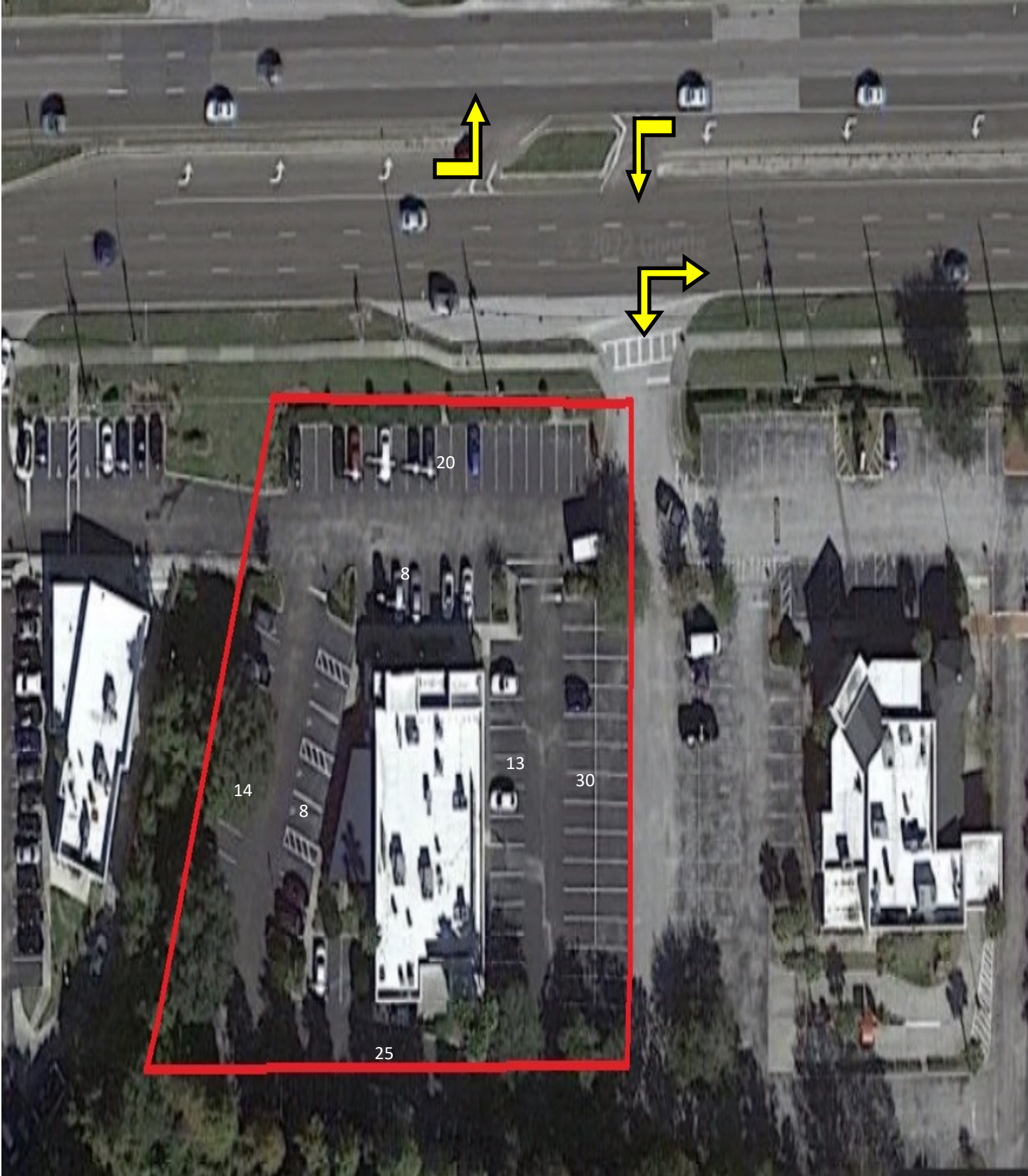
2022 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	107,177	252,841	435,172
Avg. HH Income	\$69,414	\$75,637	\$82,612
Households	33,758	86,959	154,744
Employment	32,589	84,422	136,167



332 South Plant Ave.
 Tampa, FL 33606-2346
 Phone: 813-835-7747
 www.propertypro.com

Site Plan



Aerial Map



11650 University Blvd
Orlando, FL 32817