

FREESTANDING RESTAURANT

KIRKMAN RD / METROWEST BLVD
ORLANDO, FLORIDA

FOR LEASE

Freestanding 2nd generation Applebees restaurant building available in the Metrowest submarket of Orlando, featuring tremendous exposure, large covered patio and ample parking.



<http://site.blvdretail.com/applebees-kirkman-metrowest>



PROPERTY HIGHLIGHTS

Located in Metrowest, this is a rare opportunity to lease a freestanding restaurant building in turnkey condition within an infill Orange County submarket along a major traffic corridor. Join these major traffic drivers & brands:

VALENCIA COLLEGE

Walmart
Save money. Live better.



- 5,550± SF 2nd Generation Restaurant on 1.54 AC
- Fully equipped kitchen and furniture included
- Ample (96) parking spaces (17 per 1,000 SF)
- Direct frontage on Kirkman Rd.
- Prominent Pylon signage

ADDRESS & LAT / LONG :

2503 S Kirkman Rd, Orlando, FL 32811

28.515843, -81.458401

PROPERTY DESCRIPTION

This 2nd generation restaurant is centrally located in the Metrowest submarket of Orlando with direct frontage and prominent pylon sign in between two traffic signals along heavily trafficked Kirkman Road, which sees nearly 50,000 daily vehicles.

The property sits north of Universal Studios and the Orlando Tourist Corridor and east of the tony Windermere neighborhood.

The building comes furnished with a fully equipped kitchen inclusive of extensive hood exhausts, grease trap, two walk-in coolers, plus ample parking (96 spaces) and a 658± square foot covered patio.

Nearby retailers include Walmart Supercenter, Hibbett Sports, Planet Fitness, Starbucks, Chipotle, Panda Express, McDonalds, Bubbakoos Burritos, Mecatos Bakery, Verizon, CareSpot Urgent Care, MD Now Urgent Care, Chase Bank, among others.



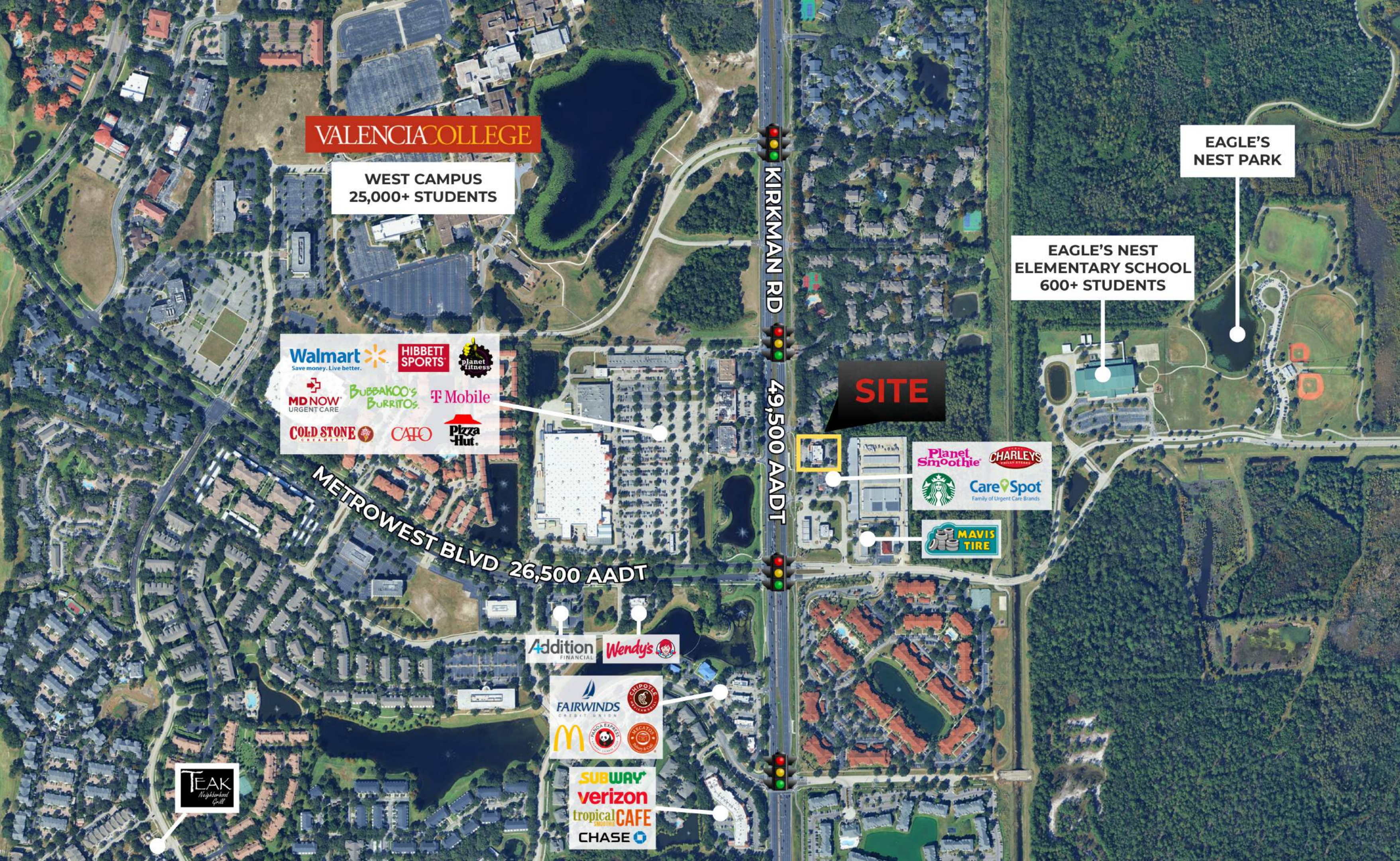
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	21,000	120,100	285,000
POPULATION GROWTH - 2029	1.05%	1.04%	1.04%
DAYTIME POPULATION	5,200	62,900	207,800
AVERAGE HH INCOME	\$65,800	\$69,400	\$70,000

TRAFFIC COUNTS

KIRKMAN ROAD	49,500 AADT
METROWEST BLVD	26,500 AADT

INTERSECTION AERIAL



VALENCIA COLLEGE

WEST CAMPUS
25,000+ STUDENTS

Walmart
Save money. Live better.

HIBBETT SPORTS

planet fitness

MD NOW
URGENT CARE

BUBBAKOO'S
BURRITOS

T-Mobile

COLD STONE
CREAMERY

CATO

Pizza Hut.

SITE

EAGLE'S NEST
ELEMENTARY SCHOOL
600+ STUDENTS

EAGLE'S
NEST PARK

METROWEST BLVD 26,500 AADT

KIRKMAN RD 49,500 AADT

TEAK
Neighborhood Grill

Addition FINANCIAL Wendy's

FAIRWINDS
CREDIT UNION

CHIPOTLE

MCDONALD'S

PANDA EXPRESS

ASCAROS

SUBWAY
verizon
tropical CAFE
CHASE

Planet Smoothie

CHARLEY'S
PHILLY STEAKS

Starbucks

CareSpot
Family of Urgent Care Brands

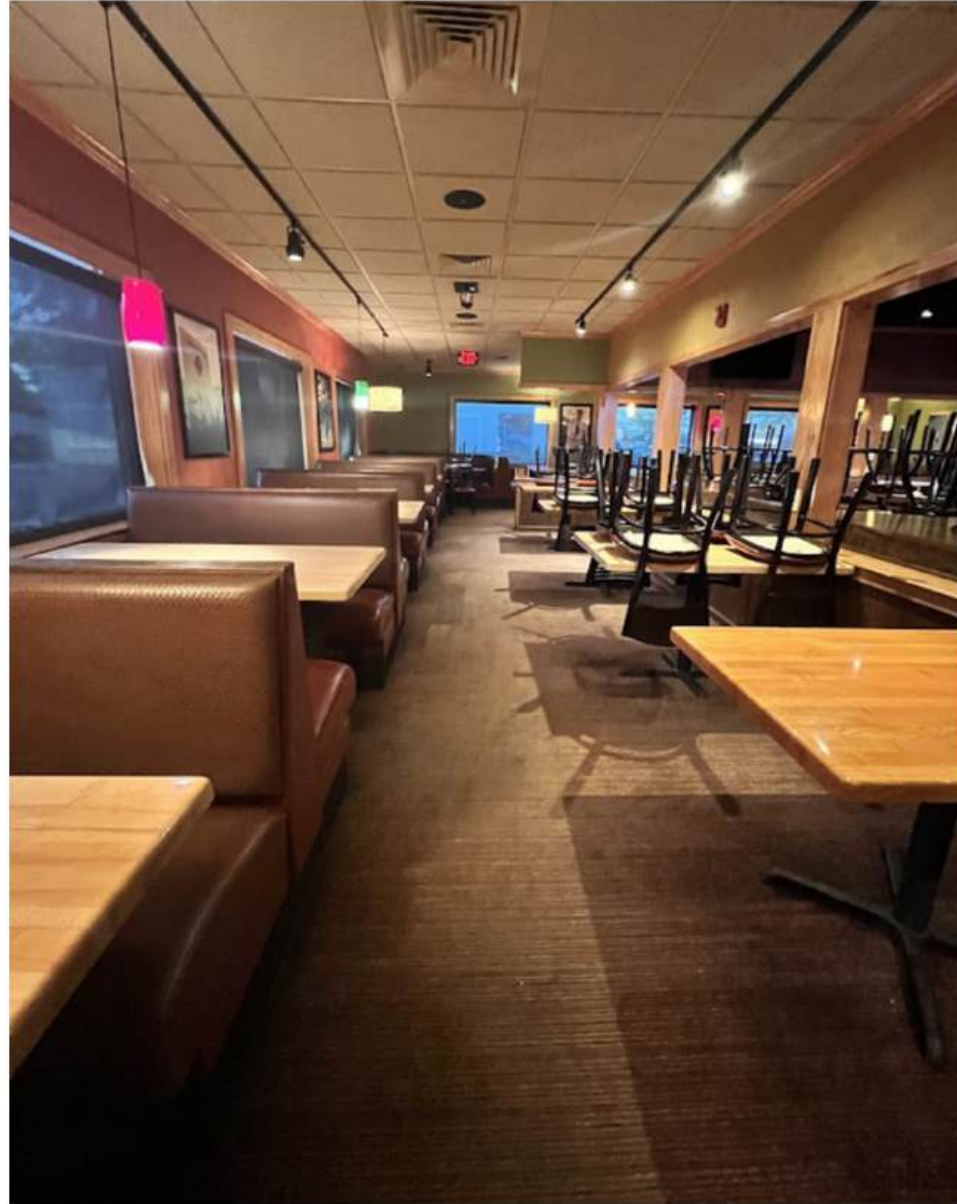
MAVIS
TIRE

SUBMARKET RETAIL AERIAL





EXTERIOR PHOTOS



INTERIOR PHOTOS

FOR MORE INFORMATION, CONTACT



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