

PRIME STAND-ALONE RESTAURANT OPPORTUNITY

1115 WEST STATE ROAD 436

ALTAMONTE SPRINGS, FLORIDA 32714

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

PRICE: **\$1,250,000.00**

SIZE: 0.58 Acres

RESTAURANT Detached Commissary Kitchen

TRAFFIC COUNT: 53,553 AADT

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

Lee & Associates is excited to present a unique opportunity to acquire a stand-alone, 2nd generation restaurant property located at 1115 West State Road 436 in the thriving market of Altamonte Springs, Florida. Priced at \$1,250,000.00, this 0.58-acre site offers a prime location, excellent visibility, and the flexibility to meet the needs of a variety of food service operations.

PROPERTY HIGHLIGHTS

Price: \$1,250,000.00

Total Acreage: 0.58 Acres

Location: High-traffic area on West State Road 436, with an impressive 53,553 vehicles passing by daily

Existing Infrastructure: Fully equipped restaurant ready for immediate operation

Main Building: Includes soda dispenser, fryers, flat tops, ovens, warming stations, grill, walk-in-cooler, and more

Detached Prep Building: Features coolers, freezers, ovens, wash stations, prep tables, ice-cream maker, and more – ideal for use as a commissary kitchen

Conversion Potential: The site can be easily converted into a drive-thru, catering to the increasing demand for quick service and take-out options

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

VERSATILE OPERATIONAL USE:

This property’s existing infrastructure provides an excellent foundation for a quick-service restaurant with drive-thru capabilities, or a combination of both. The detached prep building in the rear offers additional flexibility, allowing the property to double as a commissary kitchen—a significant asset for businesses looking to streamline their operations or expand their catering services.

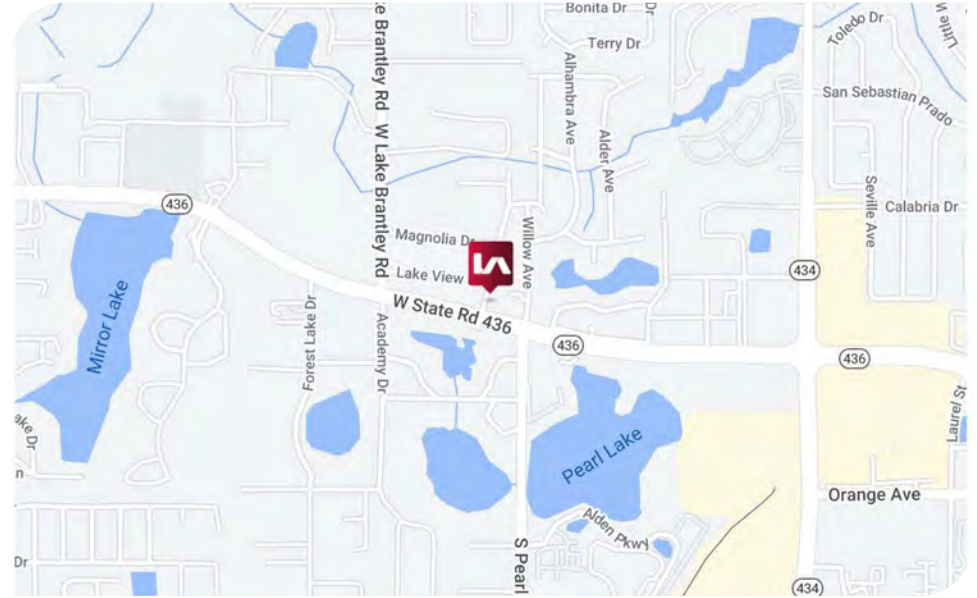
INVESTMENT POTENTIAL:

With Altamonte Springs being a vibrant and growing suburb of Orlando, this property is positioned in a high-demand area surrounded by major national retailers and residential neighborhoods. The heavy traffic on West State Road 436 ensures a constant flow of potential customers, making this site a lucrative investment for restaurateurs and developers alike.

CONCLUSION:







The stand-alone restaurant at 1115 West State Road 436 is more than just a property; it’s a turnkey opportunity in one of Central Florida’s most desirable markets. With the ability to quickly adapt to various food service models, coupled with its prime location and heavy traffic exposure, this property is perfectly positioned for success. Don’t miss the chance to invest in a high-potential asset in Altamonte Springs.

For more information or to schedule a viewing, please contact Lee & Associates.



STRATEGIC LOCATION & ACCESSIBILITY

Situated on one of Altamonte Springs’ busiest corridors, offering unmatched visibility and accessibility for customers and within close proximity to these major national retailers:

 <p>1.6 MILES</p>	 <p>1.1 MILES</p>	 <p>1 MILE</p>
 <p>1 MILE</p>	 <p>1.5 MILES</p>	 <p>1.2 MILES</p>

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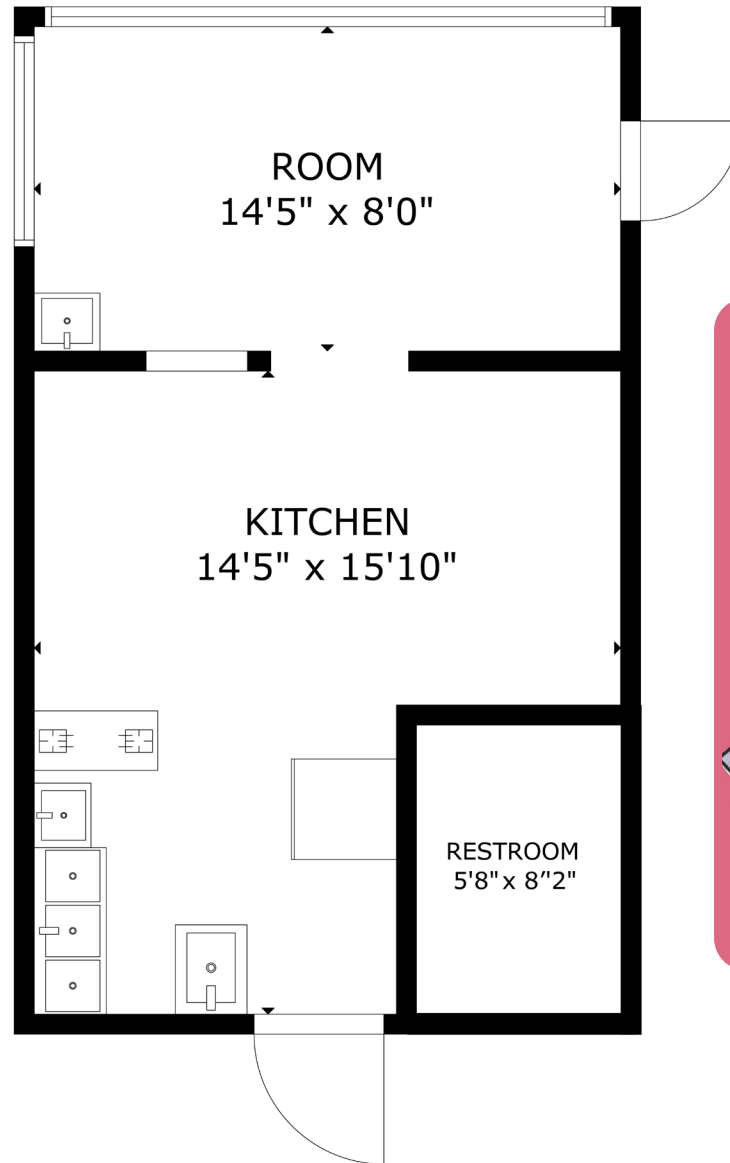


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FLOOR PLAN



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For more information, please contact one of the following individuals:

CONTACT

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