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**Marcus & Millichap**

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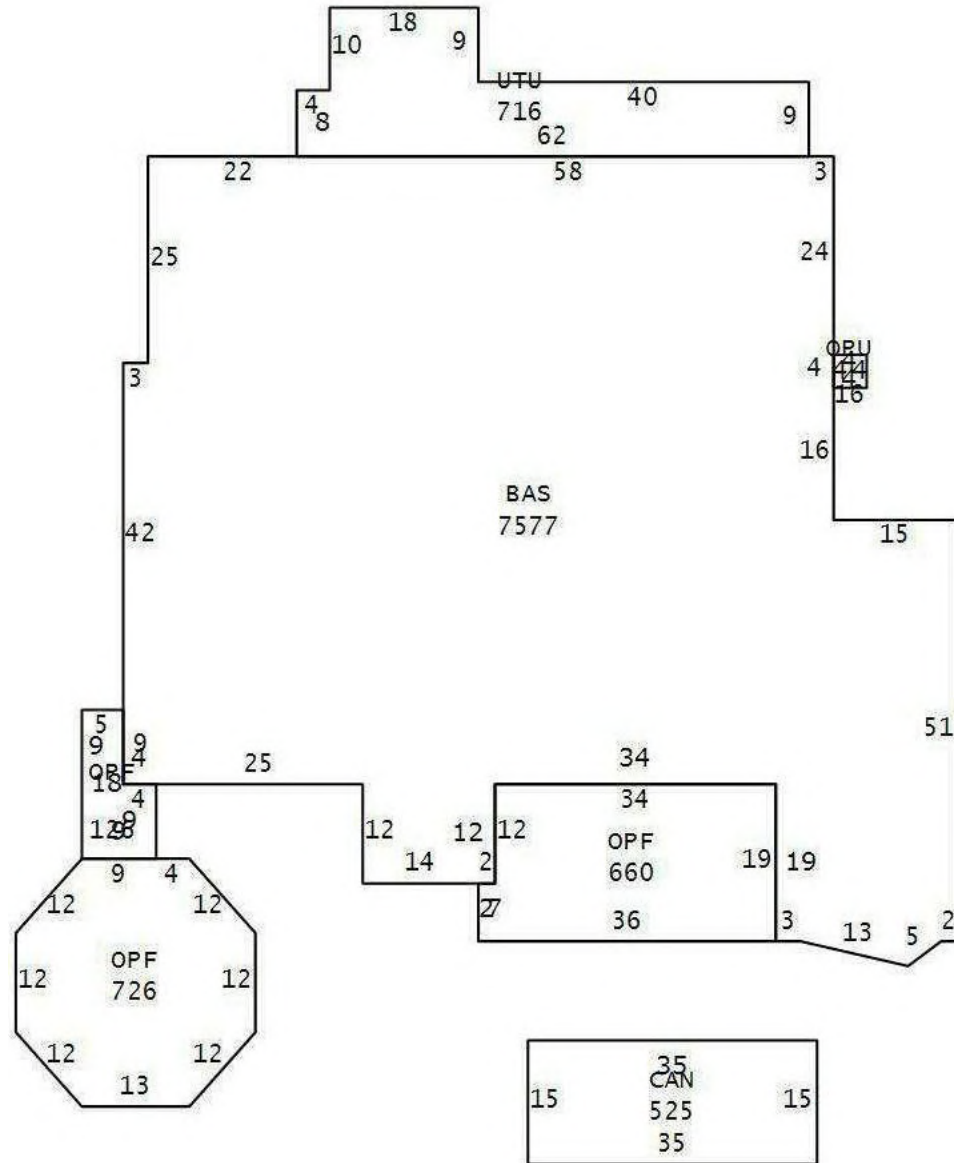
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Hope St

Orange Ave

















WALT DISNEY WORLD®



59,500 VPD

SUBJECT PROPERTY



<https://www.everestplace.com>

Distance to Subject Property .05 Miles

**PROPERTY DESCRIPTION**

Marcus & Millichap is pleased to present the opportunity to acquire 8520 W Irlo Bronson Memorial Hwy. Located just minutes from the gates of Disney World, this asset is situated in a rapidly growing tourist corridor with high traffic and visibility. The property features a 10,345-square-foot restaurant building with direct frontage on W Irlo Bronson Memorial Hwy, experiencing an average daily traffic volume of 59,500 vehicles. Occupying a 1.53-acre lot and offering a total seating capacity of 472 patrons, this location is well-suited for various business opportunities or users.

Currently leased to Tick Tok Breakfast and Brunch on a month-to-month basis, the property offers both immediate income potential and flexibility for owner-users and developers. Tenant Pays for Insurance, tax, maintenance.

**PRIME MARKET POTENTIAL**

Orlando attracts over 74 million visitors annually, a number that is anticipated to grow to nearly 80 million by 2027, driven by the city’s expanding tourism and development landscape. Nearby Disney World alone draws over 58 million visitors each year, establishing this location as an ideal investment in a thriving tourist market.

**ROBUST DEMOGRAPHICS AND GROWTH**

The surrounding area has a resident population of over 96,574 within a 5-mile radius, with a projected growth rate of 8.7% over the next five years. The region’s robust demographic profile includes an average household income of \$72,000, providing a solid base for retail and restaurant success. Additionally, major developments like Everest Orlando—a multi-billion-dollar entertainment and resort destination—are underway, promising to increase both visitor numbers and economic activity in the area, further enhancing this property’s potential as a strategic, high-growth investment.



Building Break Down		
Description	Code	Square Feet
OPEN PORCH FINISHED	OPF	726
OPEN PORCH FINISHED	OPF	126
BASE AREA	BAS	7576
OPEN PORCH FINISHED	OPF	660
CANOPY	CAN	525
UTILITY UNFINISHED	UTU	716
OPEN PORCH UNFINISHED	OPU	16
<b>Total</b>		<b>10,345</b>

## PROPERTY HIGHLIGHTS

- **Prime Location:** Minutes From Disney World In A Rapidly Growing Area.
- **Flexible Leasing:** Month-to-month Lease Offering Immediate Income.
- **Substantial Size:** 10,345 Gross Square Foot Restaurant Building.
- **High Visibility: Frontage** On W Irlo Bronson Hwy With 59,500 VPD.
- **Orlando Accommodated 74 Million** Tourist In 2024 {Source}
- Large Pylon Signage With Electronic Reader Board
- Former Owner & Operator Has Over **\$5,000,000** Invested In
- **Large Capacity:** Accommodates Up To 472 Patrons.
- 100% Built Out Former Full-service Restaurant ( **Operational** )
- Temperature Controlled **Wine Wall**
- **12 Under Ground Grease Traps**
- 2 Full Sized Kitchens
- 930 SF Outside Bar And Patio Area
- 472 Person Capacity
- Over 1.5 Acre Site





PRICE	\$4,200,000
Parcel ID	052527000000280000
Lot Size:	1.53 Acres
Year Built/Renovated:	2005/2022
Gross SF:	10,345 SF
Net SF	8,292 SF
Zoning	Commercial Tourist (CT)
Type of Ownership	Fee Simple
Appraised(Just) Current Value Per Osceola County Property Appraiser:	\$4,646,600



## Potential Future Users/Buyers:

- Restaurant Groups/Franchisees:** A prime location for restaurant operators or franchise owners.
  - National/Regional Food Chains:** Chains looking to expand into the tourist-heavy Orlando market.
  - Entertainment/Dining Concepts:** Businesses offering dining experiences combined with entertainment, like themed restaurants or interactive dining concepts.
  - Event Venues/Catering Halls:** A large space that could serve as an event venue for weddings, corporate events, and other gatherings.
  - Multi-Tenant Retail:** The building can be converted into a multi-tenant retail complex, allowing several retailers to share the space.
  - Medical/Healthcare Providers:** A potential location for medical offices, urgent care centers, or specialized clinics.
  - Educational Centers/Training Facilities:** The space could be utilized as a learning center for vocational training, tutoring, or professional education.
  - Microbrewery/Brewpub:** The space could be developed into a microbrewery or brewpub, offering craft beer and food in a tourist-friendly area.
- 9. Food Hall/Market:** Repurpose the building into a food hall or indoor market, featuring multiple vendors or food stalls catering to diverse tastes.
- 10. Private Club/Lounge:** The space could be converted into a members-only club, social lounge, or exclusive entertainment venue for high-end clientele.
- 11. Music Venue/Nightclub:** Transforming the space into a live music venue or nightclub could be a viable option given the tourist market.
- 12. Indoor Sports Facility:** The space could be converted into an indoor sports complex, offering facilities for activities such as soccer, basketball, or other sports. This would cater to both local residents and tourists looking for recreational activities, especially families traveling with children.

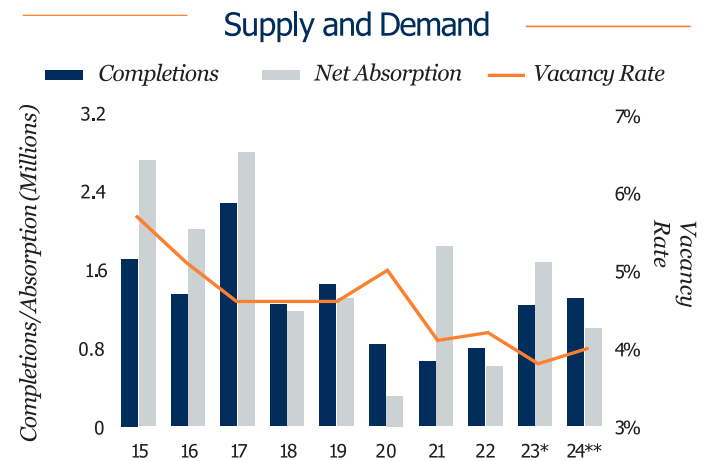
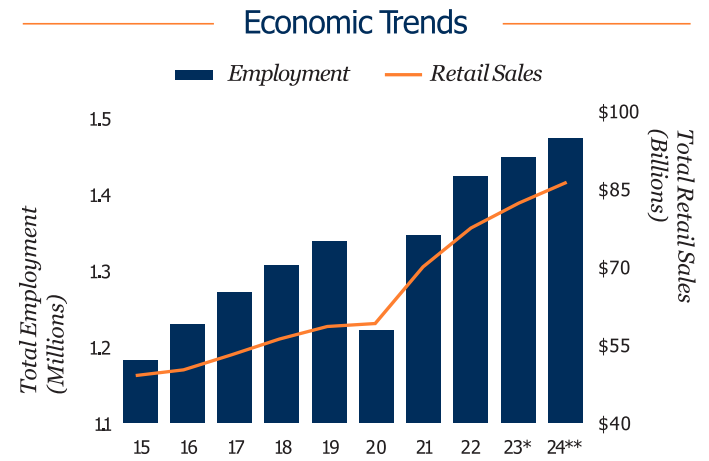


## ORLANDO

### Orlando's State-Leading Population Growth Drives Foot Traffic and Retailer Space Demand

**In-migration and renewed tourism boost the metro's retail sector.** Orlando expects the greatest level of net in-migration among major Florida markets this year and beyond. Over the next five years, the metro will add more than 180,000 new residents on net. Tourism to Orlando is also improving as the Orlando International Airport welcomed a record number of passengers in 2023, with traffic increasing most rapidly among international travelers. A growing population, paired with strong tourism growth, will create positive momentum for retail demand and sales in Orlando this year. The sector entered 2024 with near record-low vacancy, despite the influx of new supply in 2023. New inventory will place some upward pressure on vacancy this year, but most builds are slated for the outlying parts of Orange and Seminole counties, where available space is limited. Both multi- and single-tenant segments will add stock in 2024, likely keeping their vacancy rates roughly in line with one another.

**Elevated foot traffic downtown draws investors.** Private buyers were active in 2023 and are likely to find opportunities in 2024 as foot traffic at ground floor retail spaces improves, particularly around downtown. Office vacancy in the metro will end this year 450 basis points below the U.S. mark, providing a tailwind for retailers that rely on midweek, corporate-driven foot traffic. Institutions and developers, meanwhile, have been active around Walt Disney World and surrounding areas of late. The Tourist Corridor and south outskirts of Orlando are likely to stay popular among this cohort, specifically those willing to pay a premium for space. Neighborhoods like Florida Center, Caribbean Cay and Park Central are reported to have accounted for nearly one-fourth of total foot traffic in Orlando through the trailing year ended in August 2023.



\* Estimate; \*\* Forecast  
Sources: CoStar Group, Inc.; Real Capital Analytics

## 2024 MARKET FORECAST

**+1.7%** 

**EMPLOYMENT:** Job growth in 2024 roughly matches last year's pace as 25,000 new roles are added. This is, however, roughly 10,000 positions below Orlando's trailing-decade annual average.

**1,300,000**  
sq. ft. 

**CONSTRUCTION:** Deliveries will surpass 1 million square feet for the second time in five years. A 200,000-square-foot lifestyle center in West Colonial is the largest project slated for 2024.

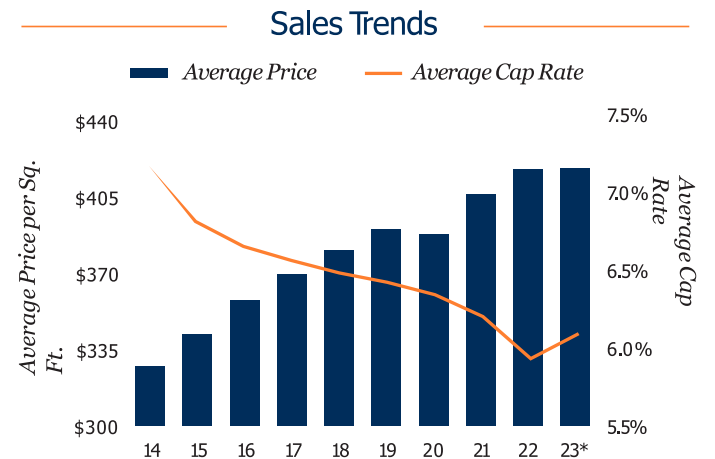
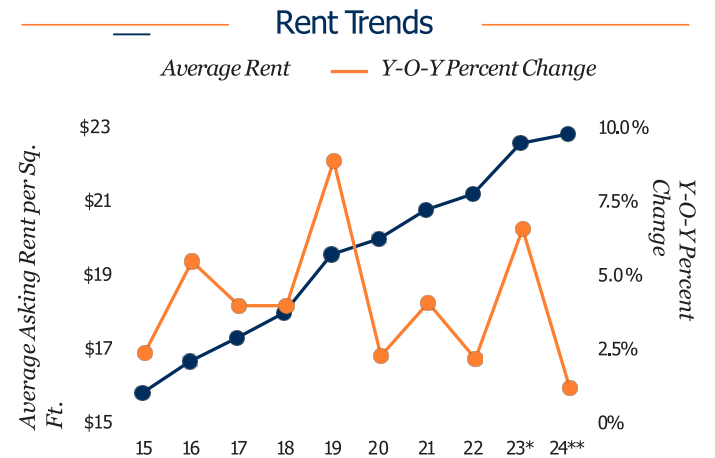
**+20 bps** 

**VACANCY:** Orlando's vacancy rate will inch up this year from the record low logged in 2023, but at 4.0 percent, the figure will still be the second-lowest year-end metric in the last 18 years.

**+1.1%** 

**RENT:** The metro's average asking rate will increase to \$22.75 per square foot by December. This marks a 17 percent increase from the mean asking rent recorded at the end of 2019.

**INVESTMENT:** *Buyers may find opportunities for value-add assets around Casselberry and Orlando Central Park with elevated, but compressing, vacancy rates entering 2024 amid increasing foot traffic.*



\* Estimate; \*\* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

## ORLANDO

Sunshine, a warm climate and a favorable tax structure attract numerous visitors, employers and residents to the region. The metro is among the largest and fastest growing in Florida, with a population of 2.7 million people. It is also one of the nation’s most popular tourist destinations, and drew more than 74 million visitors in 2022. The Orlando metro encompasses four counties —Osceola, Orange, Seminole and Lake —covering more than 4,000 square miles in central Florida. Numerous lakes are scattered across the region, and the topography is generally flat, with few impediments to development. Orlando is the area’s largest city, with more than 308,000 citizens, followed by Kissimmee and Alafaya, each with fewer than 100,000 people.

### METRO HIGHLIGHTS



#### ECONOMIC DIVERSITY

While Orlando’s economy has strong business and professional services, as well as tourism components, distribution, high-tech, defense contracting and health care are also prevalent.



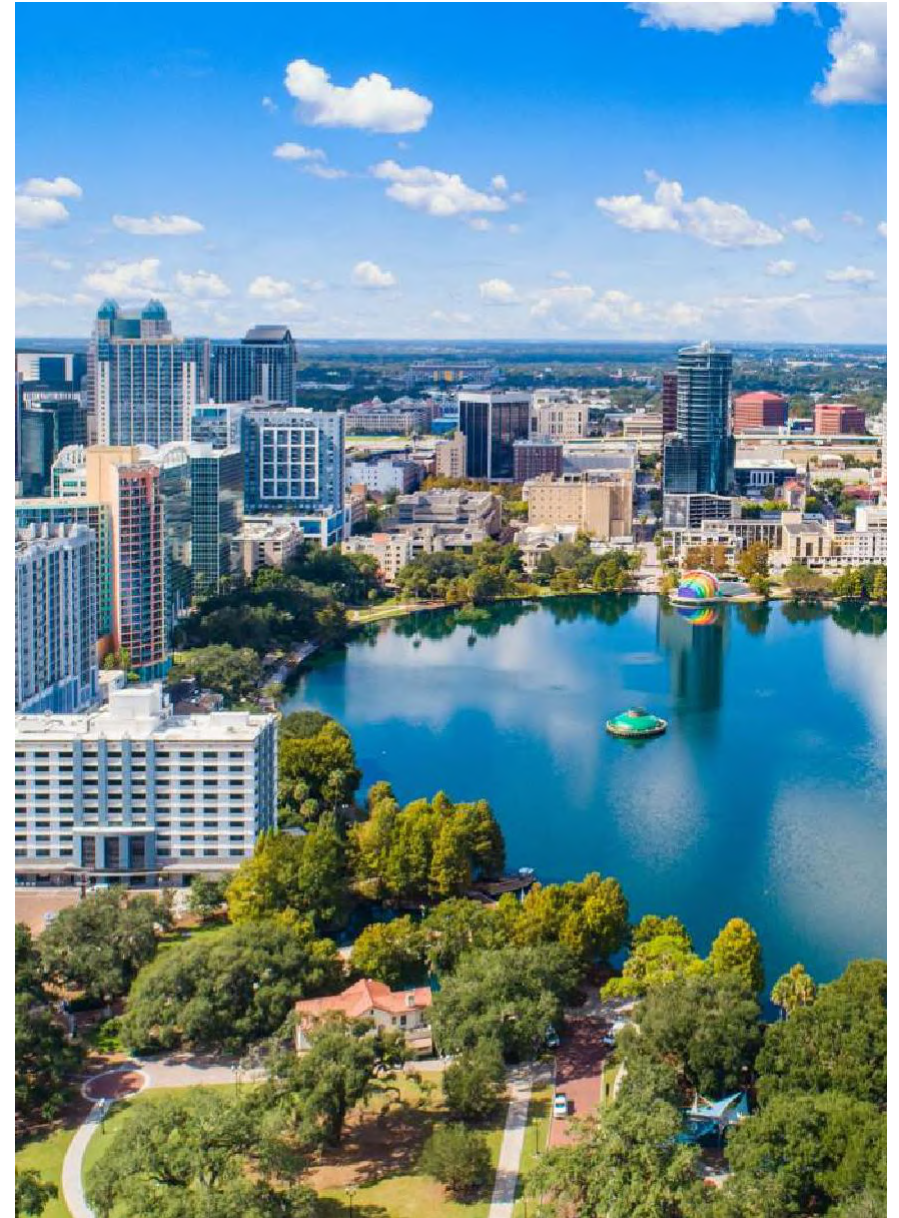
#### PRO-BUSINESS ENVIRONMENT

Florida has low state and local taxes, in addition to no state personal income tax, attracting businesses to the region.



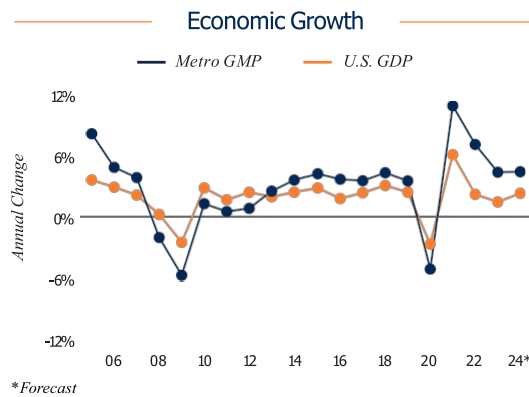
#### JOB AND POPULATION GROWTH

Orlando’s population is expected to increase by more than 225,000 people over the next five years, as job gains outpace the national average and position employers to hire from outside the metro.



## ECONOMY

- Key industries in the region include aerospace and defense systems modeling, simulation and training, digital media, tourism and biotechnology.
- Orlando is a top vacation and business convention destination and is home to theme parks and tourist attractions which support retail sales and a notable hospitality sector.

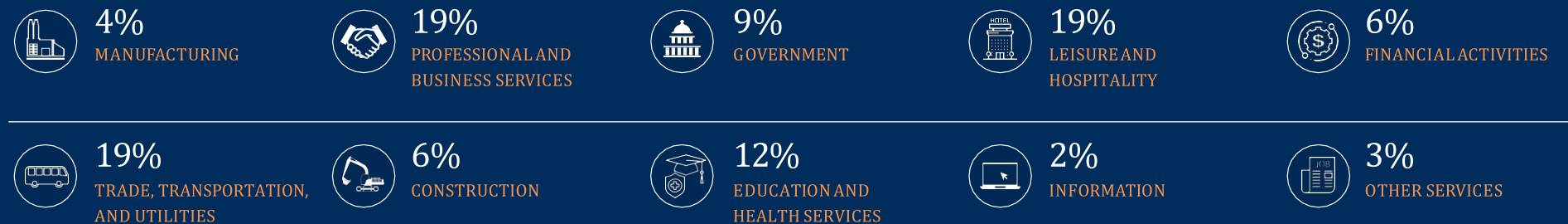


### MAJOR AREA EMPLOYERS

- Walt Disney World Co.
- AdventHealth Orlando
- Publix SuperMarkets, Inc.
- Universal Orlando
- Orlando Health
- Busch Entertainment Corp.
- Lockheed Martin Corp.
- Marriott International, Inc.
- Darden Restaurants, Inc.
- Starwood Hotels & Resorts Worldwide, Inc.

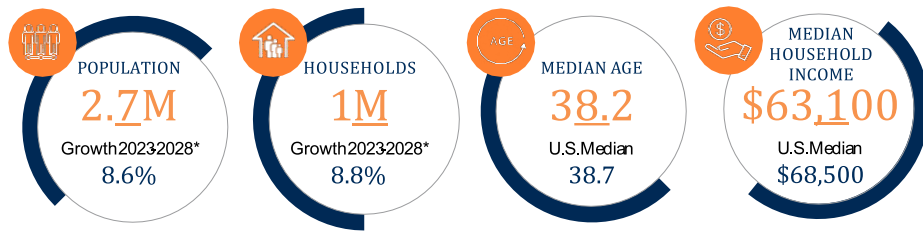


### SHARE OF 2023 TOTAL EMPLOYMENT



## DEMOGRAPHICS

- The metro area is expected to add over 225,000 people over the next five years, and during this period, roughly 135,000 households will be formed.
- A median age below the United States average contributes to a homeownership rate of 55 percent, which is slightly below the national rate.
- Those in the cohort of 20- to 34-year-olds comprise 21 percent of the local population, slightly above the U.S. level of 20 percent.



### 2023 POPULATION BY AGE



### QUALITY OF LIFE

Orlando residents enjoy a remarkable quality of life, highlighted by a sunny climate, professional sports teams, outdoor recreation activities, cultural venues, world-famous attractions, and beaches. The region offers healthcare facilities and exceptional community services, such as Orlando Regional Medical Center and Advent Health Orlando. Cultural opportunities are offered at the Dr. Phillips Center for the Performing Arts, Orlando Repertory Theatre, Opera Orlando, the Orlando Ballet, and Bach Festival Society of Winter Park. The Kia Center in downtown is the Orlando Magic's arena. Large educational institutions in the area include the University of Central Florida and Valencia College.

### SPORTS

- Basketball | **NBA** | ORLANDO MAGIC
- Soccer | **MLS** | ORLANDO CITY SC
- Hockey | **ECHL** | ORLANDO SOLAR BEARS
- Soccer | **NWSL** | ORLANDO PRIDE
- Football | **NAL** | ORLANDO PREDATORS

### EDUCATION

- SEMINOLE STATE COLLEGE
- LAKE-SUMTER STATE COLLEGE
- VALENCIA COLLEGE
- UNIVERSITY OF CENTRAL FLORIDA

### ARTS & ENTERTAINMENT

- UNIVERSAL ORLANDO RESORT
- DISNEY WORLD
- DR. PHILLIPS CENTER FOR THE PERFORMING ARTS
- MORSE MUSEUM OF AMERICAN ART

*\*Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau*

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2028 Projection</b>			
Total Population	7,333	24,617	66,372
<b>2023 Estimate</b>			
Total Population	6,288	21,433	57,295
<b>2020 Census</b>			
Total Population	5,996	20,577	55,008
<b>2010 Census</b>			
Total Population	1,715	8,189	22,551
<b>Daytime Population</b>			
2023 Estimate	8,784	25,062	59,368
<b>HOUSEHOLDS</b>			
<b>2028 Projection</b>			
Total Households	3,000	9,804	26,424
<b>2023 Estimate</b>			
Total Households	2,573	8,517	22,767
Average (Mean) Household Size	2.6	2.6	2.6
<b>2010 Census</b>			
Total Households	2,452	8,120	21,283
<b>2010 Census</b>			
Total Households	547	3,427	9,106
<b>Occupied Units</b>			
2028 Projection	4,289	14,658	35,817
2023 Estimate	3,994	13,665	32,584
<b>HOUSEHOLDS BY INCOME</b>			
<b>2023 Estimate</b>			
\$150,000 or More	9.3%	7.9%	8.8%
\$100,000-\$149,999	15.0%	14.9%	15.4%
\$75,000-\$99,999	18.2%	18.3%	17.8%
\$50,000-\$74,999	23.0%	23.1%	22.9%
\$35,000-\$49,999	11.5%	13.3%	13.6%
Under \$35,000	22.9%	22.5%	21.5%
Average Household Income	\$87,296	\$81,647	\$84,409
Median Household Income	\$66,063	\$64,975	\$65,770
Per Capita Income	\$35,722	\$32,445	\$33,548

<b>HOUSEHOLDS BY EXPENDITURE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Average Household Retail Expenditure	\$71,318	\$70,377	\$70,707
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$24,807	\$24,425	\$24,485
Transportation	\$14,192	\$14,069	\$14,275
Personal Insurance and Pensions	\$8,678	\$8,361	\$8,397
Food	\$8,574	\$8,412	\$8,466
Healthcare	\$5,298	\$5,308	\$5,304
Entertainment	\$2,385	\$2,359	\$2,362
Cash Contributions	\$2,070	\$2,156	\$2,128
Apparel	\$1,546	\$1,554	\$1,548
Education	\$1,158	\$1,128	\$1,140
Gifts	\$1,078	\$1,119	\$1,101
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2023 Estimate Total Population	6,288	21,433	57,295
Under 20	23.9%	23.6%	24.5%
20 to 34 Years	22.6%	21.8%	21.3%
35 to 39 Years	8.5%	8.2%	8.3%
40 to 49 Years	14.7%	13.5%	13.6%
50 to 64 Years	17.7%	16.8%	16.3%
Age 65+	12.6%	16.1%	15.9%
Median Age	37.0	37.8	37.5
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	4,426	15,161	40,204
Elementary (0-8)	3.2%	2.8%	2.5%
Some High School (9-11)	3.2%	3.9%	4.3%
High School Graduate (12)	21.9%	25.8%	26.3%
Some College (13-15)	21.4%	23.0%	23.2%
Associate Degree Only	12.9%	12.7%	12.7%
Bachelor's Degree Only	23.7%	20.7%	21.0%
Graduate Degree	13.6%	11.2%	9.9%





### POPULATION

In 2023, the population in your selected geography is 57,295. The population has changed by 154.07 since 2010. It is estimated that the population in your area will be 66,372 five years from now, which represents a change of 15.8 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 37.5, compared with the U.S. average, which is 38.7. The population density in your area is 730 people per square mile.



### HOUSEHOLDS

There are currently 22,767 households in your selected geography. The number of households has changed by 150.02 since 2010. It is estimated that the number of households in your area will be 26,424 five years from now, which represents a change of 16.1 percent from the current year. The average household size in your area is 2.6 people.



### INCOME

In 2023, the median household income for your selected geography is \$65,770, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 18.11 since 2010. It is estimated that the median household income in your area will be \$73,974 five years from now, which represents a change of 12.5 percent from the current year.

The current year per capita income in your area is \$33,548, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$84,409, compared with the U.S. average, which is \$100,106.



### EMPLOYMENT

In 2023, 30,832 people in your selected area were employed. The 2010 Census revealed that 63.6 percent of employees are in white-collar occupations in this geography, and 10.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



### HOUSING

The median housing value in your area was \$280,043 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 5,473.00 owner-occupied housing units and 3,631.00 renter-occupied housing units in your area.

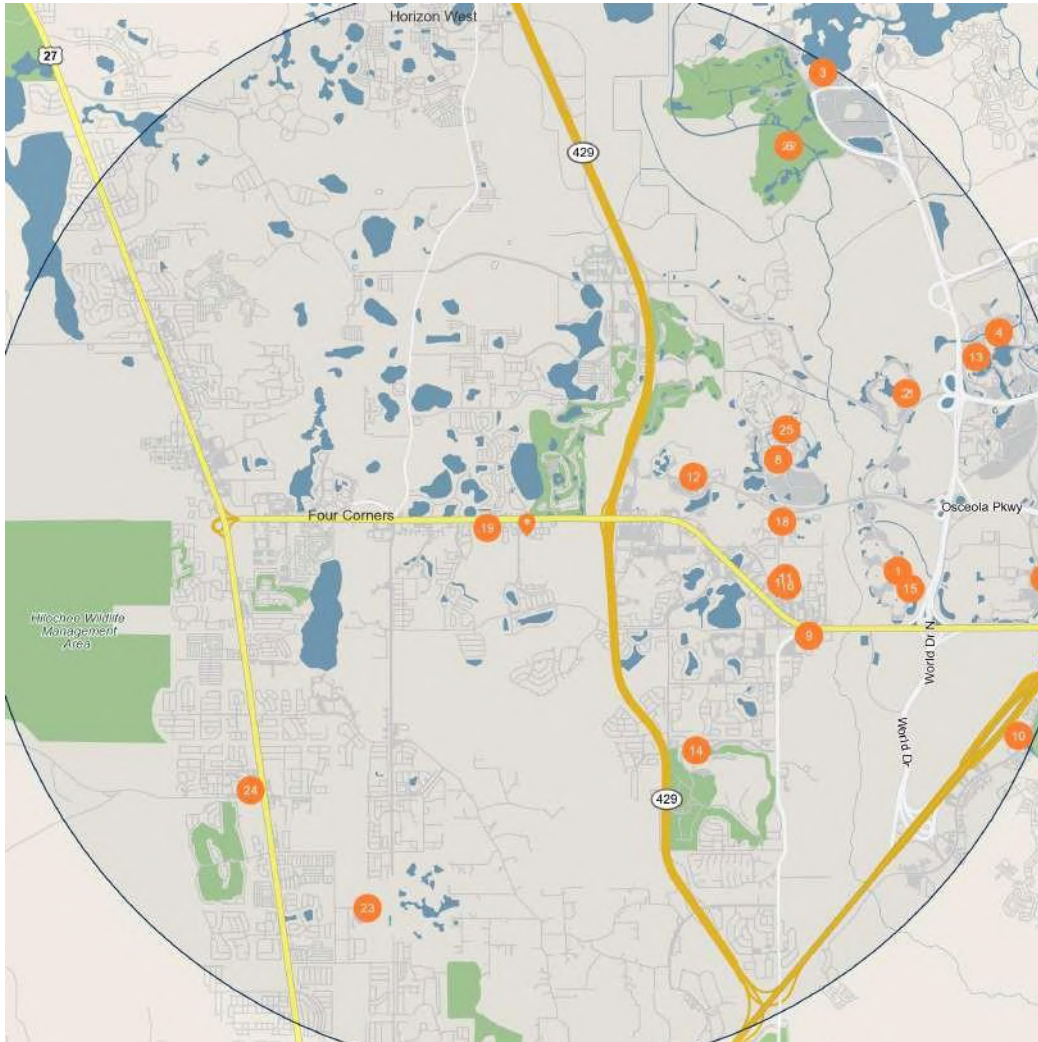


### EDUCATION

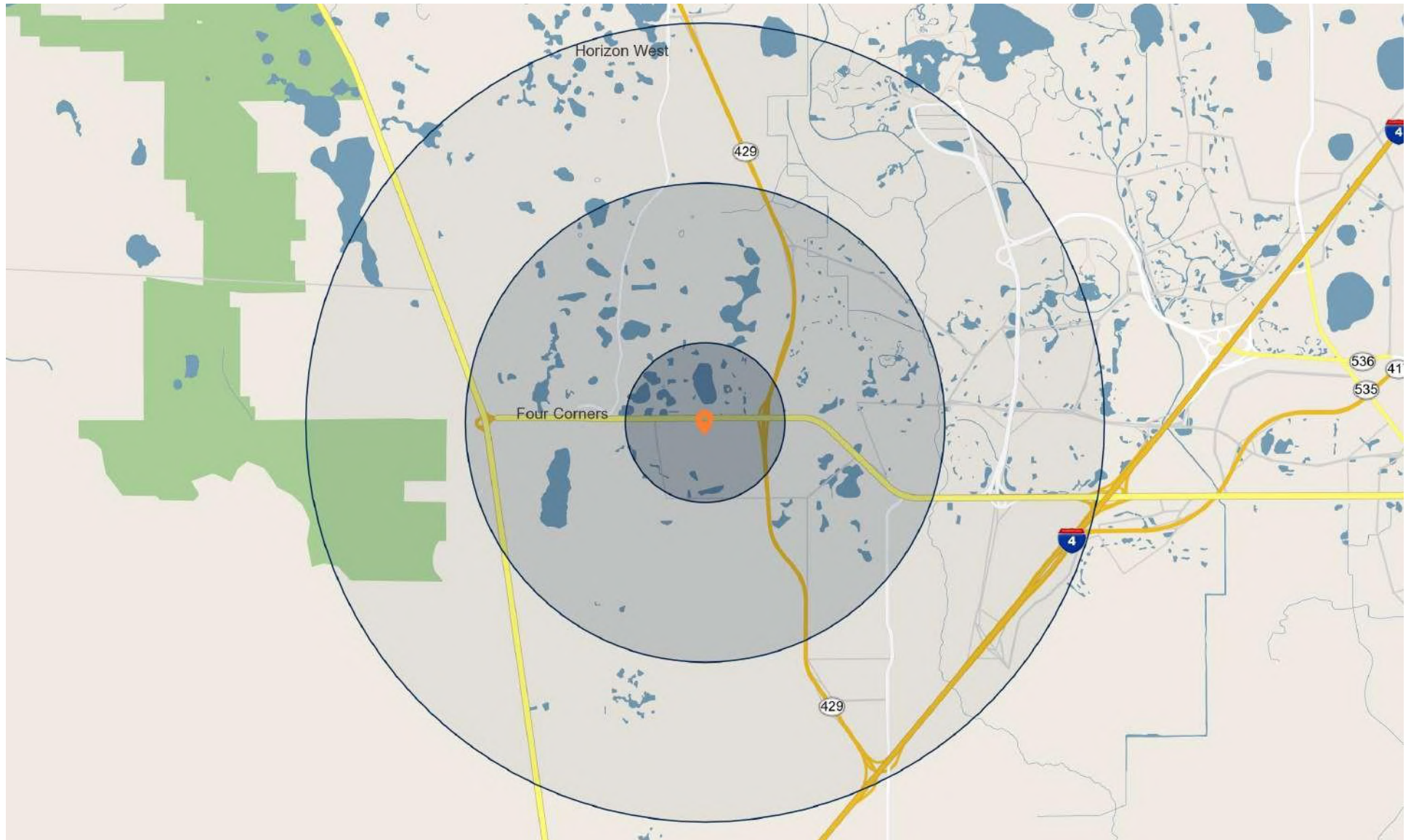
The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 9.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 21.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 26.3 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.2 percent in the selected area compared with the 20.1 percent in the U.S.



<b>Major Employers</b>		<b>Employees</b>
1	Walt Disney World Resort-All-Star Resort	4,185
2	Walt Dsney Prks Resorts US Inc-Coronado Springs Resort	2,264
3	Walt Dsney Prks Resorts US Inc-Disneys Polynesian Resort	1,372
4	Walt Dsney Prks Resorts US Inc-Steak House	1,166
5	Walt Dsney Prks Resorts US Inc-Disney	1,098
6	Walt Dsney Prks Resorts US Inc-Disneys Palm Golf Course	1,029
7	Walt Dsney Prks Resorts US Inc-Samoa Lnghs-Dsneys Plynsian VI	892
8	Rainforest Cafe Inc	745
9	CFI Resorts Management Inc-Westgate Ramada	623
10	Disney Worldwide Services Inc-Disney	500
11	Walt Dsney Prks Resorts US Inc-Disney	480
12	Tishman Dolphin Ltd Partnr-Animal Kingdom Lodge 3	477
13	Disney Destinations LLC-Walt Disney World Swan Dolphin	450
14	Tempus Intl Mktg Entps-The Palms	440
15	Walt Dsney Prks Resorts US Inc-Disneys All-Star Movies Resort	412
16	Disney Destinations LLC-Special Events Development	404
17	Disney Destinations LLC-Disney Park Logistics	404
18	Disney Destinations LLC-Disney Sports & Recreation	404
19	Rushlake Hotels (usa) Inc-Howard Johnson	380
20	Walt Dsney Prks Resorts US Inc-Disneys Art Animation Resort	343
21	Springs Food Services LC	300
22	US Army Shds Green Resort Afrc-Shades of Green	300
23	School Dst of Osceola Cnty Fla-Four Corners Charter School	235
24	Publix Super Markets Inc-Publix 00879	222
25	Walt Dsney Prks Resorts US Inc-Magic Kingdom Park	206



OFFERING MEMORANDUM

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8520 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34747

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