



OVER \$100,000 FF&E AVAILABLE



2ND GEN DRIVE-THRU RESTAURANT AVAILABLE

1960 E Semoran Blvd Apopka, FL 32703

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Senior Sales & Leasing Associate

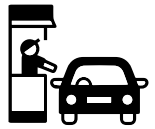
E: Michael@FCPG.com
P: 407.872.0177 ext. 130

For Sale: Negotiable

For Lease: Negotiable

Full Building: 2,683 SF (0.92 acres)

Parcel ID: 12-21-28-8398-00-040



2ND GEN DRIVE-THRU RESTAURANT

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 Mile

11,905

4,232

\$77,146

3 Miles

72,258

25,677

\$110,699

5 Miles

189,195

70,025

\$106,253

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

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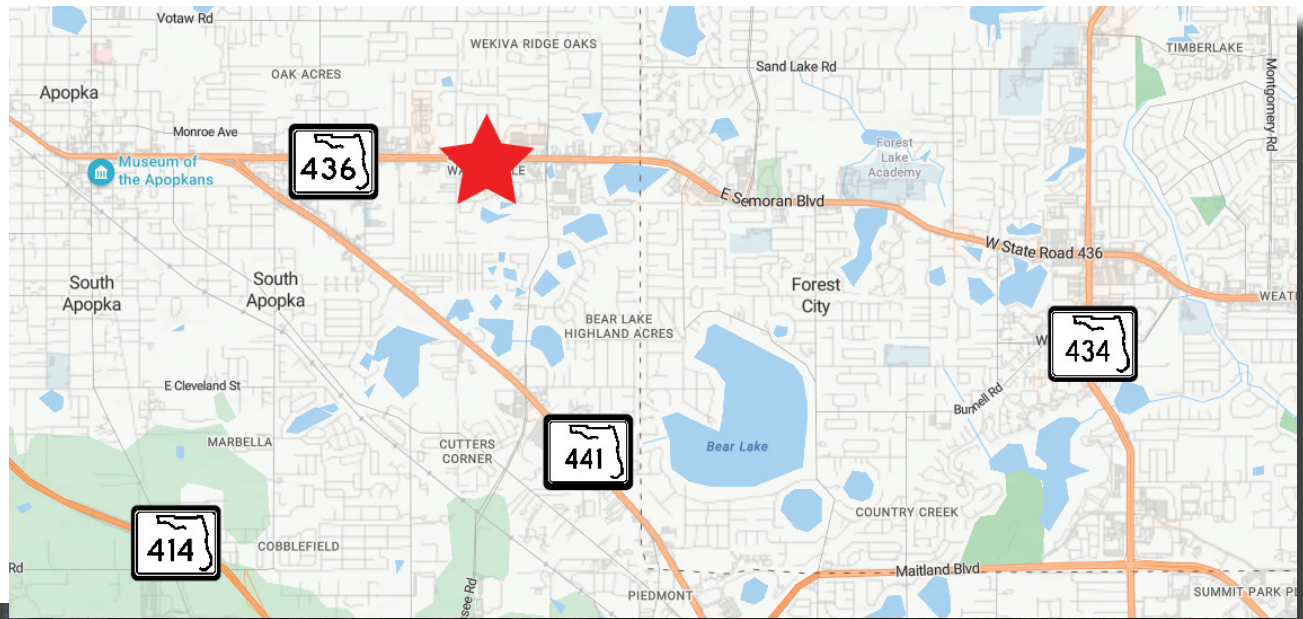
LOCATION



58,500 AADT
East Semoran
Boulevard



62,749 (3 Mile)
Daytime Population



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PROPERTY ACCESS



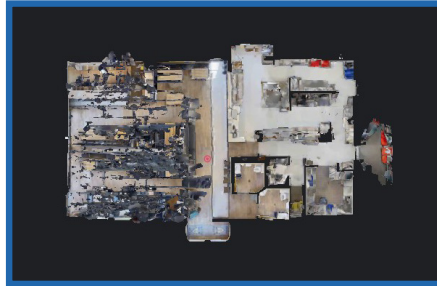
The property is accessed by two points of ingress / egress from East Semoran Boulevard to dedicated access road shared with Double O's Coffee, Wash City Car Wash and Pep Boys.

Monica Rose Drive provides 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.

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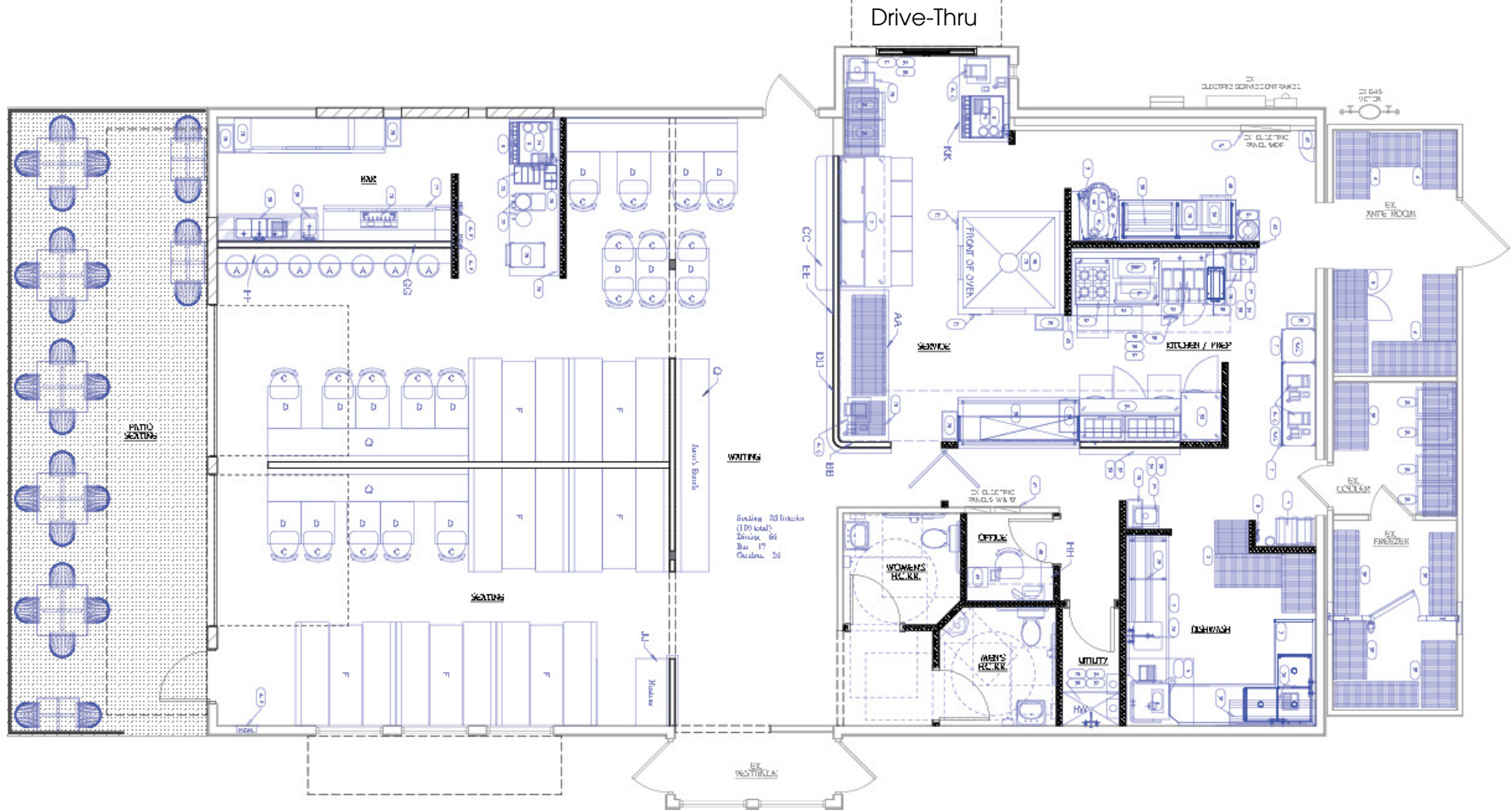
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FLOORPLAN



TAKE A VIRTUAL TOUR
VIA MATTERPORT

Visit: https://fcp.com/1960_e_semorán_bvd/



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IMAGES



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