

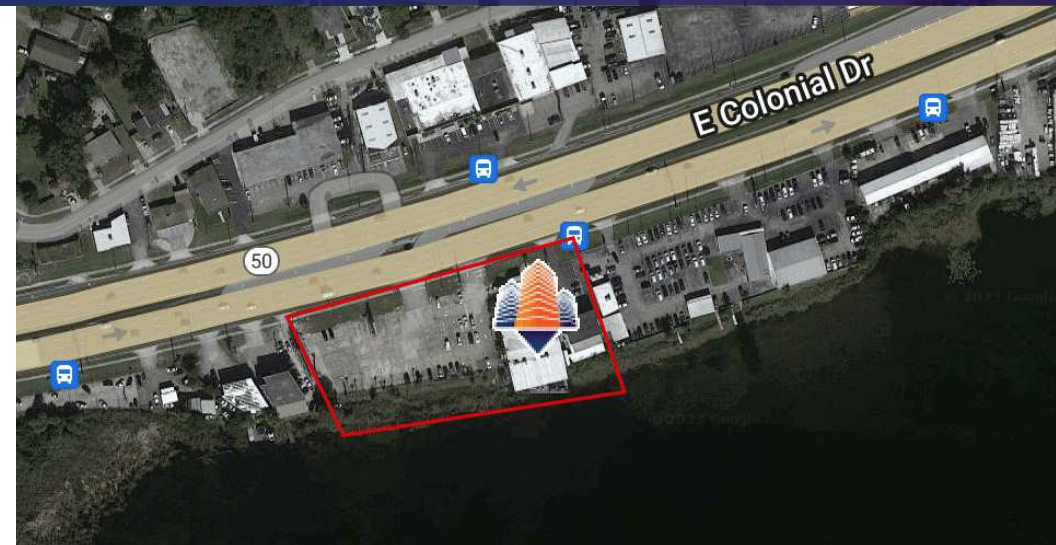
Trophy Central Florida Turnkey Restaurant

5310-5314 E Colonial Dr, Orlando, FL 32807



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Trophy restaurant location: Waterfront on a major road with high traffic counts and great demographics.
- Excellent visibility and large LED signage with 450 feet of frontage on East Colonial Drive with over 52,000 cars per day.
- Excess land providing ample parking.
- Sale includes: Real Estate, FF&E, inventory and business.
- New owner can continue to run the successful restaurant (under a different name) or change to a new desired concept.
- Included in sale:
 - Real Estate: 3 contiguous fee simple parcels
 1. Main restaurant - 13,918 SF - (5310 E. Colonial Dr)
 2. Additional building - 5,555 SF - (5314 E. Colonial Dr)
 3. Additional land parking area - (5300 E. Colonial Dr)
 *Total usable land - 1.74 acres
- FF&E - Estimated to be over \$500,000 and inventory (value TBD)

OFFERING SUMMARY

Sale Price:	\$6,000,000.00
Restaurant: 5310 E Colonial Dr	13,918 SF
Additional Building: 5314 E Colonial Dr	5,555 SF
Total usable land including parking lot	1.74 acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,685	52,359	141,799
Total Population	8,933	125,627	335,013
Average HH Income	\$92,705	\$91,193	\$95,933

CLICK HERE FOR RESTAURANT VIRTUAL TOUR:
CLICK HERE FOR 5314 BUILDING VIRTUAL TOUR:



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5310 E COLONIAL DR



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5310 E COLONIAL DR - PATIO



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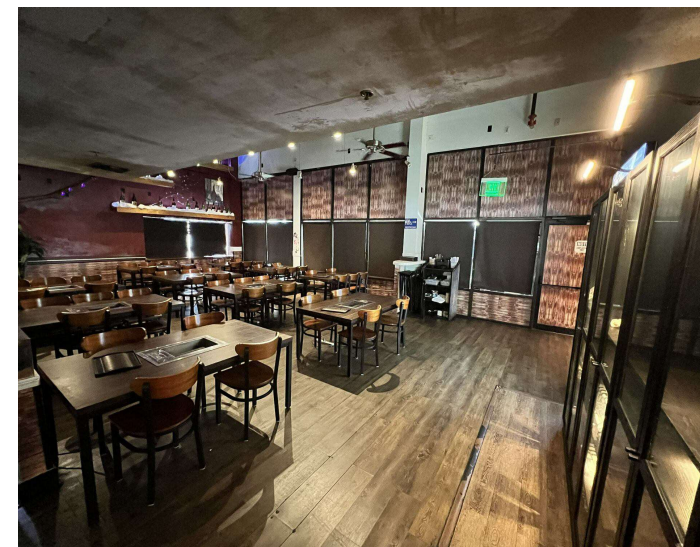
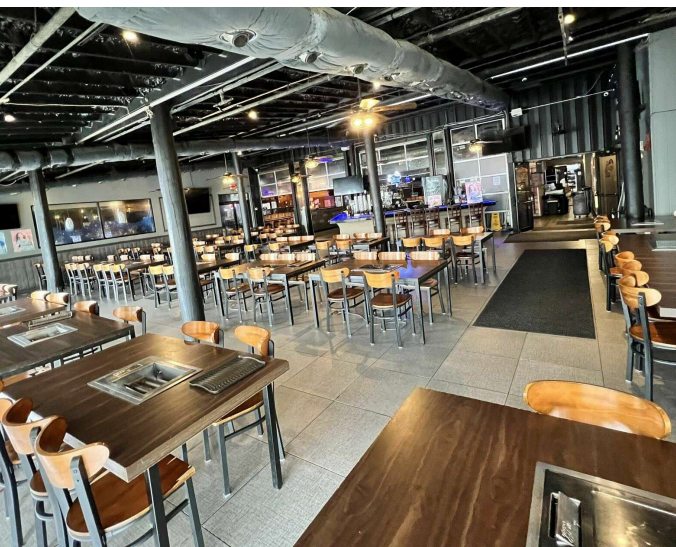
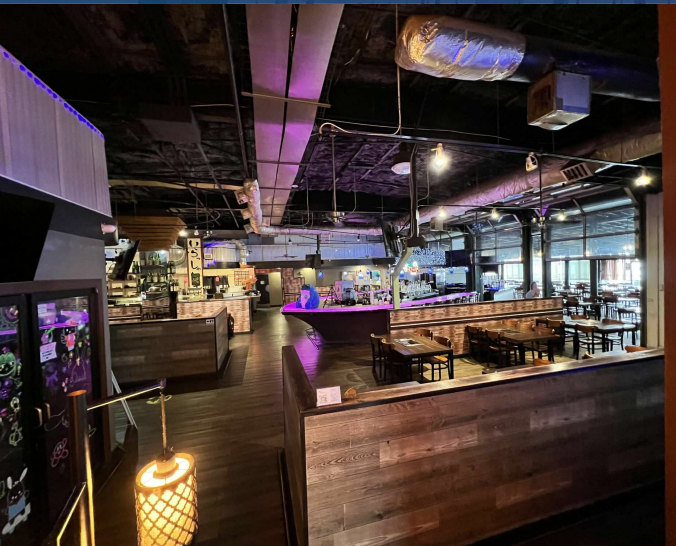
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5310 E COLONIAL DR - INTERIOR PHOTOS



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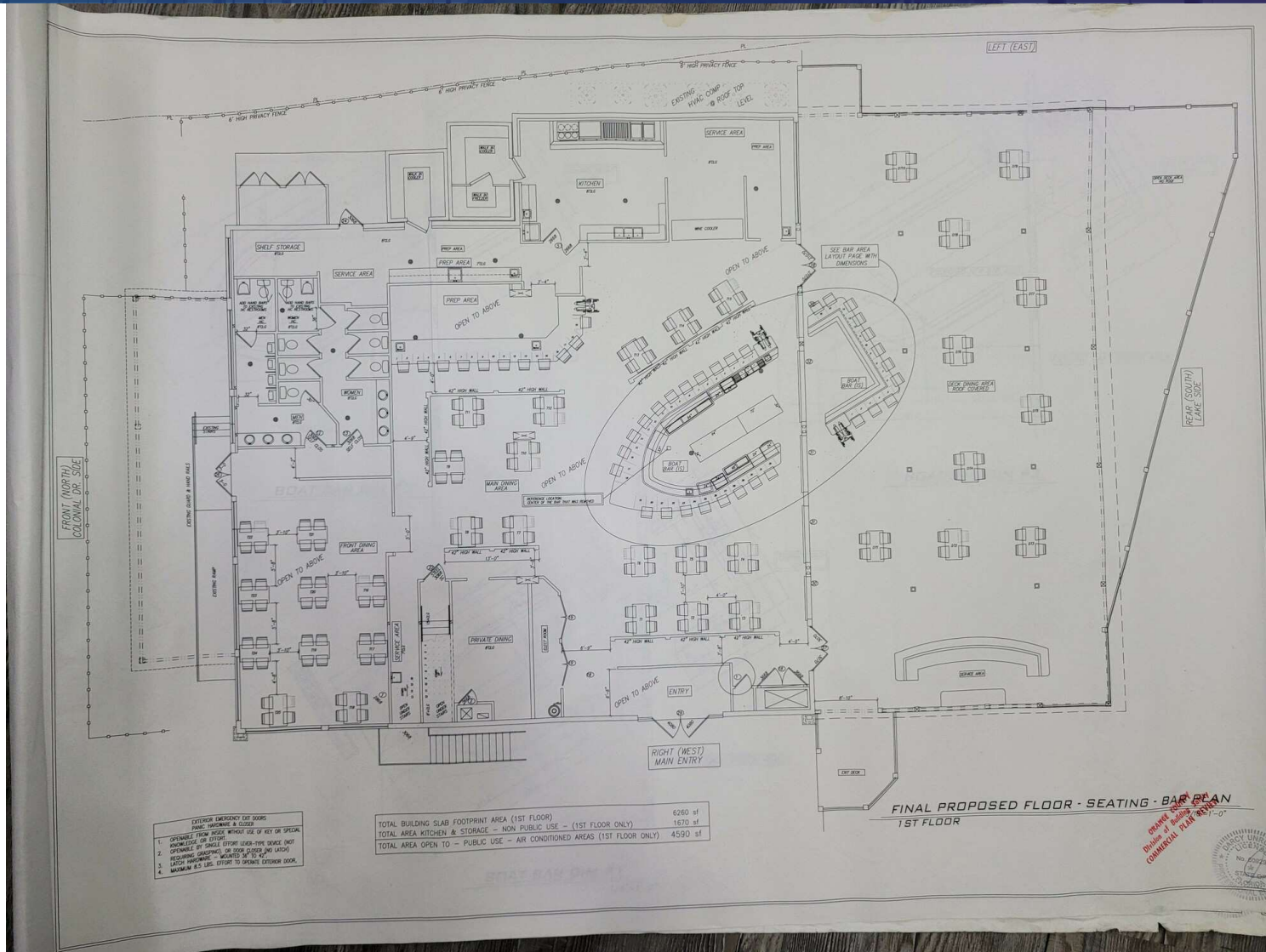
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FLOOR PLAN



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LED SIGNAGE



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5314 E COLONIAL DR



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AERIAL



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RETAILER MAP



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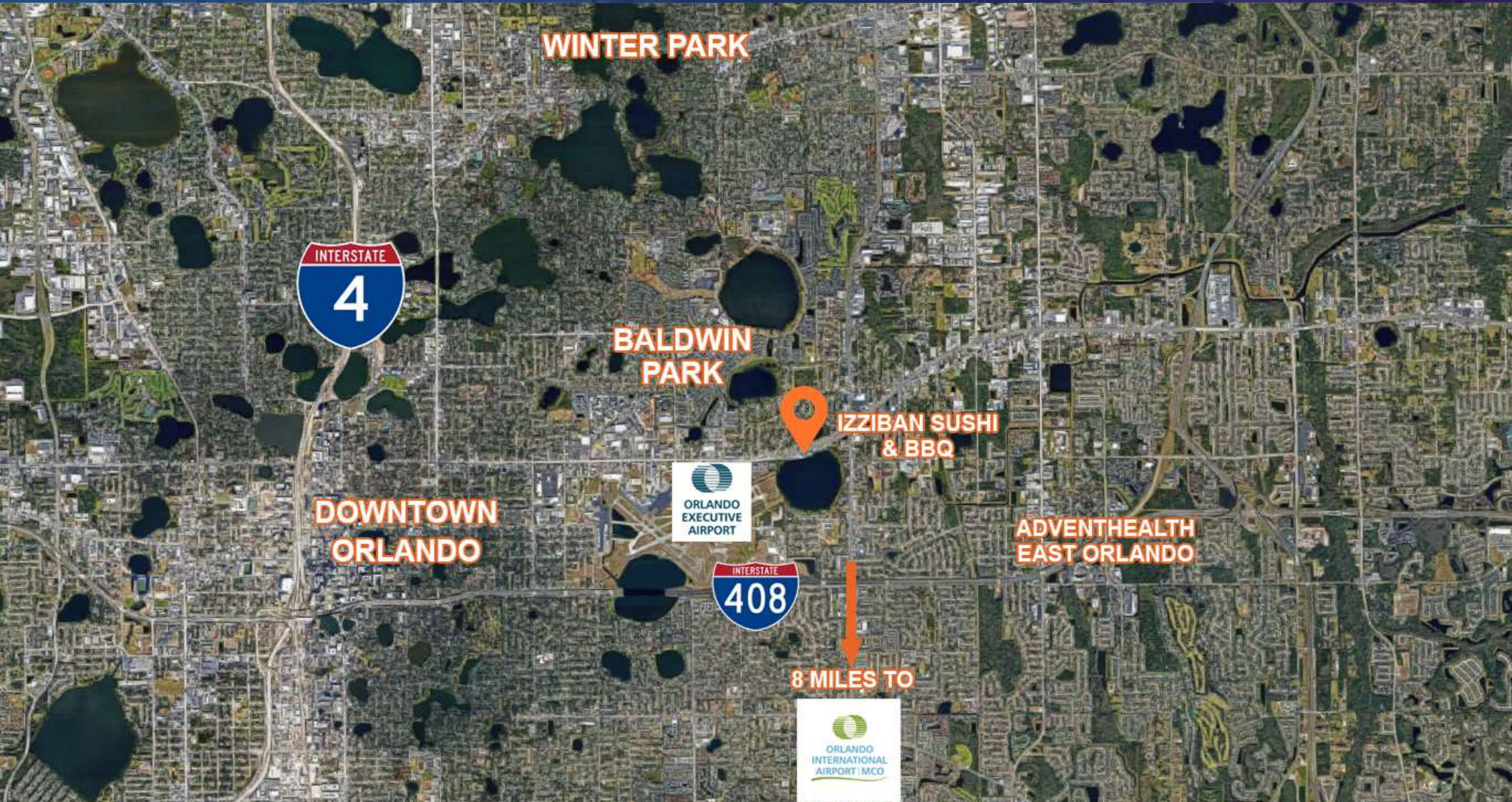
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AREA MAP



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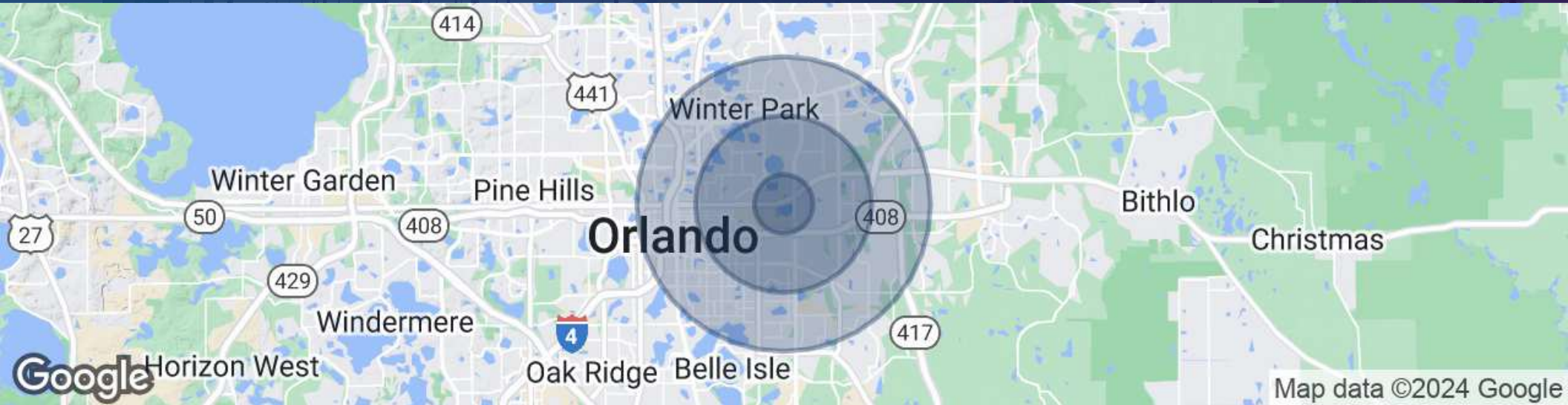
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,933	125,627	335,013
Average Age	36.6	37.0	37.6
Average Age (Male)	32.9	35.0	36.1
Average Age (Female)	38.5	39.0	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,685	52,359	141,799
# of Persons per HH	2.39	2.38	2.32
Average HH Income	\$92,705	\$91,193	\$95,933
Average House Value	\$359,026	\$345,462	\$370,085

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