



5,339± SF Free-Standing 2nd Gen Restaurant For Lease

3405 West Vine Street, Kissimmee, FL 34741

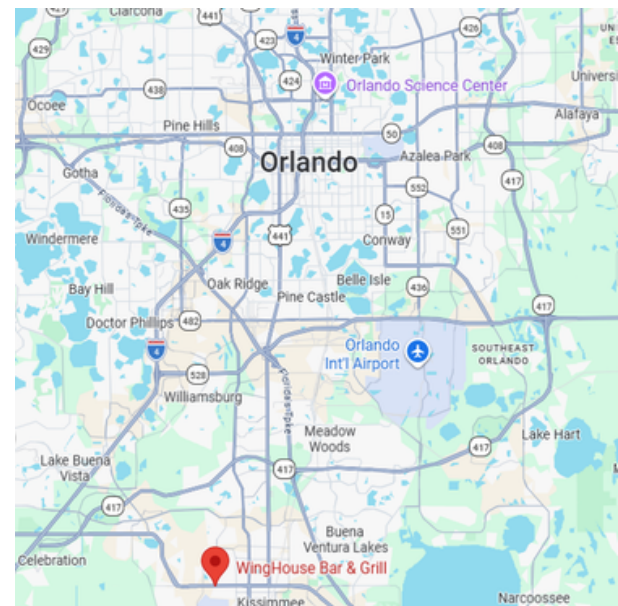
Property Highlight

- 5,339± SF freestanding 2nd generation restaurant and bar
- 1.34± AC parcel with strong standalone presence
- Built for full-service dining and bar operations
- High-visibility location on W Vine Street / US-192 (64,390 AADT)
- Surrounded by major retail, dining, and entertainment destinations
- Strong local demographics and Orlando/Kissimmee tourism traffic
- Ample parking, signage exposure, and potential outdoor dining opportunities (subject to approvals)
- Ideal for restaurant, sports bar, brewery/taproom, buffet, Latin or Asian cuisine, or entertainment-focused dining concept



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POPULATION

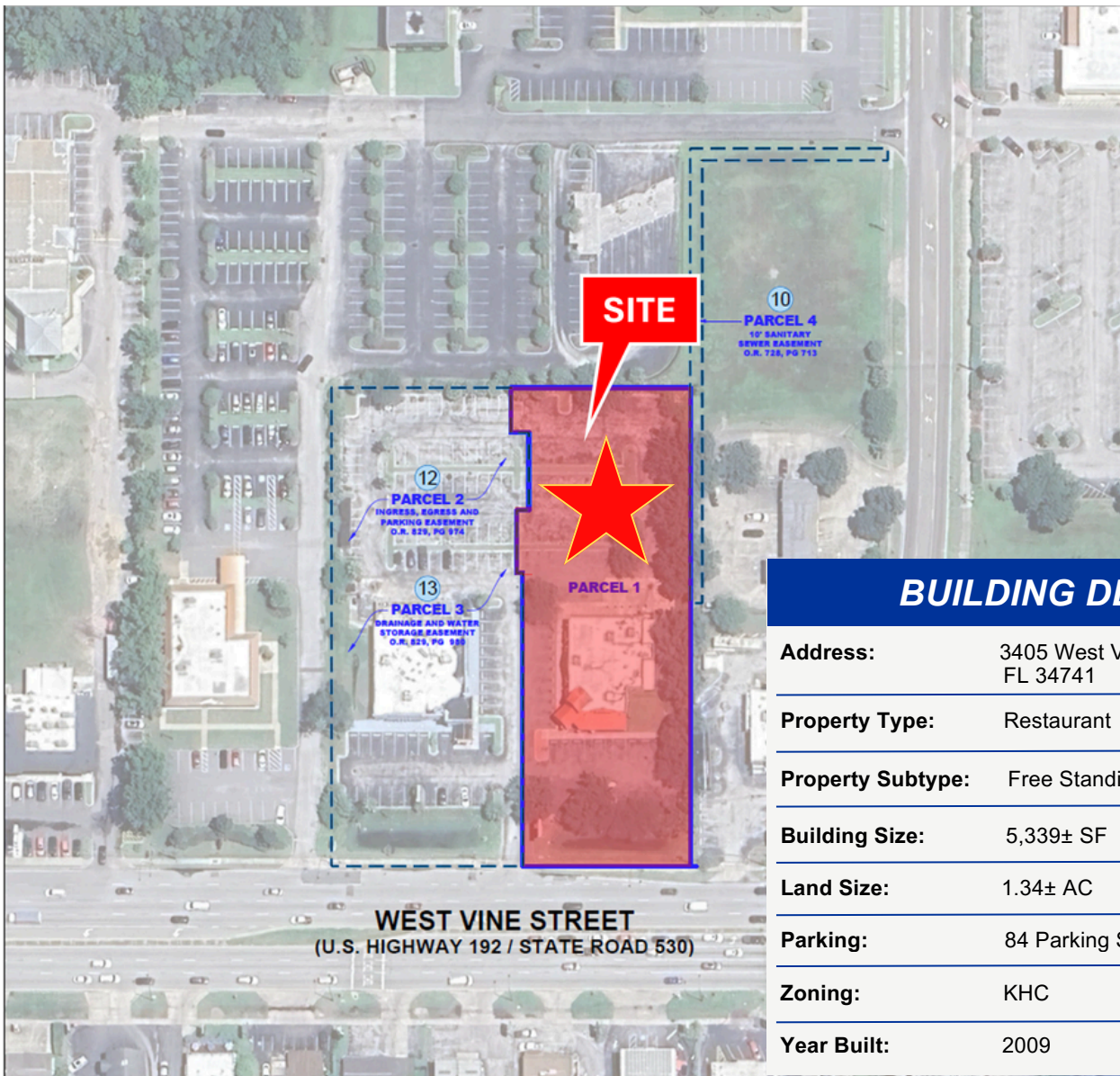


**MEDIAN
HOUSEHOLD
INCOME**



MEDIAN AGE

1 MILE	16,171	\$45,202	34.7
3 MILE	91,013	\$45,293	36.3
5 MILE	181,689	\$56,702	37.5



BUILDING DETAILS	
Address:	3405 West Vine Street, Kissimmee, FL 34741
Property Type:	Restaurant
Property Subtype:	Free Standing Restaurant
Building Size:	5,339± SF
Land Size:	1.34± AC
Parking:	84 Parking Spaces
Zoning:	KHC
Year Built:	2009

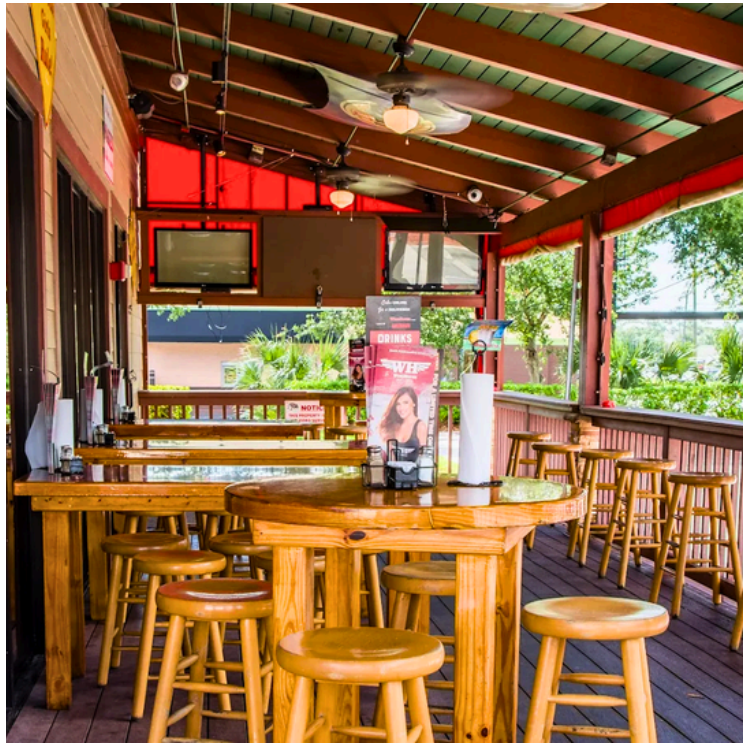
RESTAURANT | BAR OPPORTUNITY

Located at 3405 W Vine Street along Kissimmee’s highly active US-192 corridor, this freestanding restaurant and bar offers excellent visibility, strong frontage, and a prime position within one of Central Florida’s busiest commercial and tourism markets. The property consists of approximately 5,339 SF on approximately 1.34 acres, with ample parking and an existing restaurant layout suitable for a variety of food, beverage, and entertainment concepts.

Currently operated as a full-service restaurant and bar, the property is well suited for restaurant, sports bar, brewery, entertainment dining, or hospitality users looking to establish or expand within the Kissimmee / Osceola County market. The property is surrounded by major retail, restaurants, hotels, residential communities, and year-round tourism activity, with close proximity to Plaza del Sol, The Loop, Kissimmee Gateway Airport, and the greater Orlando attractions area.

Kissimmee continues to experience strong residential and tourism growth, supporting long-term demand for restaurant and entertainment uses. This is a rare opportunity to secure a standalone hospitality property along one of the region’s most heavily traveled corridors.





LEASING DETAILS

Annual Rent: Negotiable

Lease Type: NNN

Listing Type: Direct

Square Footage: 5,339±

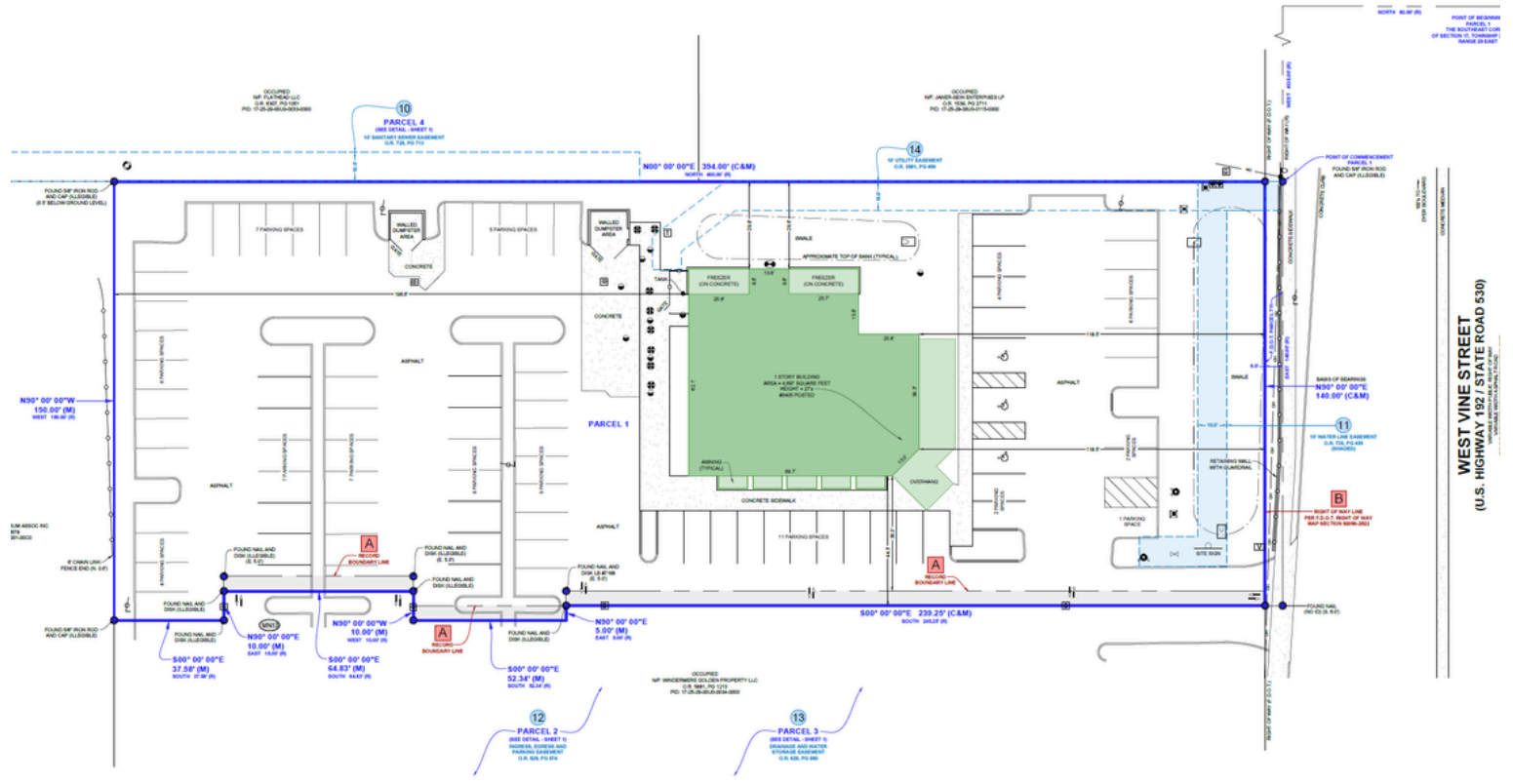
Lease Terms: Negotiable



PROPERTY SURVEY

LEGEND OF SYMBOLS & ABBREVIATIONS

		(R) RECORD
		(M) MEASURED
		(C) CALCULATED
		(P) PLAT
		PG PAGE
		O.R. OFFICIAL RECORDS
		P.B. PLAT BOOK
		F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

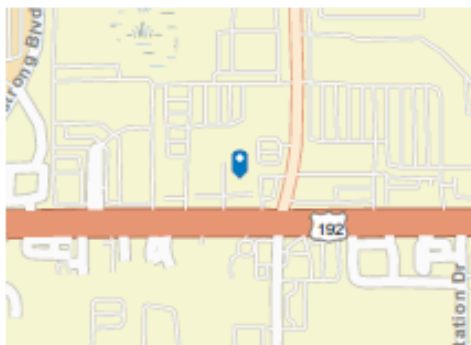


WEST VINE STREET
(U.S. HIGHWAY 192 / STATE ROAD 530)



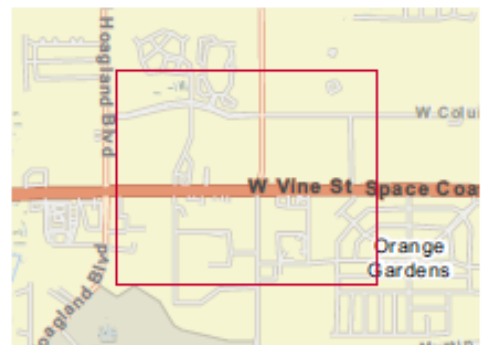
- **Prime Location:** Located along Kissimmee's highly active W Vine Street / US-192 corridor, the property benefits from exceptional visibility and convenient access throughout the greater Orlando and Osceola County market, with close proximity to major retail, dining, and entertainment destinations.
- **Freestanding Restaurant Opportunity:** Formerly operated as a full-service restaurant and bar, this approximately 5,339 SF freestanding property sits on approximately 1.34 acres and features an existing layout suitable for dine-in, bar, and entertainment-focused operations, complemented by ample on-site parking and strong standalone presence.
- **High Traffic Exposure:** With approximately 64,390 AADT along US-192, the property offers outstanding signage opportunities and consistent daily exposure within one of Kissimmee's most heavily traveled commercial corridors serving residents, commuters, and year-round visitor traffic.
- **Market Strength:** Located within the growing Kissimmee / Osceola County market, the property benefits from strong residential growth, expanding commercial development, and a tourism-driven economy that continues to support long-term demand for food, beverage, and hospitality uses.
- **Flexible Hospitality Opportunity:** The existing improvements support a variety of concepts including restaurant, sports bar, brewery/taproom, buffet, Latin or Asian cuisine, and entertainment-focused dining uses, providing operators with a rare opportunity to establish a presence within a proven Central Florida trade area.

TRAFFIC COUNT MAP

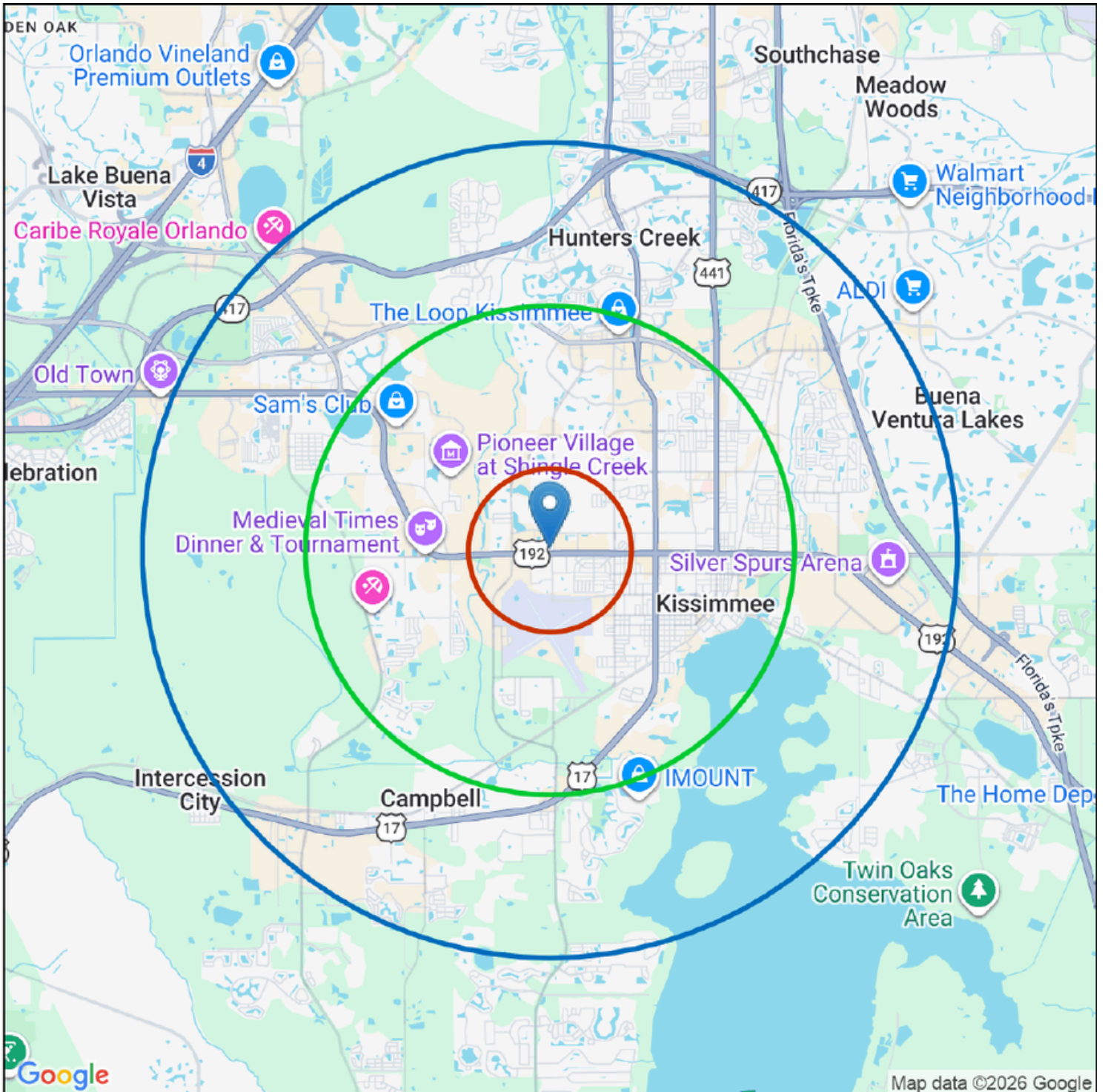


Average Daily Traffic Volume

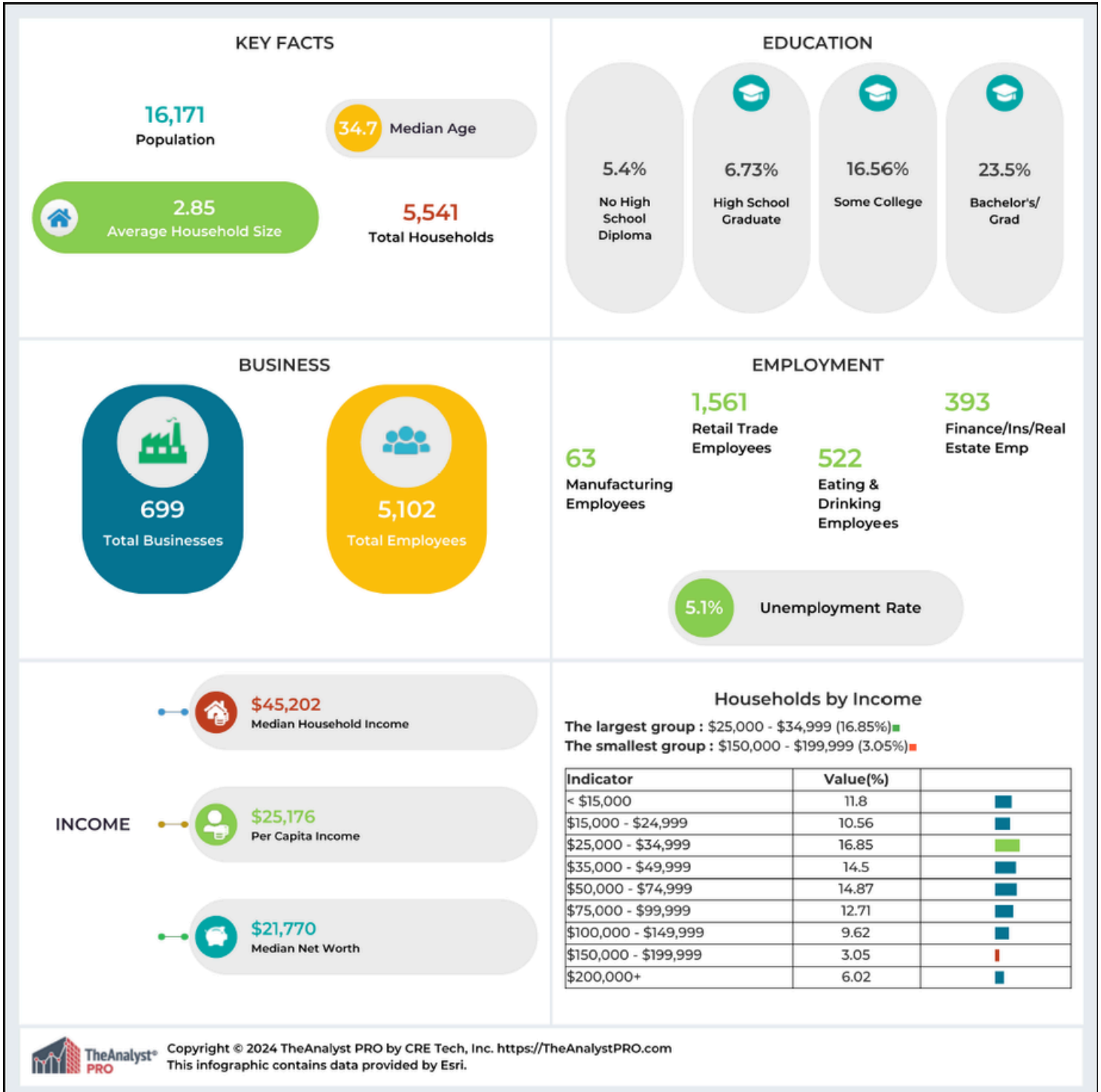
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

91,013
Population

36.3 Median Age



2.9
Average Household Size

28,371
Total Households

EDUCATION

7.17%

No High School Diploma



7.49%

High School Graduate



17.59%

Some College



19.06%

Bachelor's/ Grad

BUSINESS



4,477

Total Businesses



36,493

Total Employees

EMPLOYMENT

9,823

Retail Trade Employees

680

Manufacturing Employees

3,546

Eating & Drinking Employees

2,573

Finance/Ins/Real Estate Emp

4%

Unemployment Rate

INCOME



\$45,293

Median Household Income



\$23,231

Per Capita Income



\$30,223

Median Net Worth

Households by Income

The largest group : \$25,000 - \$34,999 (15.48%) ■

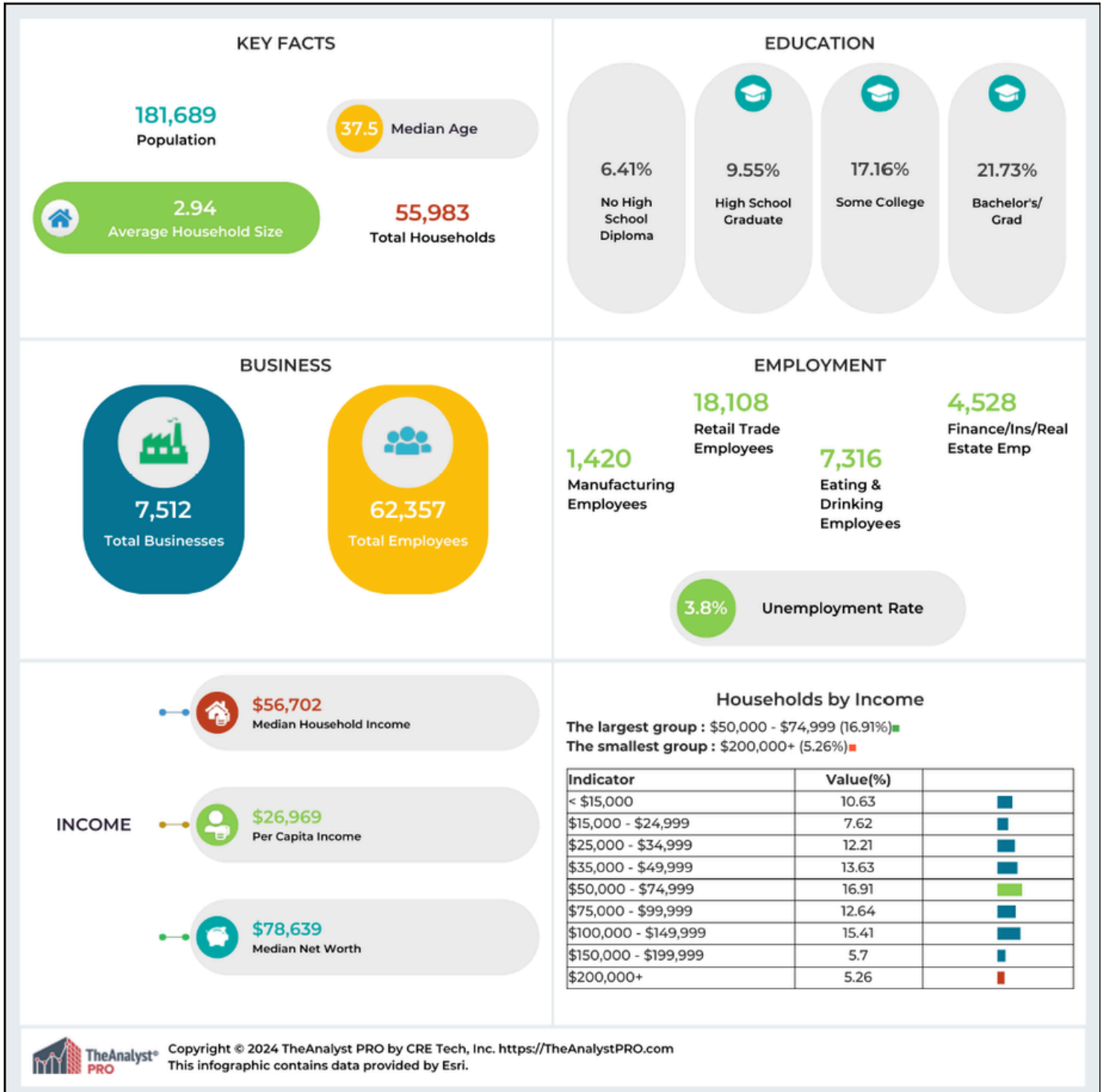
The smallest group : \$200,000+ (3.6%) ■

Indicator	Value(%)	
< \$15,000	13.74	■
\$15,000 - \$24,999	9.6	■
\$25,000 - \$34,999	15.48	■
\$35,000 - \$49,999	14.91	■
\$50,000 - \$74,999	14.81	■
\$75,000 - \$99,999	11.15	■
\$100,000 - \$149,999	12.66	■
\$150,000 - \$199,999	4.06	■
\$200,000+	3.6	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



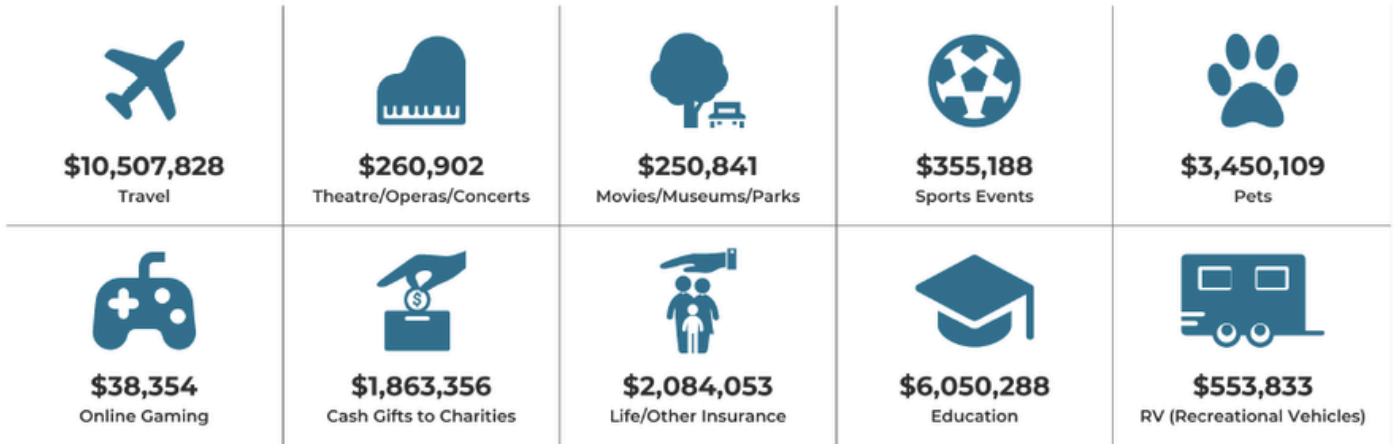
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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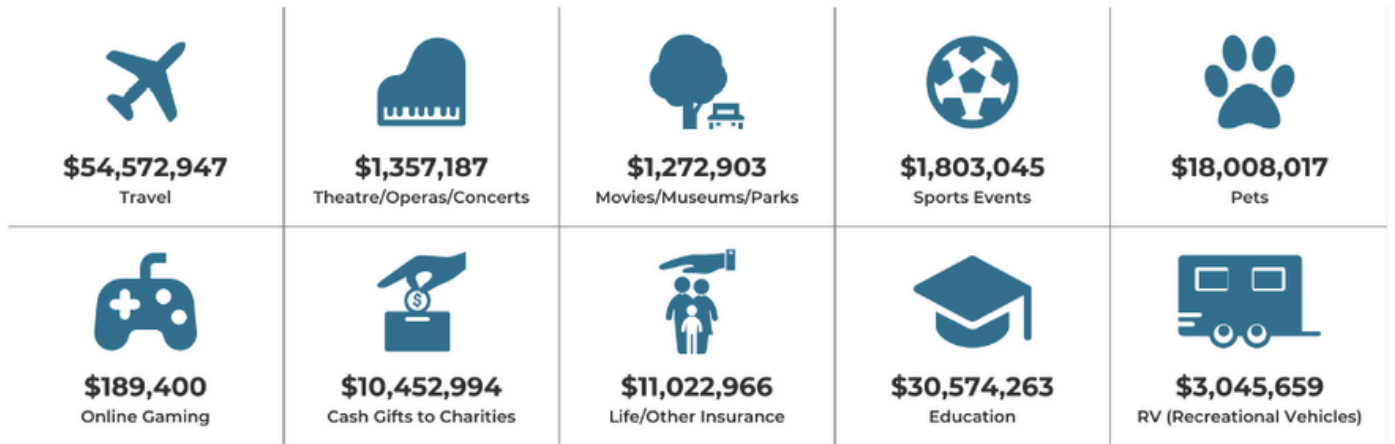
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

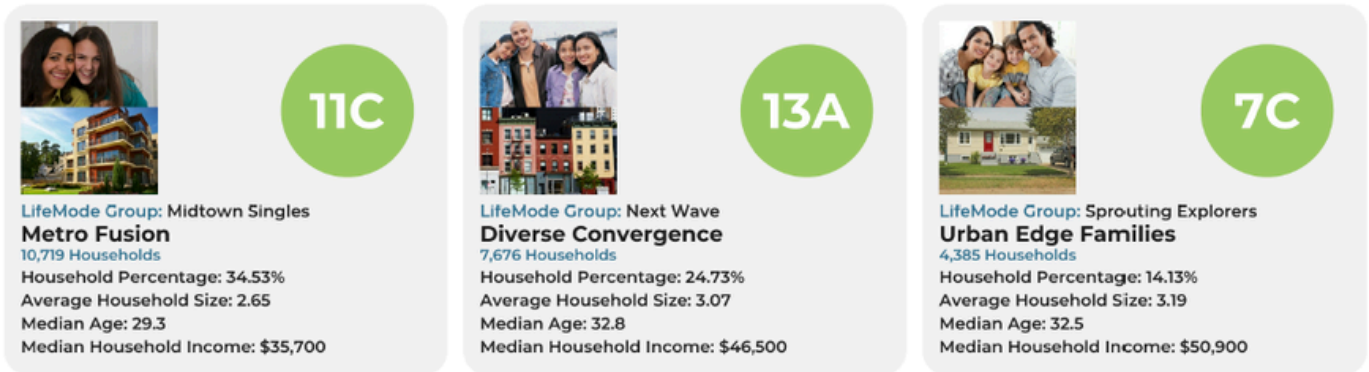
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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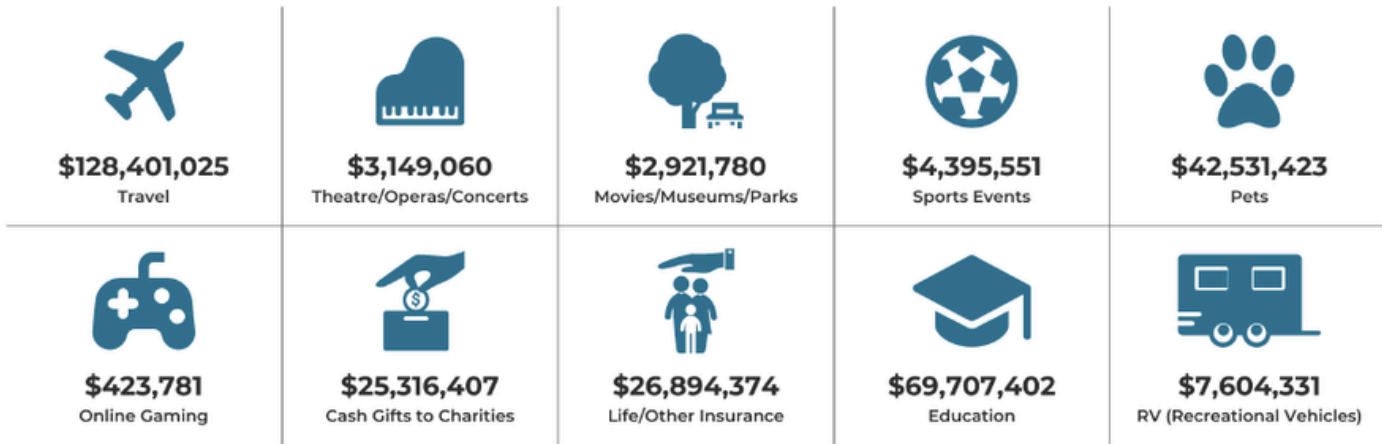
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

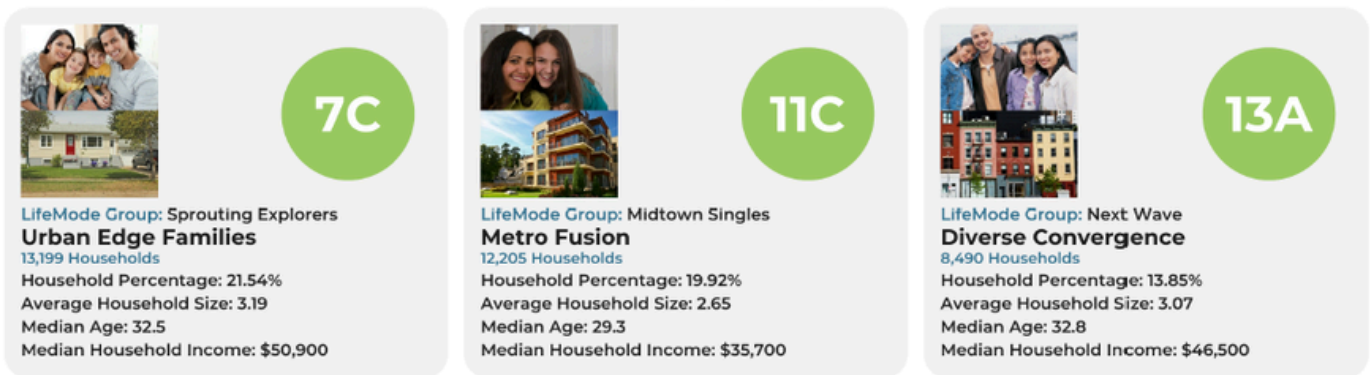
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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For more information about this opportunity, please don't hesitate to contact us.

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