

FOR LEASE

DINE ON DISNEY'S DOORSTEP!

12399 State Road 535 | Orlando, FL 32836

PROPERTY	Restaurant
SF AVAILABLE	6,000 SF
KITCHEN	Fully Equipped
DINING ROOM	Fully Furnished



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PROPERTY HIGHLIGHTS

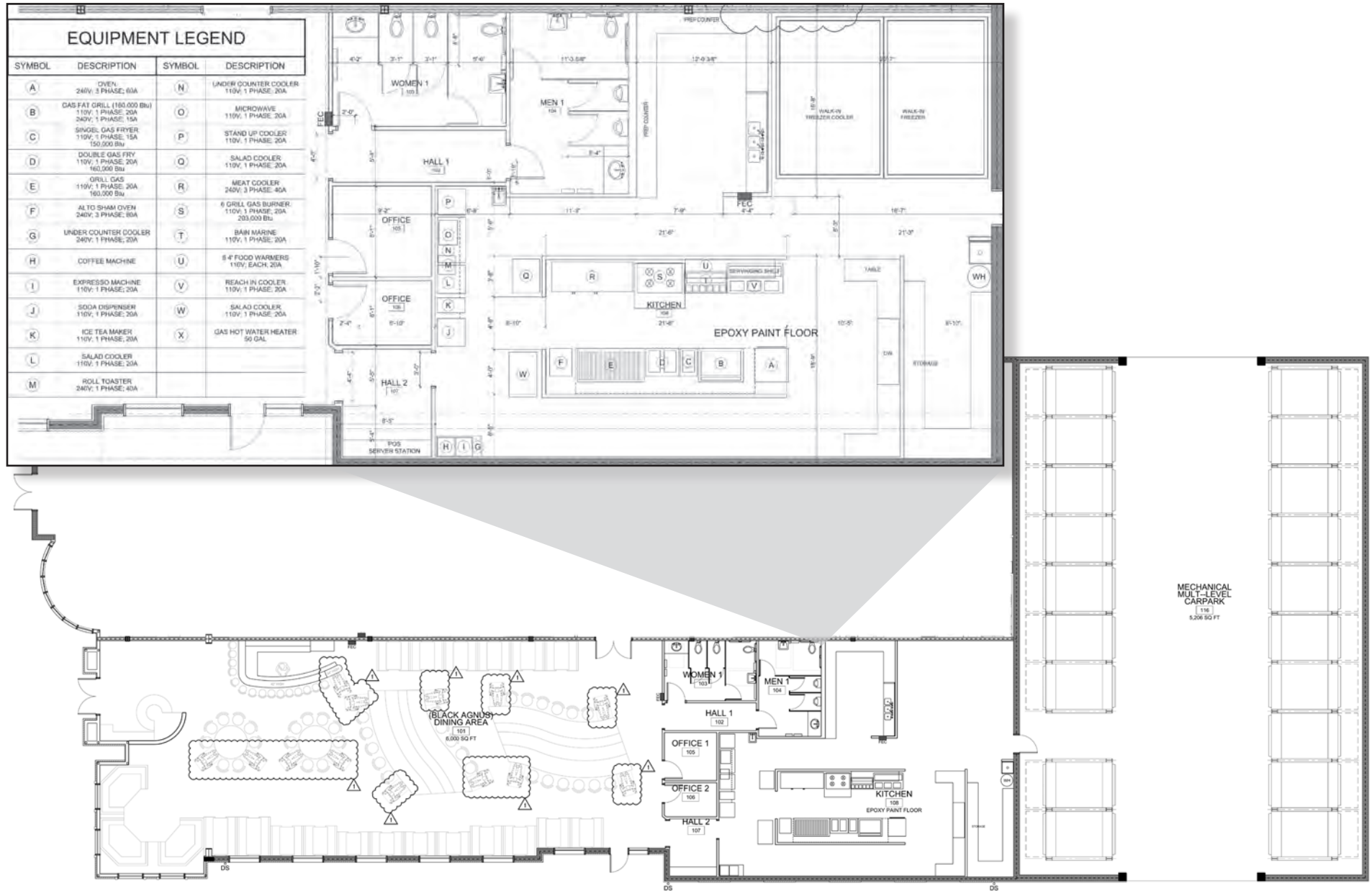
- Second Generation Restaurant
- Fully equipped kitchen and furnished dining room
- 1 block from the entrance to Disney Springs, Hotel Plaza Blvd
- High traffic count 50,881 AADT
- Outstanding Tourist Area Location
- Seeking Strong, Long Term Tenant

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.



FLOOR PLAN

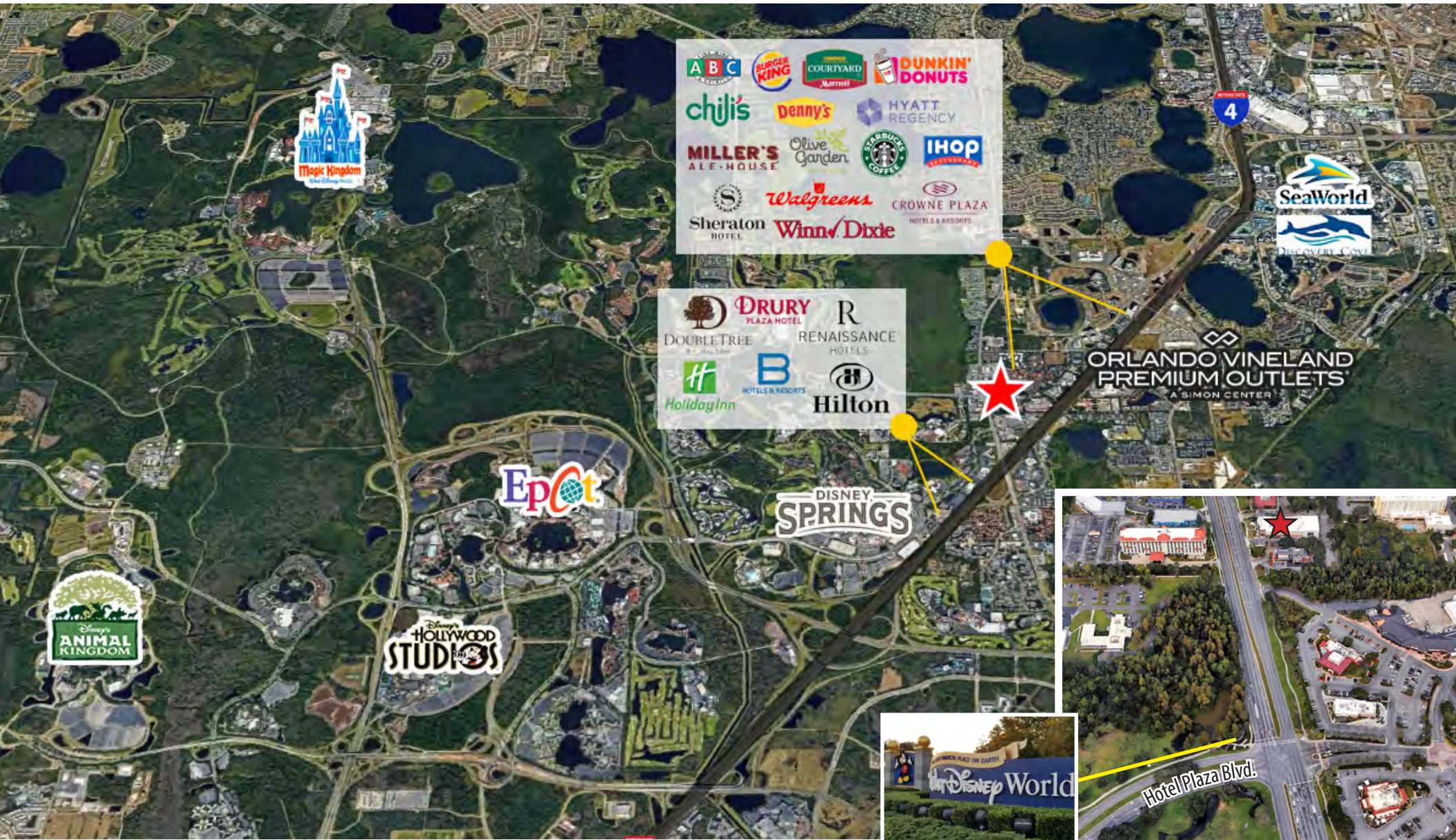
KITCHEN AND EQUIPMENT LAYOUT



PHOTOS



LOCATION





MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2023 Population	5,706	44,480	107,838
2028 Projected Population	5,982	47,021	114,374
Growth 2010-2023	4.2%	5.2%	4.8%
Growth 2023-2028	1.0%	1.1%	1.2%
Median Age	30.8	33.4	36.3



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Households	1,833	15,879	23,280
2028 Projected Households	1,968	16,985	41,983
Growth 2010-2023	2.7%	3.2%	2.4%
Growth 2023-2028	1.5%	1.4%	1.3%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$86,504	\$95,077	\$97,067
2023 Median Household Income	\$64,137	\$67,440	\$69,233



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