

#### **OVER \$100,000 FF&E AVAILABLE**



📕 615 East Colonial Drive, Orlando, FL 32803 📕 Phone: 407.872.0209 📕 www.FCPG.com 📕

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

#### 2ND GEN DRIVE-THRU RESTAURANT AVAILABLE

1960 E Semoran Blvd Apopka, FL 32703

Contact: Trey Gravenstein Vice President of Brokerage Services

Contact: Michael Castrilli Senior Sales & Leasing Associate E: Trey@FCPG.com

P: 407.872.0177 ext. 119

E: Michael@FCPG.com P: 407.872.0177 ext. 130

For Sale: Negotiable For Lease: Negotiable

Full Building: 2,683 SF (0.92 acres) Parcel ID: 12-21-28-8398-00-040



2nd gen. freestanding drive-thru restaurant with full-building renovations completed in 2021 including new metal roof, 28-ton HVAC, dining room and bar improvements and full FF&E installations

Brand new FF&E including furnishings installed 2021 available

Well positioned between Pep Boys, Wash City, and Double O's Coffee with over 500ft of direct frontage on East Semoran Blvd boasting 58,500 AADT

Building-length fully furnished patio with metal overhang and 2 glass garage door access

210 ft wrap-around drive-thru with easy access to East Semoran Blvd and a strong parking ratio of 6 / 1,000

Building façade signage & large marquee signage available

#### DEMOGRAPHICS

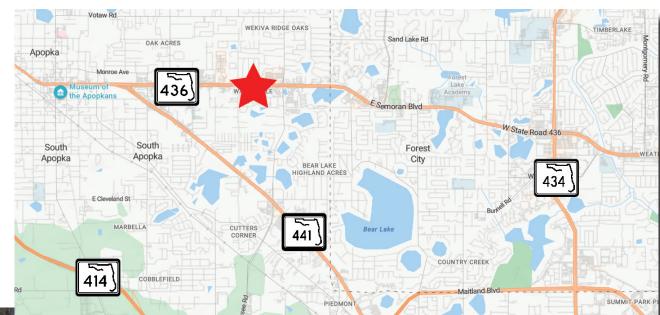
2024	Total Population	Total Households	Average HH Income			
1 <sub>Mile</sub>	11,905	4,232	\$77,146			
3 <sub>Miles</sub>	72,258	25,677	\$110,699			
<b>5</b> міеs	189,195	70,025	\$106,253			

### **LOCATION**



**58,500 AADT**East Semoran
Boulevard







615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.





FIRST CAPITAL Property Group, Inc.





Commercial Real Estate Services



The property is accessed by two points of ingress / egress from East Semoran Boulevard to dedicated access road shared with Double O's Coffee, Wash City Car Wash and Pep Boys.

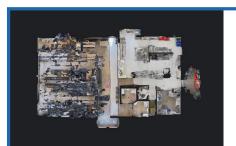
Monica Rose Drive provies west-bound traffic off of East Semoran Boulevard access via a dedicated left turn lane across east-bound traffic. Monica Rose Drive is one of two access points to Willow Lake Apartments with 428 affordable units.

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



### **FLOORPLAN**



# TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: <a href="https://fcpg.com/">https://fcpg.com/</a> 1960 e semoran blvd/



615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



## **IMAGES**



















615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.





FIRST CAPITAL Property Group, Inc.





### **EQUIPMENT SCHEDULE**

Brand new FF&E including furnishings installed 2021 available

\*Equipment Schedule available upon request





	EQL	JIPMENT SCHEDULE														
MARK	QTY	DESCRIPTION	MANUFACTURER	MODEL NO.	С	Н	DR	GAS	wc	BTUH	٧	PH	Α	HP	FURNISHED BY	INSTALLED BY
1A	LOT	ORDER TERMINAL	TBD	TBD							120	1	20		TBD	TBD
1B 1C	LOT	DISPLAY CASH TRAY DRAWER	TBD TBD	TBD TRD		<u> </u>			-		120	1	20		TBD	TBD
	LOT	TELEPHONE	TBD	TBD											TBD	TBD
1D 1E	LOT	FAX MACHINE/PRINTER	TBD	TBD							120	1	20		TBD	TBD
1G	LOT	POS PRINTER PIZZA PREP TABLE	TBD CONTINENTAL REFRIGERATOR	TBD CPA93-D							120 115	1	14.4	1/2	1ST CHOICE	1ST CHOICE
2 3A	8	FOOD CARRIER DOLLY	CAMBRO	CD1826PDB		1					113	- '	14.4	1/2	1ST CHOICE	1ST CHOICE
4	1	DOUGH MIXER	GLOBE	SP60							208	3	9	3	1st CHOICE	1st CHOICE
4A	1	SLICER ASSEMBLY	GLOBE	XVXCH											1st CHOICE	1st CHOICE
4B 4C	1 1	POT FILLER FAUCET FILTER SYSTEM	T&S WATERLOO	B-0605 WL2PF-331	1/2"	-									1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
5	1	POT RACK	JOHN BOOS	PRW21A		1									1st CHOICE	1st CHOICE
6	1	HOT BAG SYSTEM	HOT BAG	TBD							120	1	?		TBD	TBD
6A	LT LT	HOT BAG RACK (SHELVING) TICKET HOLDERS	METRO SAN JAMAR	PER SPEC CK6544A											1ST CHOICE 1ST CHOICE	1ST CHOICE 1ST CHOICE
8	1	WALK-IN COOLER	TBD	CUSTOM							120	1	20 10.8		1st CHOICE	1st CHOICE
8A	1	COOLER REFRIGERATION	TBD	CUSTOM			3/4" ID				208/230	3	10.8	3/4	1st CHOICE	1st CHOICE
8B	LT	WALK-IN COOLER SHELVING 3-COMP DISHTABLE - CLEAN SIDE	METRO JOHN BOOS	VARIES CUSTOM			(3) 2"								1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
9 9A	1 2	SPLASH MOUNT FAUCET	JOHN BOOS KROWNE	14-812I	1/2"	1/2"	(3) 2"	-	-					-	1st CHOICE	1st CHOICE
9B	LT	DISH ROOM WALL SHELVING	JOHN BOOS	BHS1863-TS											1st CHOICE	1st CHOICE
10	1	DISH MACHINE	MOYER DIEBEL	MD2000LT		.75"	2"				120	1	16		1st CHOICE	1st CHOICE
11 11A	LT 1	EXHAUST HOOD FOR DISH MACHINE EXHAUST FAN FOR DISH HOOD	CAPTIVE AIRE CAPTIVE AIRE	CUSTOM		1					120	- 1	20		1st CHOICE 1st CHOICE	GC GC
12	i	SOILED DISH TABLE	JOHN BOOS	JDTS-20-72R			2"				120	-	20		1st CHOICE	1st CHOICE
12A	1	PRE-RINSE	KROWNE	17-108WL	.5"	.5*									1st CHOICE	1st CHOICE
12B 13	LT LT	DISH ROOM WALL SHELVING DISHROOM FLOOR SHELVING	JOHN BOOS METRO	BHS1842-TS VARIES		<u> </u>									1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
13	LT	DRY STORAGE SHELVING	METRO METRO	VARIES VARIES	l -	<del>                                     </del>	<b>-</b>	<b>-</b>	l -					<del>                                     </del>	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
15	1	SECURITY SHELVING	METRO	VARIES											1st CHOICE	1st CHOICE
16 17	1	SODA SYSTEM DISPENSER	TBD	TBD	.5"F .5"F	$\vdash$	$\perp$	$\vdash$	$\vdash$	$\Box$	120	1	20 20	$\vdash$	VENDOR	VENDOR
17	LT LT	BNB RACK AND CARBONATORS CO2 TANKS	TRD	TRD	.5"F	<del>                                     </del>	<b>-</b>	<b>—</b>	<b> </b>		120	1	20		VENDOR VENDOR	VENDOR VENDOR
19	1	FILTER FOR BEVERAGE SYSTEMS	WATERLOO	TBD	.5"										1st CHOICE	PLUMBER
20	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
21 22	2	ICE MACHINE COFFEE / TEA BREWER & DISPENSER	MANITOWOC FETCO	IYT1200A TBS-21A	.5"F	<del>                                     </del>	.75*	<del>                                     </del>	<del>                                     </del>		208-230 115	3	15 18	<b>!</b>	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
23	LT	CONDIMENT ORG BINS	TBD	TBD	.5 F	<del>                                     </del>		<b> </b>	l		110	-	10		1st CHOICE	1st CHOICE
24	1	BEVERAGE COUNTER	TBD	TBD											1st CHOICE	1st CHOICE
25	LT 1	CONDIMENT CONTAINER  UC BUS TUB CART	SAN JAMAR CUSTOM	E2228 CUSTOM											1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
26 27	3	HAND SINK WITH SIDE SPLASHES	JOHN BOOS	PBHS-W-1410-SSLR	1/2"	1/2"	1-1/2" OD								1st CHOICE	1st CHOICE
28	LOT	TRASH CAN - SLIM JIM	RUBBERMAID	J3251											1st CHOICE	1st CHOICE
29 30	1	SERVICE SINK	JOHN BOOS KROWNE	PBMS2016-12 16-127	1/2"	1/2"	3" OD								1st CHOICE 1st CHOICE	GC GC
30	1	SERVICE SINK FAUCET MOP RACK	CARLISLE	16-127 4.I3005	1/2"	1/2"									1st CHOICE 1st CHOICE	1st CHOICE
32	1	HOT WATER HEATER	SELECTED BY OWNER	SELECTED BY OWNER	3/4"	1	3/4" ID								GC	GC
33	1	DUNNAGE RACK (FLOUR)	JOHN BOOS	JB08											1st CHOICE	1st CHOICE
34 35	SN	SPARE NUMBER WALL SHELVING (DOUGH PREP)	John Boos	WS72											1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
36	1	SS WORK TABLE	JOHN BOOS	ST4R1.5-3084-SBK											1st CHOICE	1st CHOICE
37	1	DOUGH BALLER	SOMMERSET	SDR-400T							120	1	20		1st CHOICE	1st CHOICE
38	SN 1	SPARE NUMBER	EDLUND												1st CHOICE	1st CHOICE
39 40	1	CAN OPENER KNIFF RACK	EDLUND	K5809 K5832		1									1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
41	1	FLOOR SAFE	TBD	TBD		1									1st CHOICE	1st CHOICE
42	1	LOCKER	WINHOLT	WI-66											1st CHOICE	1st CHOICE
43 44	2	FIRE EXTINGUISHER FIRST AID KIT	SELECTED BY OWNER RESPOND	SELECTED BY OWNER 100164		1									1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
45	1	MUSIC SYSTEM	TBD	TBD		1					120	1	20		1st CHOICE	1st CHOICE
46	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
47 48	2 SN	PANEL BOARD SPARE NUMBER	EXISTING	EXISTING											1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
49	SN	SPARE NUMBER				1									1st CHOICE	1st CHOICE
50	3	PAPER TOWELL DISPENSER	SYSCO	ENMOTION											1st CHOICE	1st CHOICE
51	3 SN	HAND SOAP DISPENSER SPARE NUMBER	AMERICAN SPECIALTIES	342											1st CHOICE	1st CHOICE
52 53	SN 1	SPARE NUMBER REACH IN EREFZER	CONTINENTAL REFRIGERATOR	1F		-					115	1	9.8		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
54	SN	SPARE NUMBER				1					110		0.0		1st CHOICE	1st CHOICE
55	1	CUT TABLE WITH OVER STRUCTURE	JOHN BOOS	ST4R1.5-3696SSK			ľ				465		-,-		1st CHOICE	1st CHOICE
56 57	1	HOT FOOD WARMER HOT FOOD WARMER	HATCO HATCO	HW-FUL W-43V	<del>                                     </del>		120 120	1	10 12.5	<b>!</b>	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE				
58	1	CHEESE MELTER	STAR	518CM	l	l	l	l	l		120	1	10.5	l	1st CHOICE	1st CHOICE
59	1	SS CHESE MELTER STAND	CUSTOM	CUSTOM											1st CHOICE	1st CHOICE
60 61	1	TIMER REFRIGERATED EQUIPMENT STAND	ANTUNES CONTINENTAL REFRIGERATOR	TTS-8 D60GN-X	l	<b>!</b>	<b> </b>	<b> </b>			115	4	4.2	1/4	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
61	1	4-BURNER HOT PLATE	GLOBE GLOBE	GHP24G	<b> </b>	1	l	.75"	l –	88K	115	-	4.2	1/4	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
63	2	FRYER	DEAN	SR152G				.75" 2x.75"	<14"	120K					1st CHOICE	1st CHOICE
64	SN	SPARE NUMBER		0110=011			ľ				465		-		1st CHOICE	1st CHOICE
65 66	LT 1	COOKLINE EXHAUST HOOD COOKLINE EXHAUST FAN	CAPTIVE AIRE CAPTIVE AIRE	CUSTOM	<del>                                     </del>	<del>                                     </del>	<b>-</b>	<b>—</b>	<b> </b>		120 208	3	20		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
67	1	COOKLINE MUA FAN (UNTEMPERED)	CAPTIVE AIRE	A15	1	<b>t</b>	l —	<b>!</b>	l —		208	3			1st CHOICE	1st CHOICE
68	1	PIZZA OVEN EXHAUST FAN	CAPTIVE AIRE	TBD							120	1	20 20		1st CHOICE	1st CHOICE
69 70	LT SN	ANSUL FIRE PROTECTION SYSTEM SPARE NUMBER	CAPTIVE AIRE	ANSUL	<b>—</b>	<b>!</b>	<b> </b>	<b>-</b>	<b>_</b>		120	1	20		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
70	2 2	PIZZA PEEL HOLDER	CUSTOM	CUSTOM		<del>                                     </del>		l					<b>-</b>		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
72	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
73	SN	SPARE NUMBER				L									1st CHOICE	1st CHOICE
74 75	SN LT	SPARE NUMBER POS STORAGE SHELVING	METRO	VARIES	<b>-</b>	<del>                                     </del>	<b>-</b>	<b>-</b>	<b>-</b>				<b>-</b>		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
76	1	KEG COOLER	GLASTENDER	C1FB72-L	l	l	l	l	l		115	1	3	1/3	1st CHOICE	1st CHOICE
77	LT	BEER TAP AND SYSTEM	GLASTENDER	BT-4-PB			.5"								1st CHOICE	1st CHOICE
78 79	1	BACK BAR REFRIGERATOR UNDER BAR SINKS - 3-COMP	GLASTENDER GLASTENDER	C2FB108-LH TSA-60S	.5"	.5*	3x1.5"	l			115	1	7		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
79 80	1	SALAD PREP TABLE	GLASTENDER EXISTING	SW72N18-FB	.5	.5	3x1.5"	l	l		115	1	6.1	1/3	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
81	1	SS PASS-THROUGH	CUSTOM	CUSTOM											1st CHOICE	1st CHOICE
82	2 SN	SS WALL SHELF UNDER PASS-THROUGH	JOHN BOOS	BHS1260		[	ľ	ľ	ľ						1st CHOICE	1st CHOICE
83 84	SN 1	SPARE NUMBER UNDER BAR SINKS - HAND SINK	GLASTENDER	HAS-12-D	.5"	.5*	1.5"	-	-						1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
85	SN	SPARE NUMBER	OCHO/ENDER	10.00-12-0			1.3	l —	l				l		1st CHOICE	1st CHOICE
86	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
87	SN	SPARE NUMBER	L	l	l	1	l	l	l						1st CHOICE	1st CHOICE

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

