

★ *Rare Opportunity to Purchase* ★  
*Real Estate & Business*  
*Or*  
*Business*  
*Prestigious Vista Lakes!*



Marcus & Millichap

**Dairy Queen Grill & Chill**

8650 LEE VISTA BLVD | ORLANDO, FLORIDA 32829

*OFFERING MEMORANDUM*

# Dairy Queen Grill & Chill

8650 LEE VISTA BLVD | ORLANDO, FLORIDA 32829

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## INVESTMENT HIGHLIGHTS

- \* **A Top-Performing Store in the Dairy Queen Franchise System**
- \* **A + Location in the Prestigious Vista Lake Market within the Orlando Metro Area**
- \* **Exceptional Visibility: Lee Vista Blvd. & Chickasaw Trail, with 39,500 AADT (combined)**
- \* **Convenient Access to Surrounding National, Regional & Local Retailers**
- \* **Dense Residential Demographics: Over 63,780 Population (3-mile radius)**
- \* **Affluent Trade Area: Ave. HH Income: \$\$114,381 (1-mile radius)**
- \* **Very High Daytime Population: 62,703 (3-mile radius)**
- \* **The State of Florida is a NO personal income tax state**
- \* *Extremely Rare Opportunity to Own Generational Property AND a Top Performing Store in One of the Fastest Growing Markets in the State of Florida and the United States*



# DAIRY QUEEN GRILL & CHILL

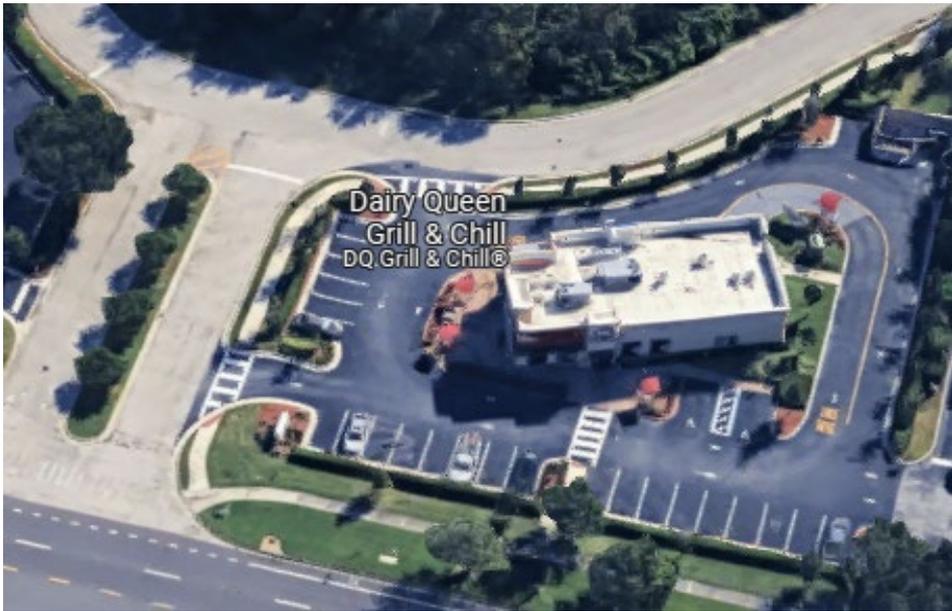
8650 LEE VISTA BLVD | ORLANDO, FLORIDA 32829

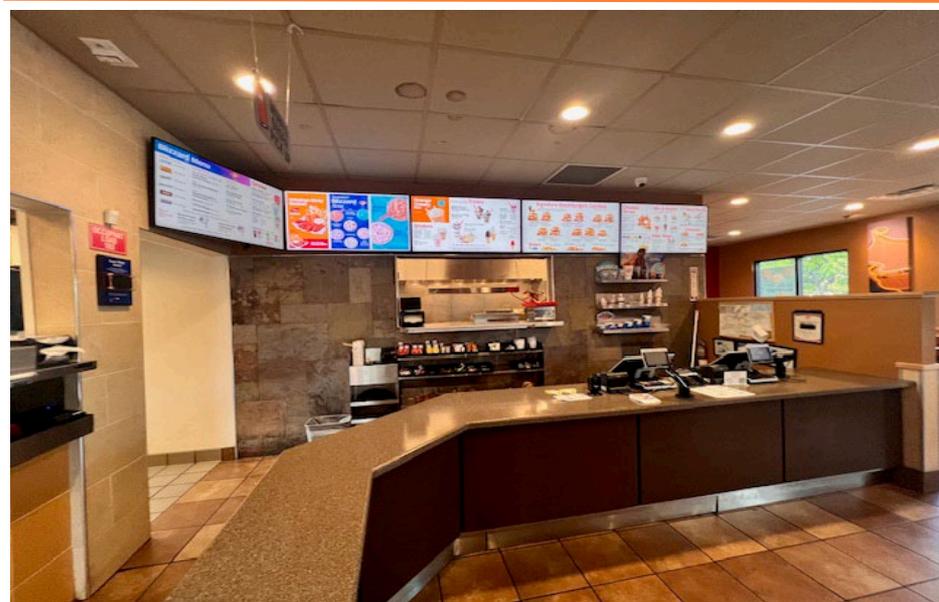
## I. THE OFFERING: Land, Building / Improvements & DQ Grill & Chill Store

<b>Price: Land, Building and All Improvements</b>	<b>\$3,500,000</b>
<i>Gross Leasable Area</i>	<b>3,362 SF</b>
<i>Year Built</i>	<b>2021</b>
<i>Acres</i>	<b>0.84</b>
<i>OCPA Parcel Id.</i>	<b>24-23-30-8971-00-020</b>
<i>Price / SF</i>	<b>\$1,041</b>
<b>Price: DQ Grill &amp; Chill Store*</b>	<b>\$1,000,000</b>
<i>*(Includes F, F, E &amp; Goodwill - Owner will provide financials)</i>	
<b>Total Price</b>	<b>\$4,500,000</b>

## OR, II. THE OFFERING: DQ Grill & Chill Store

<b>Price: DQ Grill &amp; Chill Store*</b>	<b>\$1,000,000</b>
<i>*(Includes F, F, E &amp; Goodwill - Owner will provide financials)</i>	
<b>Lease Terms: Land, Building and Improvements Per Month At Closing*</b>	<b>\$19,000</b>
<i>(*Absolute NNN Lease, Minimum Base Term of Ten (10) Years, Plus Renewal Options to be negotiated)</i>	
<i>Per SF</i>	<b>\$67.82</b>





# RETAIL MAP



 CHICKASAW TRAIL  
AADT: 14,500

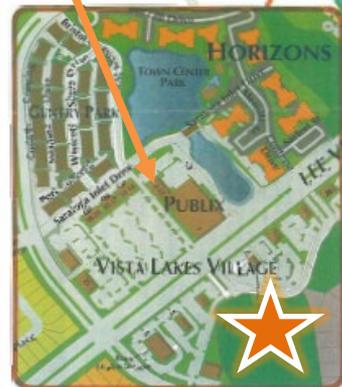


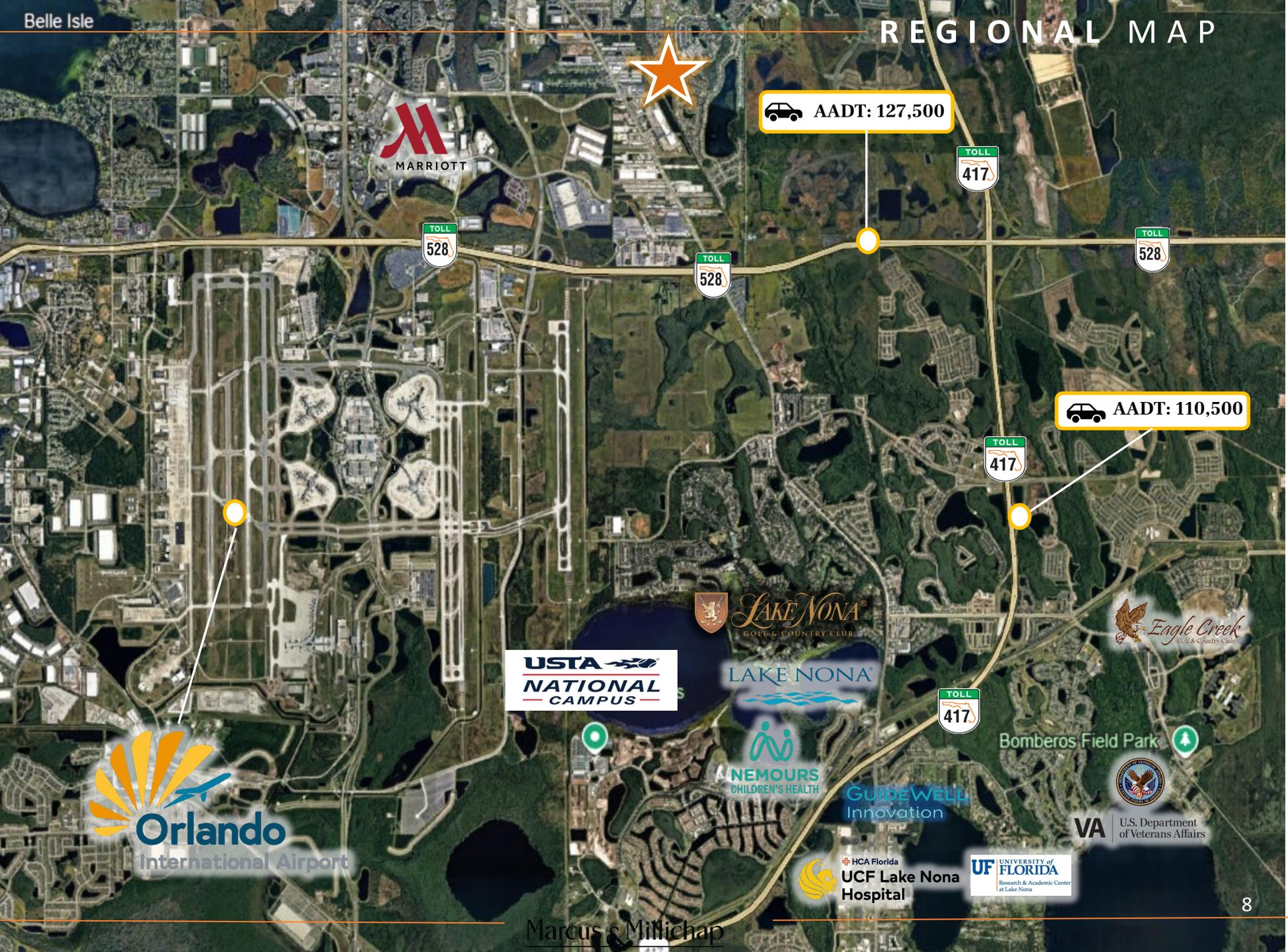
 LEE VISTA BLVD.  
AADT: 25,000



SUBJECT PROPERTY







AADT: 127,500



AADT: 110,500



LAKE NONA



GUIDEWELL Innovation

Bomberos Field Park



VA U.S. Department of Veterans Affairs



Dairy Queen®, a globally recognized food and treat company that values customers and franchisees alike. Established the pace for franchising over 85 years ago, With major markets available for development, In fact, Dairy Queen was ranked 40th on Entrepreneur Magazine’s Franchise 500 in 2025, ranked 18th on the 2024 Franchise Times Top 400, and ranked #18 on Technomic's Top 500 Chain Restaurant Report in 2024. The Dairy Queen® brand expanded rapidly, growing from 100 locations in 1947 to 2,600 by 1955. The Dairy Queen® brand offers the thrilling experience and resources you need along with the comfort and recognition of world-famous brand.



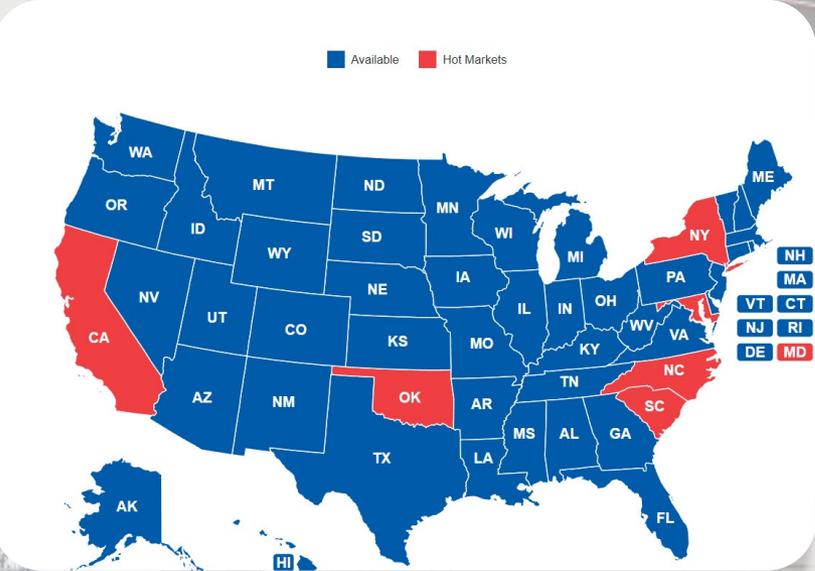
**85**  
Years in Business

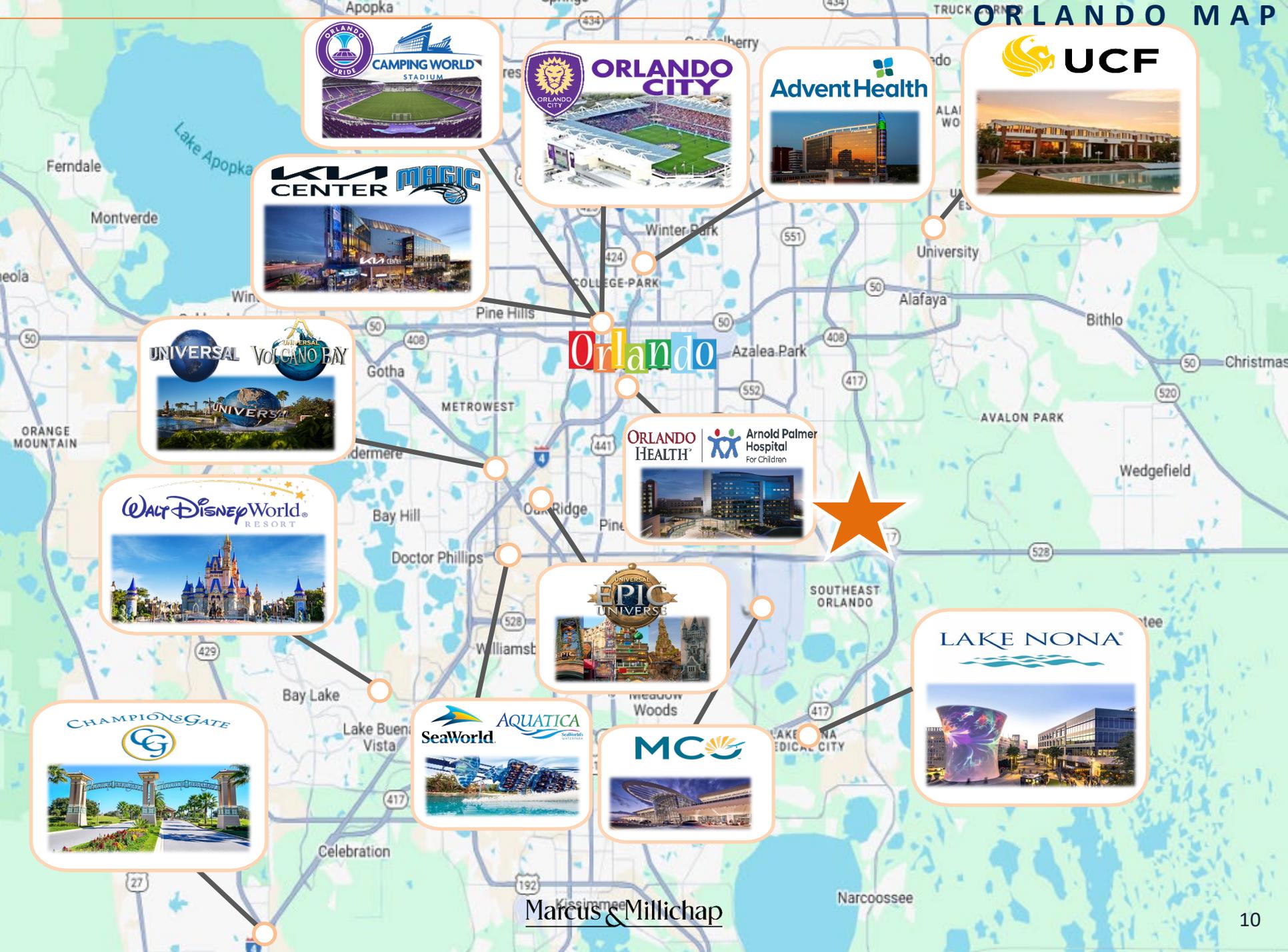


**7,700+**  
Locations Worldwide



**85%**  
Consumer  
Brand Recognition





ORLANDO PRIDE CAMPING WORLD STADIUM

ORLANDO CITY

AdventHealth

UCF

KIA CENTER MAGIC

UNIVERSAL VOLCANO BAY

WALT DISNEY WORLD RESORT

CHAMPIONSGATE

SeaWorld AQUATICA

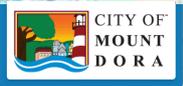
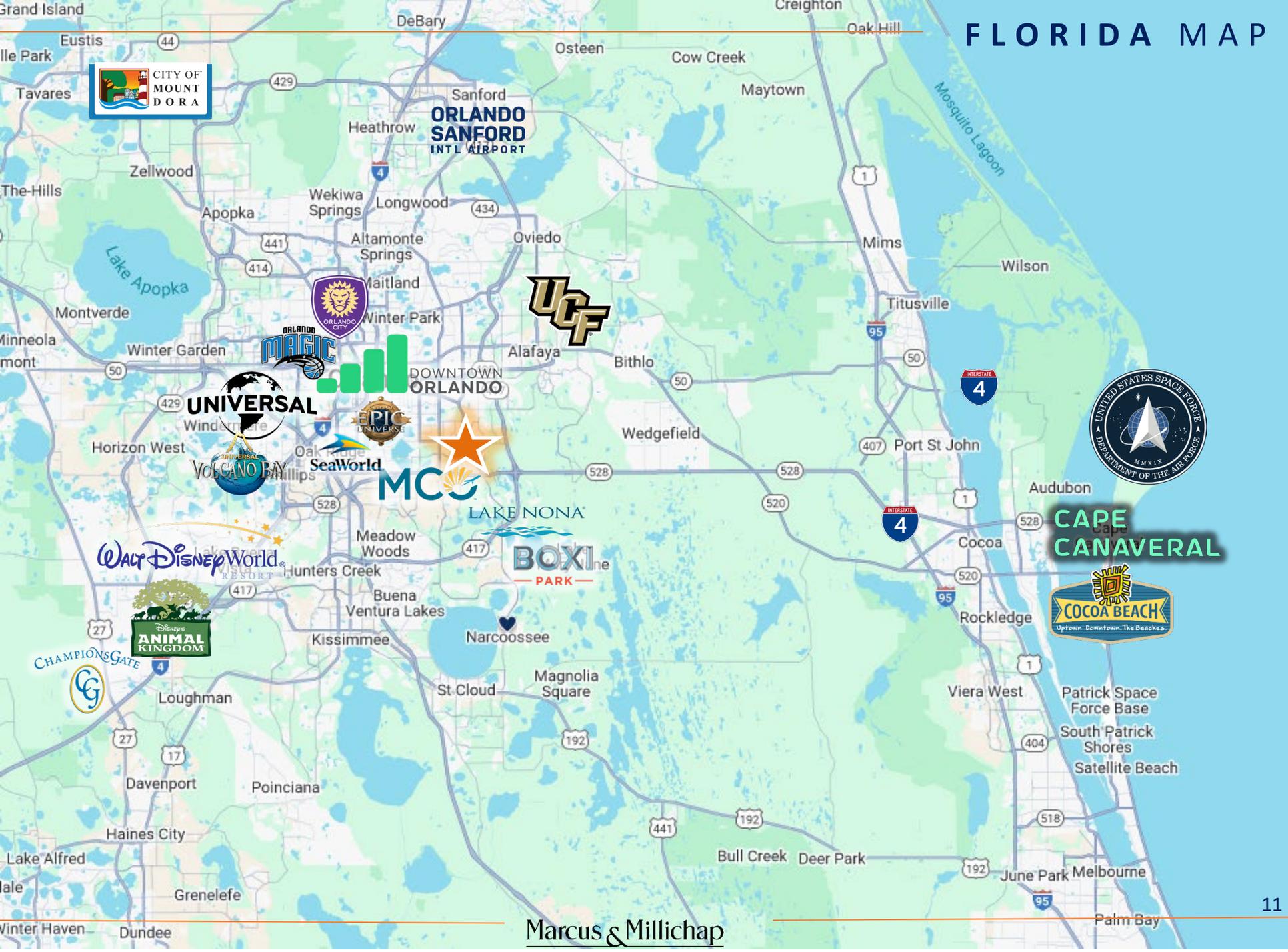
MCO

ORLANDO HEALTH Arnold Palmer Hospital For Children

UNIVERSAL EPIC UNIVERSE

LAKE NONA





ORLANDO SANFORD INTL AIRPORT



DOWNTOWN ORLANDO

UNIVERSAL



WALT DISNEY WORLD RESORT



BOXLINE PARK

CAPE CANAVERAL



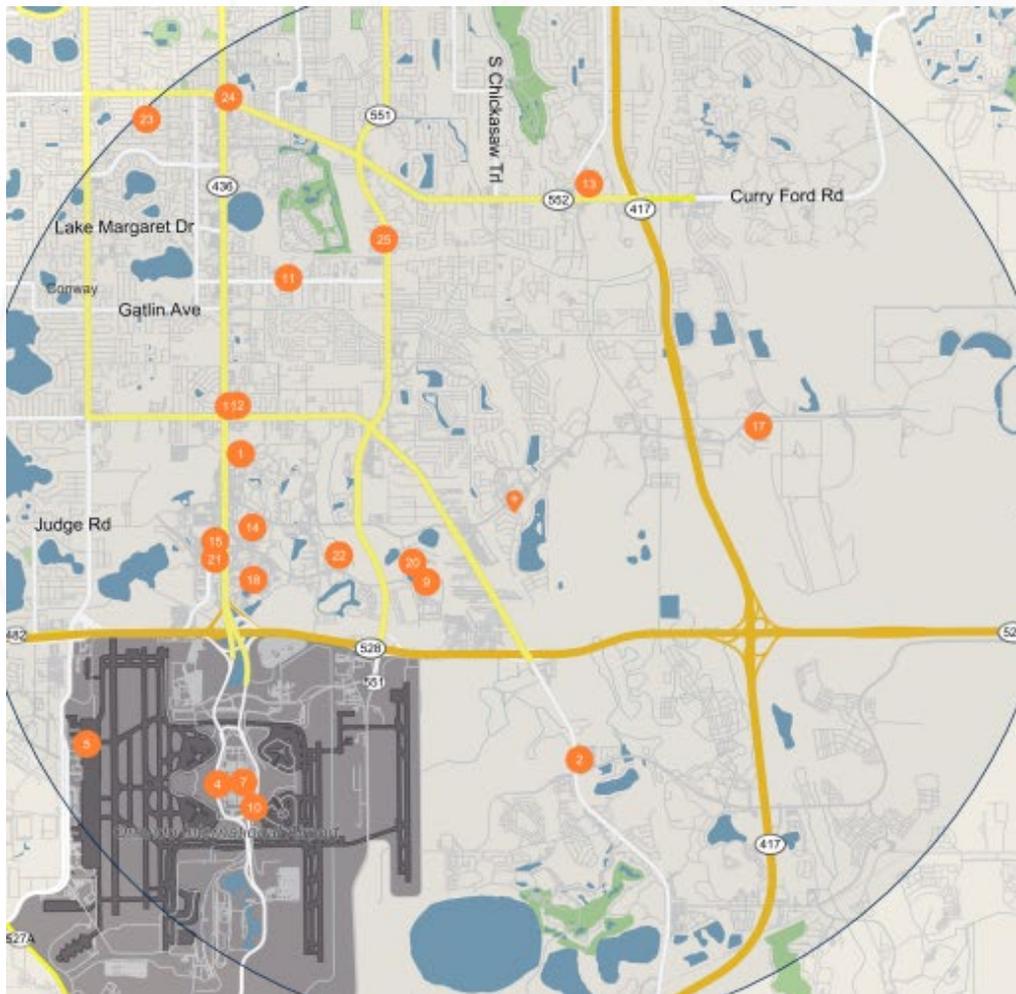
Patrick Space Force Base  
South Patrick Shores  
Satellite Beach

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2029 Projection	8,694	66,086	180,438
2024 Estimate	8,514	63,780	172,567
2020 Census	8,502	62,241	165,500
2010 Census	7,756	50,540	132,055
<b>HOUSEHOLD INCOME</b>			
Average	\$114,381	\$94,106	\$99,169
Median	\$96,487	\$76,945	\$80,289
Per Capita	\$41,463	\$34,798	\$36,670
<b>HOUSEHOLDS</b>			
2029 Projection	3,104	24,787	67,904
2024 Estimate	3,037	23,872	64,992
2020 Census	2,944	22,620	61,005
2010 Census	2,736	18,575	49,955
<b>HOUSING</b>			
Median Home Value	\$364,205	\$297,673	\$338,808
<b>EMPLOYMENT</b>			
2024 Daytime Population	5,636	62,703	132,347
2024 Unemployment	1.97%	1.60%	1.95%
Average Time Traveled (Minutes)	30	32	31
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	2.88%	1.95%	1.95%
Some College (13-15)	24.53%	30.90%	30.62%
Associate Degree Only	13.18%	10.69%	10.45%
Bachelor's Degree Only	14.10%	12.61%	12.95%
Graduate Degree	38.38%	35.43%	34.98%

# MAJOR EMPLOYERS



Major Employers		Employees
1	Fountains At Lee Vista LLC-Post Fountains	1,591
2	Nemours Foundation Pension Plan	1,458
3	Ahs/Central Texas Inc	1,024
4	Sea World of Florida LLC-Goaa	804
5	Agi Cargo LLC	667
6	Adventist Hlth Systm/Snbelt In-Florida Hospital East Orlando	575
7	Hyatt Corporation-Hyatt Rgncy Orlando Intl Arprt	500
8	Adventist Hlth Sys Snbelt Hlth	467
9	Thyssnkrupp Sup Chain Svcs NA	444
10	Gideon Toal MGT Svcs LLC	359
11	Orlando Utilities Commission	350
12	Dialamerica Marketing Inc	321
13	Faith Assmby of God OrlnDo In-Faith Christian Academy	305
14	Ultra Beauty Inc	297
15	Columbia Prpts Orlando LLC-Doubletree Hotel Orlando Arprt	291
16	Ana G Mendez University Inc	287
17	Cencora Inc-Orlando A Division	276
18	Procter & Gamble Distrg LLC-Procter & Gamble	272
19	Devereux Foundation-Devereux Day School	262
20	American Woodmark Corporation-Timberlake Cabinets	260
21	Lax Hotel LLC-Renaissance Hotel Orlando	250
22	I & E Construction Inc	250
23	Nautique Boat Company Inc	243
24	Prince Pace Lthran Ch Ornge CN-Prince Pace Lutheran Preschool	225
25	Concord Management Ltd	212

# ORLANDO

METROPOLITAN STATISTICAL AREA

## 2.1 MILLION

POPULATION

Sunshine, a warm climate, and a favorable tax structure continue to attract numerous visitors, employers, and residents to the region. The Orlando metropolitan area is among the largest and fastest-growing in Florida, with a population exceeding 2.9 million as of mid-2024, reflecting a 2.7% increase from the previous year. It remains one of the nation's most popular tourist destinations, drawing over 74 million visitors in 2024. 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 a 2025 population of approximately 329,347 followed by Alafaya with 94,886 and Kissimmee with 82,639



2025 POPULATION

**329,347**

1.3% 1- Year Growth



Property Value

**\$400,000**

7.91%-1 Year Growth



2024 MEDIAN AGE

**35.1**

1.15% 1-Year Increase



2024 AVERAGE  
HOUSEHOLD INCOME

**\$69,270**

4.49% 1-Year Growth

# FLORIDA IS THRIVING



Very  
PRO-Business  
Environment



NO State  
Income Tax in  
Florida

**#1**

Best State For  
Business  
*Business Observer 2024*

**#4**

Best Business  
Tax Climate  
*Tax Foundation 2024*

**#1**

Best State For  
Higher Education  
*Florida Department of  
Education May, 2024*

# TOURISM



**137+MM**

Florida had 137MM+ visitors in the first half of 2024

-Orlando Weekly, May 2024



**74.8+MM**

The **74.8 million** visitors during 1Q24 was an **1.4 percent increase from the first half of 2023.**

-Orlando Weekly, May 2024



Tourism in Florida during the first half of 2024 An estimated **40.6 million people traveled to Florida** during the first three months of the year, a 1.2 percent increase from the same period in 2023

-Orlando Weekly

# POPULATION & JOBS



**Florida Is No. 1**

Wealthy Americans are moving to FL at

**Net migration: 29,771**

*Nasdaq, August 2024*



Florida saw an **86%** net gain of corporations that moved their headquarters, the highest net gain of any state.

-Forbes, June 2024



**TOP 10**

Best Large Cities to Start a Business.

**Orlando (#1), Tampa (#2), Jacksonville (#4), and Miami. (#5), St. Petersburg (#10)**

-Wallethub, June 2024

**FLORIDA IS THE #1 STATE**

**for Net In-Migration 2022-2023**

*- Orlando Business Journal*



**738K PEOPLE MOVED**

**to the Sunshine State 2023-2024**

*- Forbes, June 2024*

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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**ACT ID ZAG0310242**

**BROKER OF RECORD:**

Ryan Nee  
BK3154667

**Marcus & Millichap**

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