

FOR SALE



READY TO GO DRIVE-THRU FACILITY

4061 S Goldenrod Rd, Orlando, FL 32822

Owner-User Opportunity | Priced Below Replacement Cost | Densely Populated Area
Strategic Location | New Roof & Upgraded Grease Trap

OFFERING MEMORANDUM

equity
Commercial Real Estate Solutions®



CONFIDENTIALITY DISCLAIMER

This Offering Memorandum is provided for the sole purpose of allowing a prospective qualified investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 4061 S Goldenrod Rd, Orlando, FL 32822 (the "Property"). The potential investor is urged to perform its own examination and inspection of the Property and information relating to same and shall rely solely on such examination and investigation and not on this Offering Memorandum or any materials, statements or information contained herein or otherwise provided.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Equity, Inc. in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

Equity, as the exclusive broker, is pleased to present an opportunity for qualified operators to acquire a turnkey drive-thru facility at 4061 S Goldenrod Rd in Orlando, Florida (the "Property"). This freestanding 3,175 SF building is situated on a 0.92-acre parcel, ideally suited for quick-service restaurants (QSR).


Located along S Goldenrod Rd, the Property benefits from dual-sided access and visibility to over 39,000 vehicles daily, making it an exceptional choice for operators seeking high traffic volume and convenience. The steady customer flow and prominent exposure underscore its value as a strategic QSR location.


The surrounding area is home to a dynamic, family-focused demographic, including younger married couples, single parents, and multigenerational households. Many residents are foreign-born, fostering a diverse and vibrant community. Local spending trends emphasize dining and convenience, aligning perfectly with the drive-thru format.

Situated in the urban periphery of the Orlando MSA, the neighborhood is marked by robust growth potential and accessibility. Most households own one or two vehicles, accommodating the longer commutes common in the area and driving demand for easy-to-reach dining options.



Property Details


 **Purchase Price**
\$2,500,000
(\$787/PSF)

 **Building Area**
3,175 SF GLA

 **Year Built**
2002

 **Lot Size**
0.92 Acres

 **Parcel ID**
14-23-30-3043-00-040

 **Parking**
40 Spaces (13.00/1,000 SF)

 **Zoning**
P-D
(Planned Development)

 **Municipality**
Orange County
(Un-Incorporated)

SITE AERIAL

0.92 AC

NEW ROOF
(2024)

UPGRADED
GREASE TRAP
1,200 GAL
(2024)

SCHOOL SCHOOL



INVESTMENT HIGHLIGHTS

HIGH LOCAL ENGAGEMENT WITH QUICK-SERVICE DINING

With 91.9%¹ of adults in the trade area visiting fast food or drive-in restaurants in the past six months, consumer engagement significantly outpaces the national average, providing a robust customer base.

GROWTH-ORIENTED DEMOGRAPHICS

The local population of over 83,000 within a 10-minute drive is expected to grow steadily, providing a sustainable and expanding consumer base for future operations.²

HIGH VISIBILITY AND ACCESSIBILITY

The property benefits from 39,000³ vehicles passing daily on S Goldenrod Rd, ensuring consistent exposure to a high volume of potential customers and strengthening its appeal as a quick-service restaurant location.

BREAKFAST

A notable \$24.8 million is spent annually on breakfast at fast food or other dining establishments, emphasizing the opportunity for early-morning operations to capture a share of this market.¹

LUNCH AND DINNER

Combined, these account for over \$71.5 million in expenditures, highlighting the dominance of midday and evening dining, ideal for quick-service and casual dining formats.¹



1. Restaurant Market Potential, Esri 2024, MRI-Simmons
2. Retail Goods and Services. Esri 2024. Consumer Expenditure Surveys, Bureau of Labor Statistics
3. FDOT (Updated 2023)

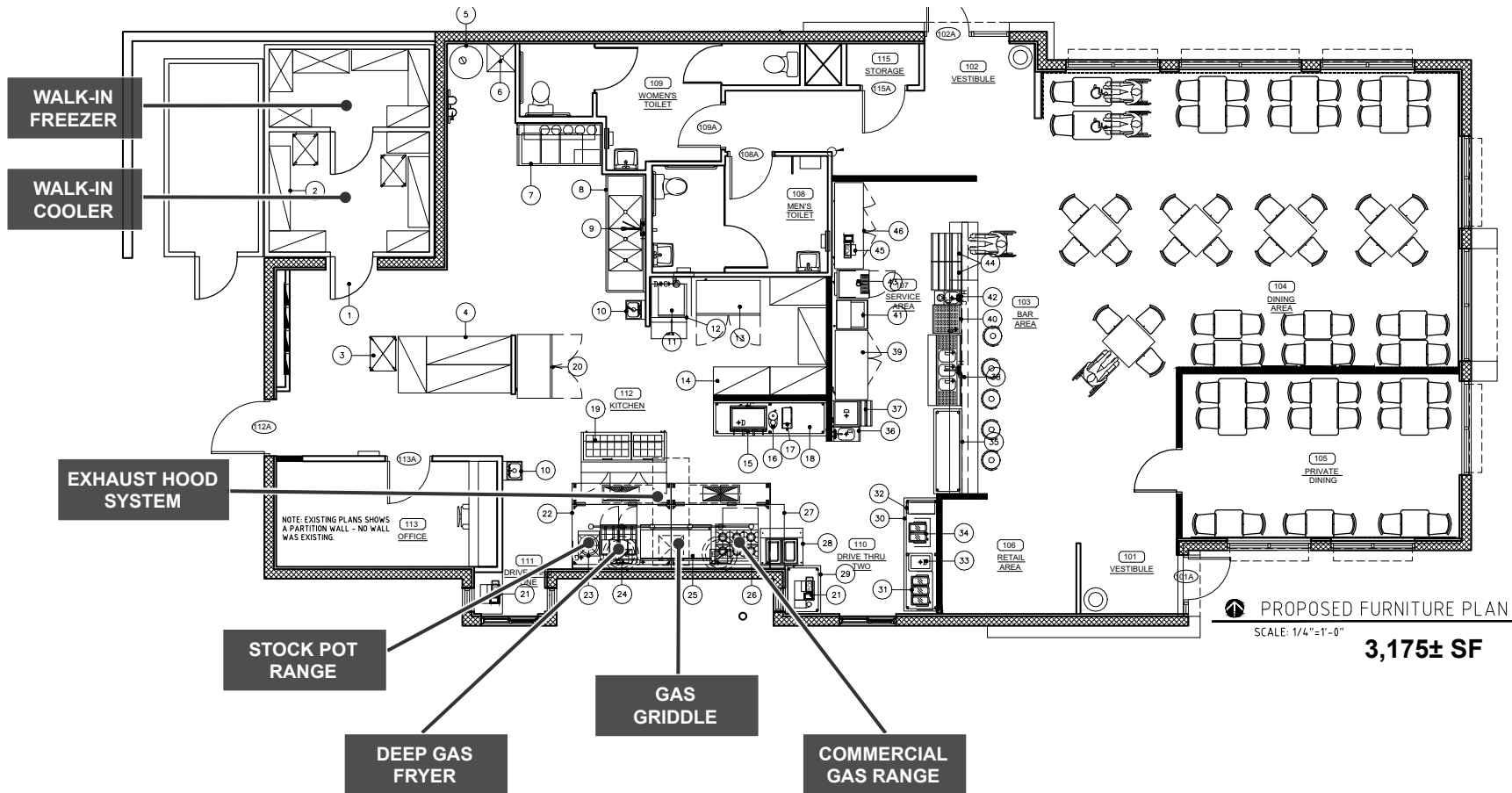
ZONING & INTERIOR OVERVIEW

P-D

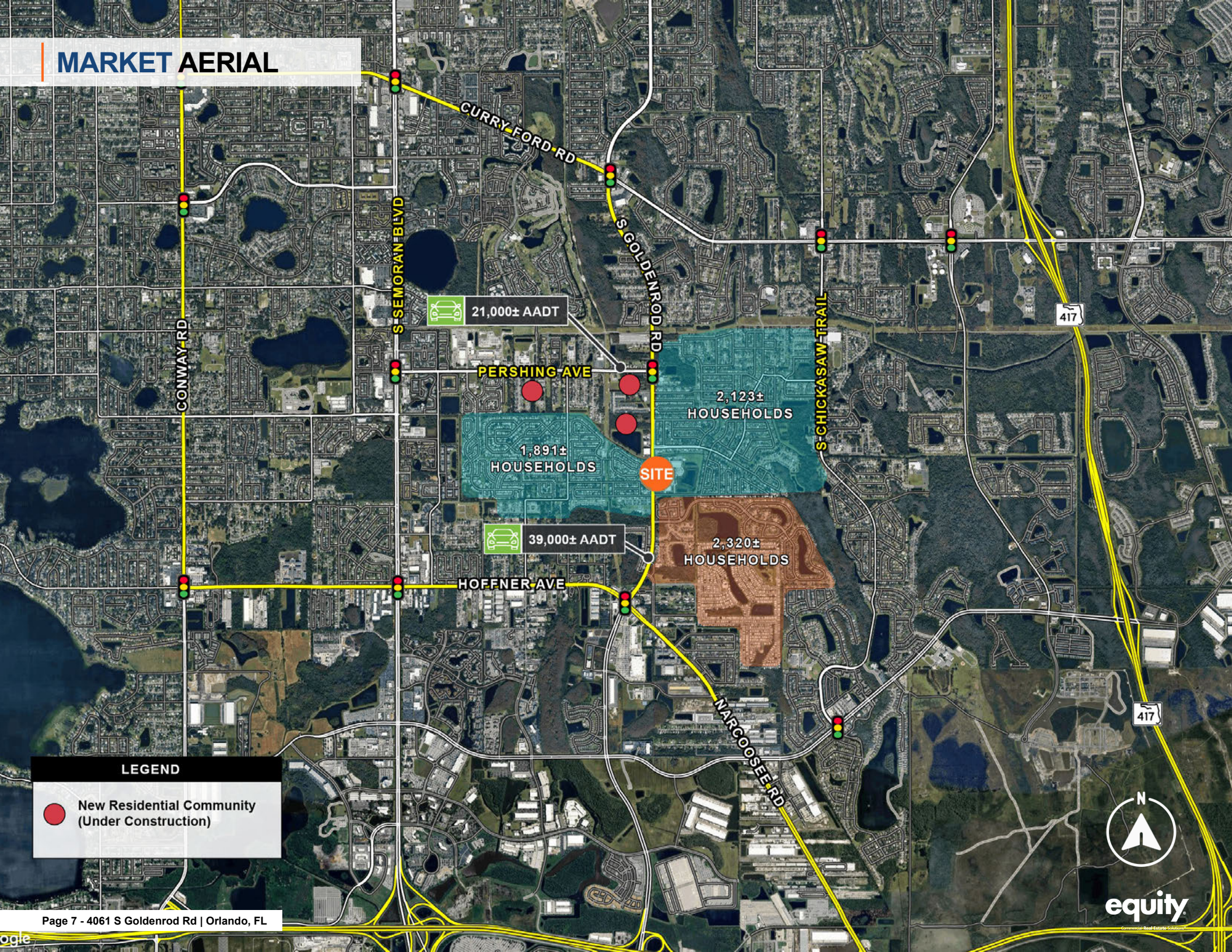
PLANNED
DEVELOPMENT

The subject property is zoned P-D (Planned Development), offering a level of flexibility that sets it apart from other zoning classifications. This versatile designation allows for a wide range of potential uses, including mixed-use development, retail, and other high-value applications that can be tailored to evolving market demands.

Floor Plan



MARKET AERIAL



21,000± AADT

PERSHING AVE

1,891± HOUSEHOLDS

2,123± HOUSEHOLDS

SITE

39,000± AADT

HOFFNER AVE

2,320± HOUSEHOLDS

LEGEND

● New Residential Community (Under Construction)



EAST AERIAL

GOLDENROD PLAZA



Mi Pan Boricua



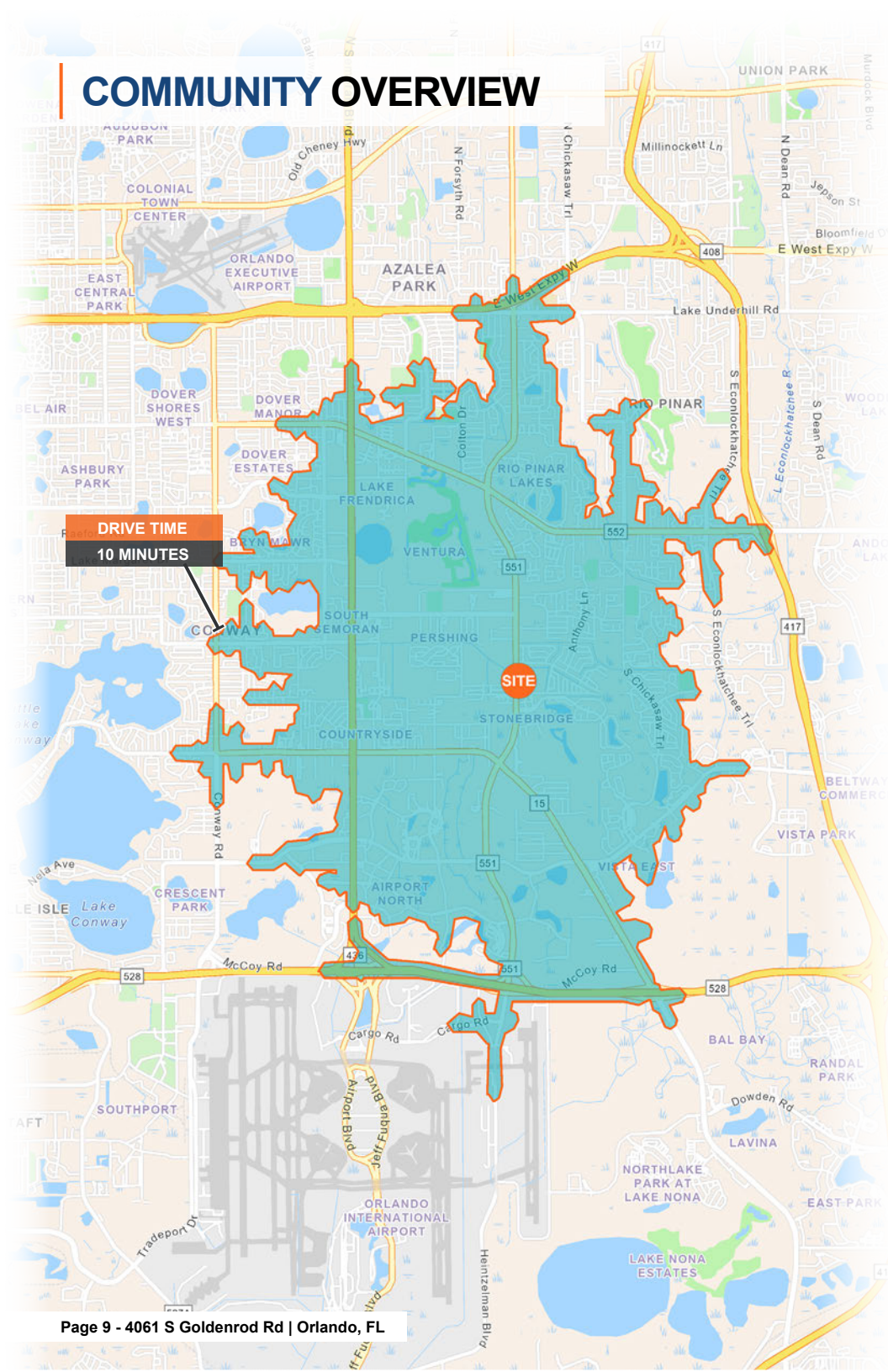
S GOLDENROD RD

39,000± AADT



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COMMUNITY OVERVIEW



DRIVE TIME
10 MINUTES

SITE



83,425

2024
POPULATION



31,788

2024
HOUSEHOLDS



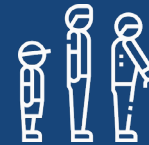
\$78,698

AVERAGE HOUSEHOLD
INCOME



20,675

TOTAL
EMPLOYEES



38.1

MEDIAN AGE



12,781

65+ POPULATION



\$311,021

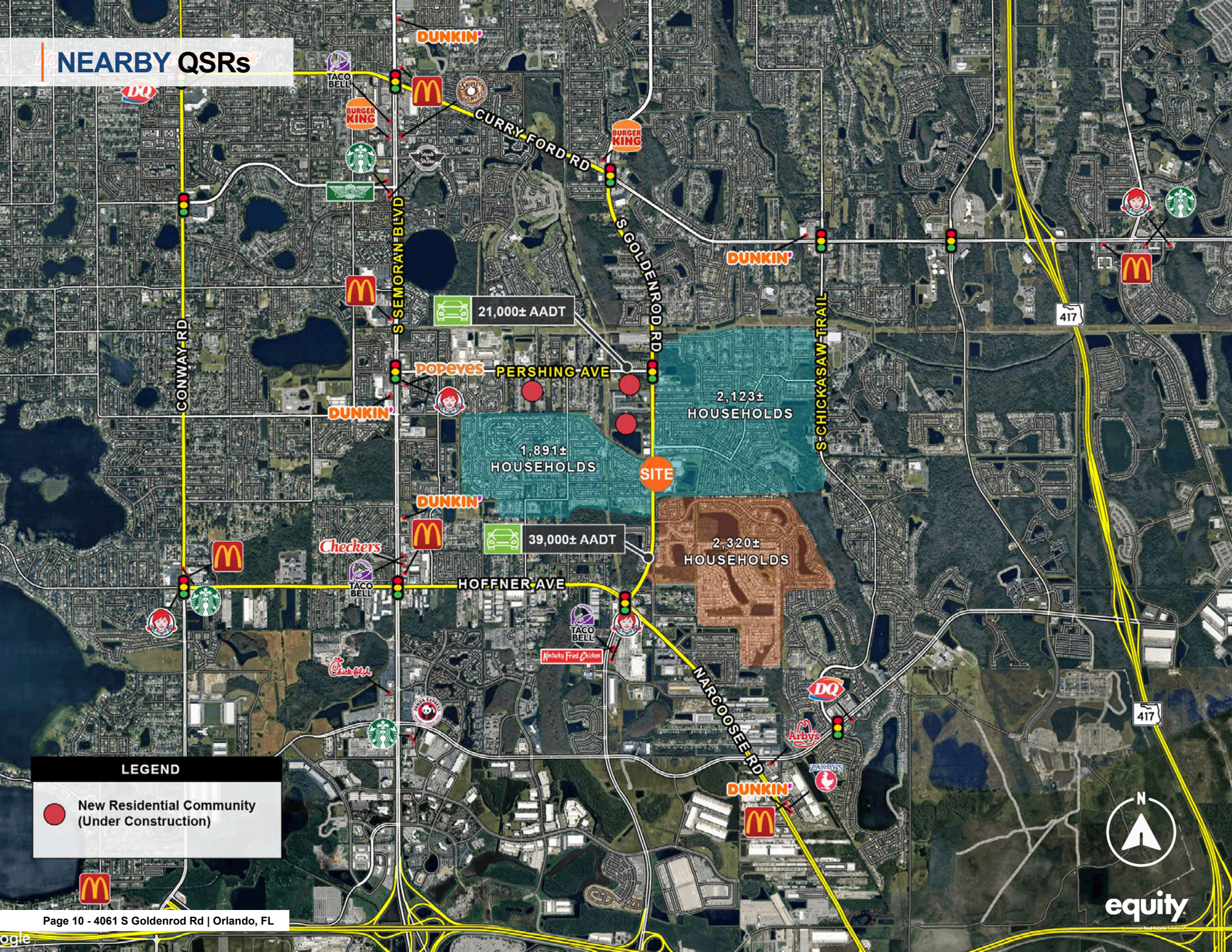
MEDIAN HOME VALUE

SOURCE:



THE SCIENCE OF WHERE™

NEARBY QSRs



LEGEND

- New Residential Community (Under Construction)



ORLANDO MSA

2.8M

RESIDENTS IN
ORLANDO

ESRI (2024)

#1

TOURIST DESTINATION
IN THE U.S.

AAA TRAVEL (2024)

#2

FASTEST-GROWING
U.S. METRO

U.S. CENSUS BUREAU (2023)

55K

NEW RESIDENTS IN 2023
(4TH HIGHEST IN THE U.S.)

OBJ (2024)

As the 23rd-largest metropolitan area in the United States and the 3rd-largest in Florida, Orlando boasts a diverse range of industries, including science, technology, biomedical research, digital media, and advanced manufacturing. Residents and visitors alike enjoy a dynamic lifestyle with something new to experience every day, making it an ideal environment for businesses to grow and prosper.

With a population exceeding 2.8 million, Orlando has experienced remarkable growth of 62% since 2000, outpacing other major metropolitan areas in Florida such as Miami, Tampa, and Jacksonville, as well as tripling the national growth rate during the same period. According to the Orlando Economic Partnership, the city's appeal is expected to draw even more residents from across the country, with projections estimating an influx of over 1,500 new residents per week through 2030.

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