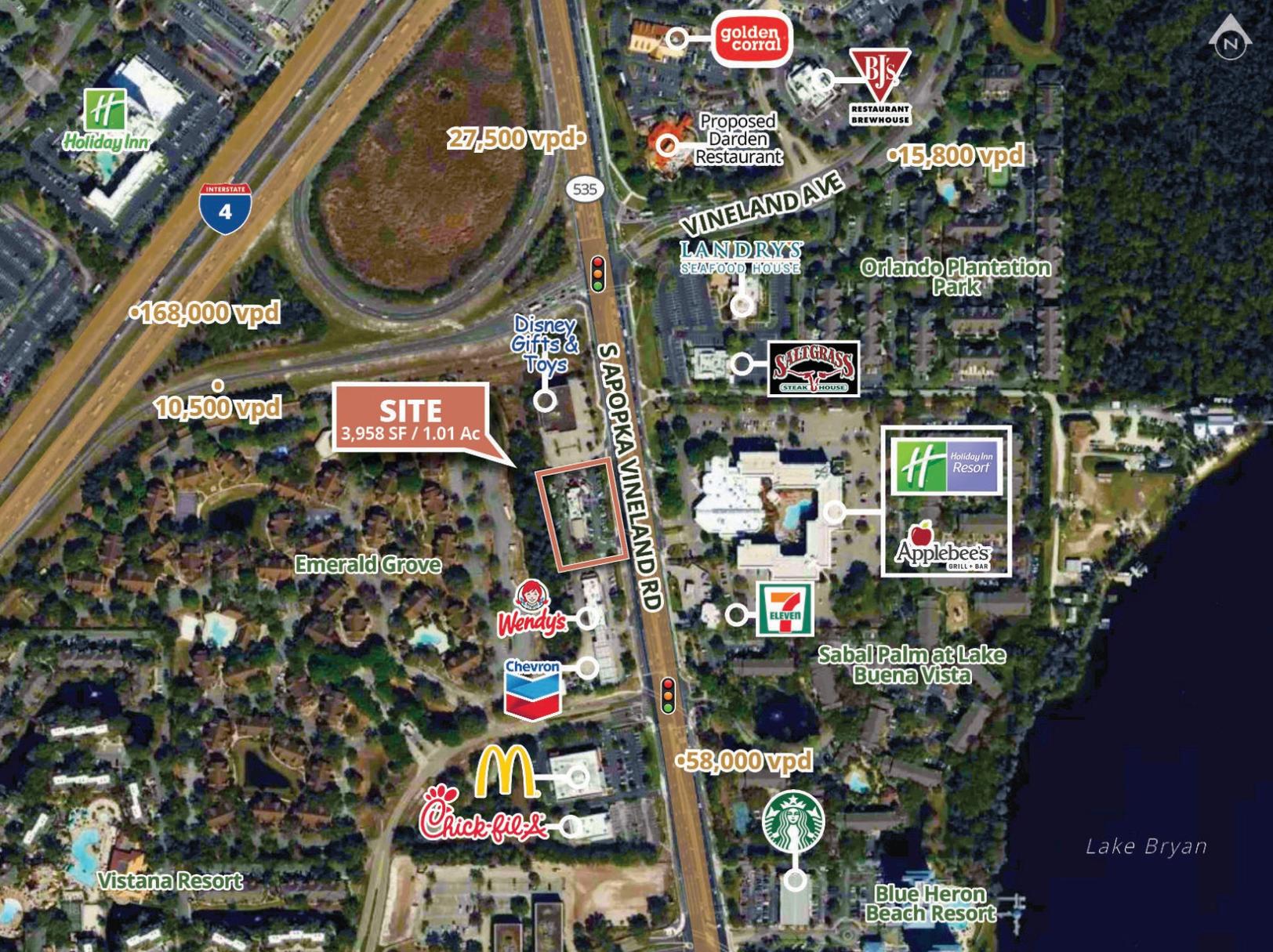


AVAILABLE

# FORMER FREESTANDING RESTAURANT

13448 STATE ROAD 535 ▪ ORLANDO, FLORIDA 32821





# PROPERTY OVERVIEW

## PRIME RETAIL LOCATION

The subject site is located at the I-4 & FL-535 exit, just minutes east of Walt Disney World. This area is a vibrant and dynamic part of Orlando, offering a blend of convenience, entertainment, hotel accommodations and residential developments all in the immediate vicinity. Site highlights include:

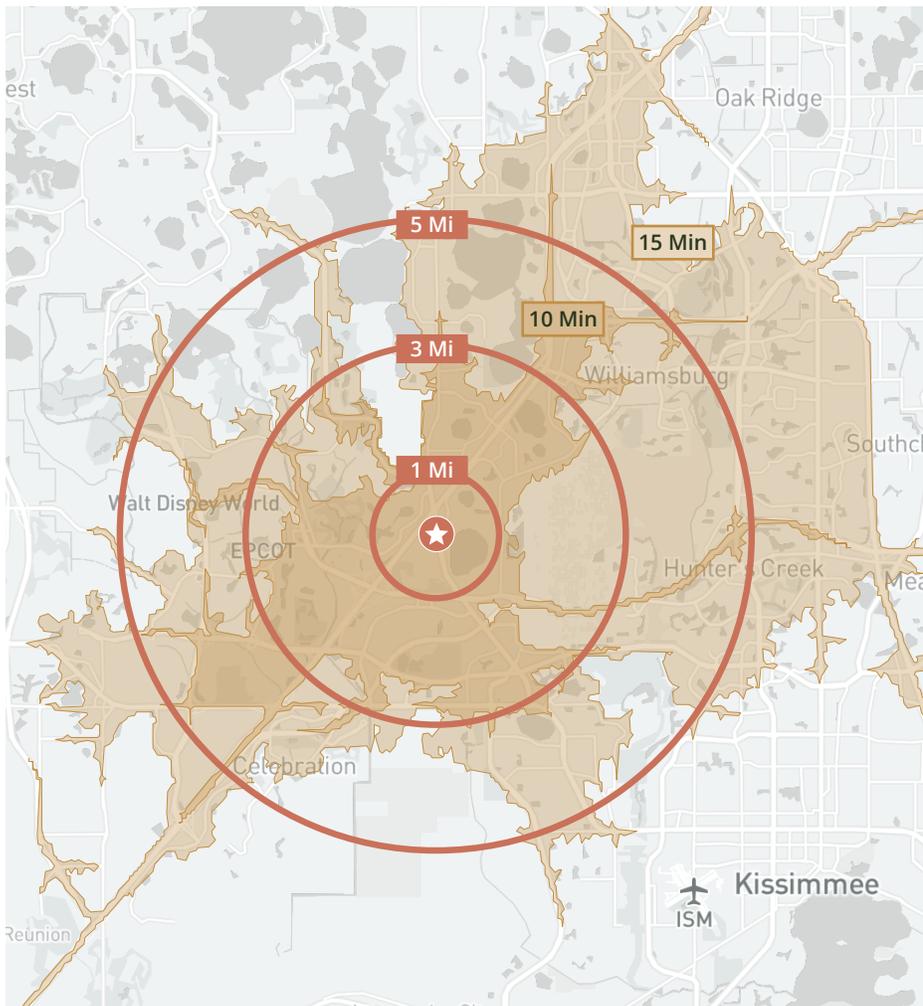
- 3,958 sq. ft. on 1.01 acres
- Parcel #965824791800000
- Zoning: Planned Development (P-D)
- Built in 1997
- Easy accessible to I-4
- Less than 15 minutes from Walt Disney World

# PHOTOS



# DEMOGRAPHICS

|  2025 ESTIMATES |  TOTAL POPULATION |  DAYTIME POPULATION |  MEDIAN HH INCOME |  TOTAL HOUSEHOLDS |  MEDIAN AGE |
|--|--|--|---|--|--|
| 1 Mile   | 1,582  | 16,448   | \$92,897  | 522  | 32.2   |
| 3 Miles  | 41,276   | 83,291   | \$75,727  | 16,051   | 33.3   |
| 5 Miles  | 113,237  | 184,417  | \$84,806  | 41,691   | 36.0   |
| 5 Minutes  | 5,697  | 13,211   | \$76,609  | 2,230  | 30.9   |
| 10 Minutes   | 57,133   | 109,966  | \$84,663  | 21,991   | 34.0   |
| 15 Minutes   | 223,008  | 346,449  | \$91,685  | 80,816   | 36.9   |



## BUSINESSES (3 MI)

- 1,918

## EMPLOYEES (3 MI)

- 45,387

## MAJOR EMPLOYERS

- Walt Disney World
- AdventHealth
- Orlando Health

## MAJOR TRAFFIC GENERATORS

- Walt Disney World
- Disney Springs
- Universal Orlando

## AREA HOTELS (3 MI)

- 100 Hotels / 37,966 Rooms

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**VANESA RODRIGUEZ**

Associate Vice President

+1 321 948 9634

vanesa.rodriguez@colliers.com



255 S. Orange Ave  
Suite 1300  
Orlando, FL 32801  
+1 407 843 1723

**DAVID EMIHOVICH**

Managing Partner

+1 561 869 4345

davidemihovich@katzretail.com



**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS

1900 NW Corporate Blvd  
East Tower, Suite 450  
Boca Raton, FL 33431  
+1 561 361 7232

PER THE REQUEST OF OUR CLIENT, PROPERTIES IN THE PORTFOLIO ARE MARKETED UNPRICED.

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