

3201 Parkway Center Ct Orlando Florida 32808

Freestanding Restaurant / Retail Opportunity in Orlando's West Colonial Submarket

Property Highlights

Address: 3201 Parkway Center Ct, Orlando, FL 32808

Property Type: Retail / Restaurant Building

Building Size: Approx. 7,622 SF

Lot Size: Approx. 1.44 Acres

Submarket: West Colonial

County: Orange County, Florida

Current Use: Restaurant / retail restaurant property

Parcel ID: 04-22-29-6708-00-170

Prime Orlando Restaurant / Retail Location

3201 Parkway Center Ct offers a highly functional freestanding commercial building in Orlando's established West Colonial market. The site is positioned near major retail, restaurant, and commercial activity, making it well-suited for an owner-user, investor, restaurant operator, or redevelopment-oriented buyer.

The location is currently associated with WingHouse Bar & Grill, which publicly lists the address as its Orlando location.

Established Commercial Corridor

Located in the West Colonial submarket, the property benefits from surrounding commercial density and access to a large Orlando customer base.

Strong Nearby Population Base

LoopNet demographic data reports approximately 96,244 residents within 3 miles and approximately 274,966 residents within 5 miles as of 2024.

Potential Uses

Subject to zoning, permitting, and buyer verification, the property may be suitable for:

Restaurant / Bar

Sports Bar or Entertainment Concept

Retail Conversion

Owner-User Commercial Use

Investment Property

Redevelopment or Repositioning Opportunity

Option 1:
Freestanding Restaurant Opportunity in Orlando's West Colonial Submarket

Option 2:
7,622 SF Restaurant / Retail Property on 1.44 Acres in Orlando

Option 3:
Orlando Commercial Property with Restaurant Infrastructure and Repositioning Potential

Option 4:
High-Visibility Restaurant / Retail Asset in Established Orlando Trade Area

3201 Parkway Center Ct presents an opportunity to acquire or reposition a freestanding restaurant / retail asset in Orlando's established West Colonial commercial market. The property features an approximately 7,622 SF restaurant building on approximately 1.44 acres, offering a sizable site, existing restaurant-oriented improvements, and flexibility for an owner-user, investor, or operator. Orlando's retail market continues to demonstrate strong fundamentals, with recent market reports citing positive absorption, tight vacancy relative to historical averages, limited new supply, and continued demand from restaurant and service-oriented tenants.

Investment / Property Highlights

- Freestanding restaurant / retail property in Orlando, FL
- Approximately **7,622 SF** building
- Approximately **1.44-acre** site
- Existing restaurant use / retail restaurant classification
- Located in the West Colonial / northwest Orlando commercial area
- Potential owner-user, investor, or repositioning opportunity
- Existing restaurant location with established customer recognition
- Orlando retail market supported by strong demand, limited new supply, and resilient consumer activity
- Flexible future use potential, subject to zoning and buyer due diligence
- **Market Highlights**
- Orlando's retail market remains one of the stronger retail markets in the country. Matthews' Q1 2026 Orlando retail report states that demand has accelerated over the past year, with roughly **540,000 SF of net absorption over the last 12 months**, placing the metro among top-performing retail markets nationally.
- Cushman & Wakefield also described Orlando's retail investment market as resilient through Q1 2026, supported by **steady consumer spending, a strong tourism base, and improving investor sentiment**.
- Marcus & Millichap's 2026 Orlando retail forecast notes that Orlando entered 2026 with renewed positive momentum, with vacancy reported as **140 basis points below its long-term average** and limited new supply supporting leasing fundamentals.
- **Flyer-Ready Market Highlights**

- **Strong Orlando retail fundamentals**
Orlando’s retail market continues to show healthy demand, positive absorption, and limited new supply, supporting well-located restaurant and retail assets.
- **Restaurant and service-oriented demand**
Nationally, JLL reported that restaurants, discount retailers, and grocery operators are leading retail tenant expansion in 2026, which supports the investment story for restaurant-oriented real estate.
- **Tourism and population-driven economy**
Orlando benefits from a large resident base, strong tourism activity, and continued business growth, helping support restaurant, hospitality, and service retail demand.
- **Limited availability of well-located retail space**
tenant demand remains focused on limited supply of well-located available spaces, which may support the value of existing freestanding restaurant assets.

Space note

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Freestanding restaurant / retail property
 Approximately 7,622 SF building
 Existing restaurant use / Bar
 Located in the West Colonial / northwest Orlando
 Access to major transportation corridors

Property descriptions:

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