

2nd gen  
restaurant  
for  
**LEASE**

**6,722sf**  
8,699 w/patio

call for pricing

- + building: 6,722 SF
- + built: 2018 SF
- + zoning: C-2 restaurant
- + parcel id: 10-22-30-8827-00-080
- + parking: 95 total spaces
- + signage: pylon



227 S Semoran Blvd,  
Winter Park, FL 32792

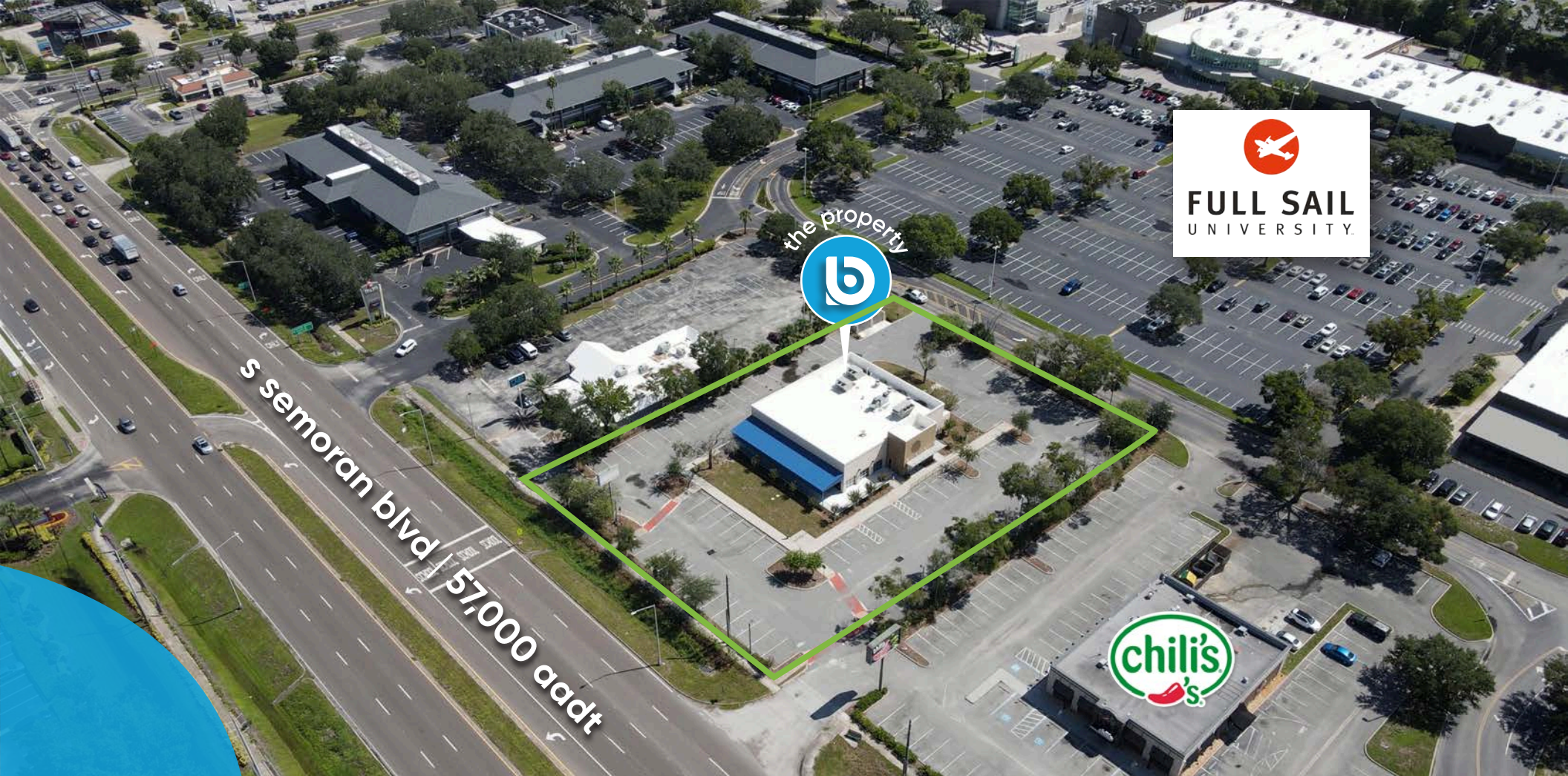
primary

**buffy gillette**  
broker associate  
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**michael f. beale**  
principal  
(407) 734.7208  
mike@BBDRE.com



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE



## highlights

- move-in ready!
- 42 beer taps with Co2
- Highly visible on heavy traveled SR 436
- To-go pick up area & hostess stand

Highly visible restaurant with large monument sign. 6,722 sf includes an open air u-shaped bar with 42 beer taps and spacious dining with built in seating. Expansive patio with natural gas, roll up doors and over 30 tv stations. Large kitchen and prep area, separate washing station and 2.5 walk in coolers. Managers office with multi point security system. Abundant parking and multiple access areas.



250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801  
+ (407) 426.7702  
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for more information, contact buffy gillette • (407) 734.7205 • [buffy@BBDRE.com](mailto:buffy@BBDRE.com)

6,722 sf – (8699 sf with patio)



elevation



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elevations & signage



front patio view



front patio



exteriors

pylon sign



rear elevation



front of house - bar area + entry



front of house dining



interiors



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back of house



kitchen



washing



interiors

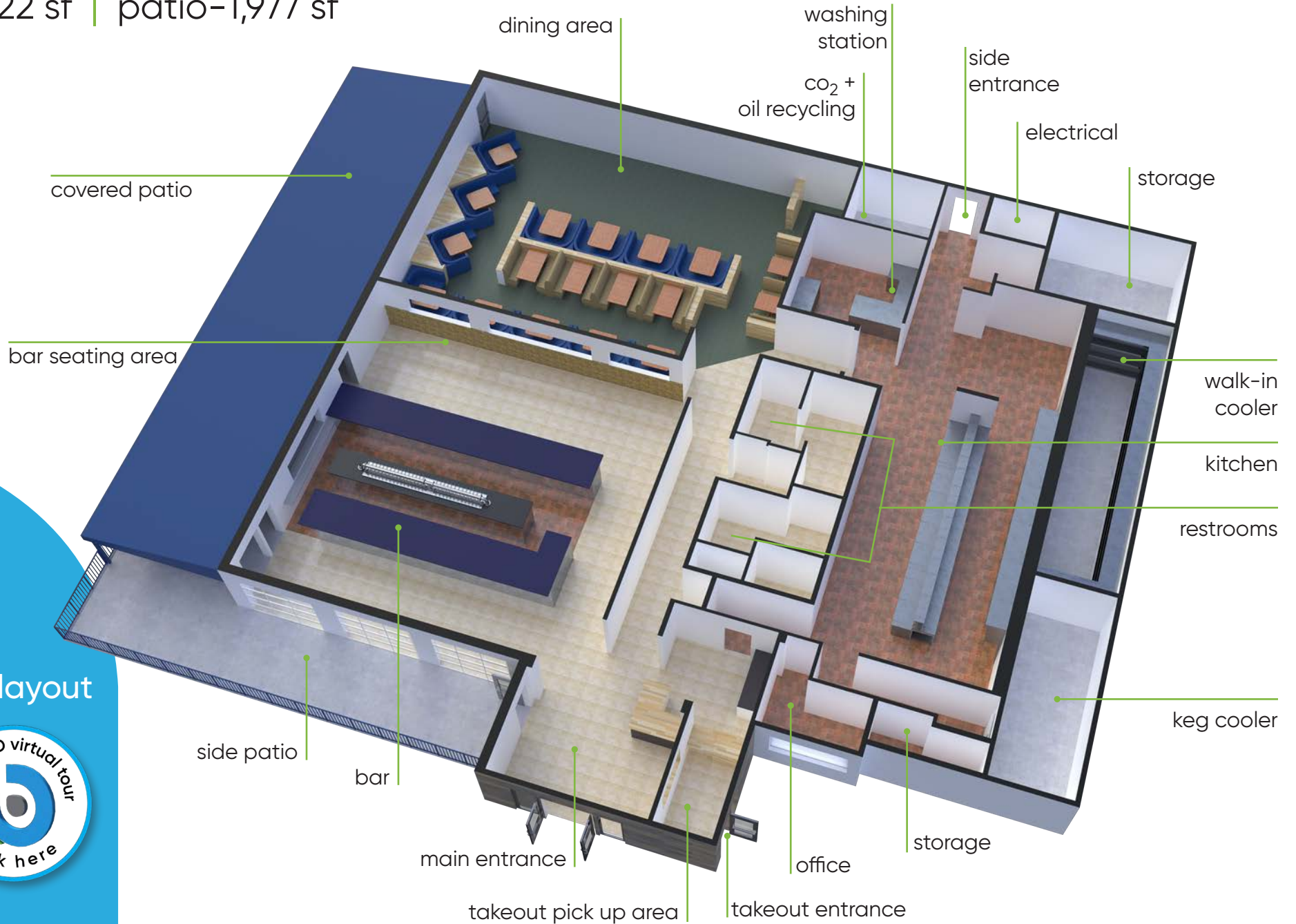
keg cooler



co2 & oil recycle



6,722 sf | patio-1,977 sf



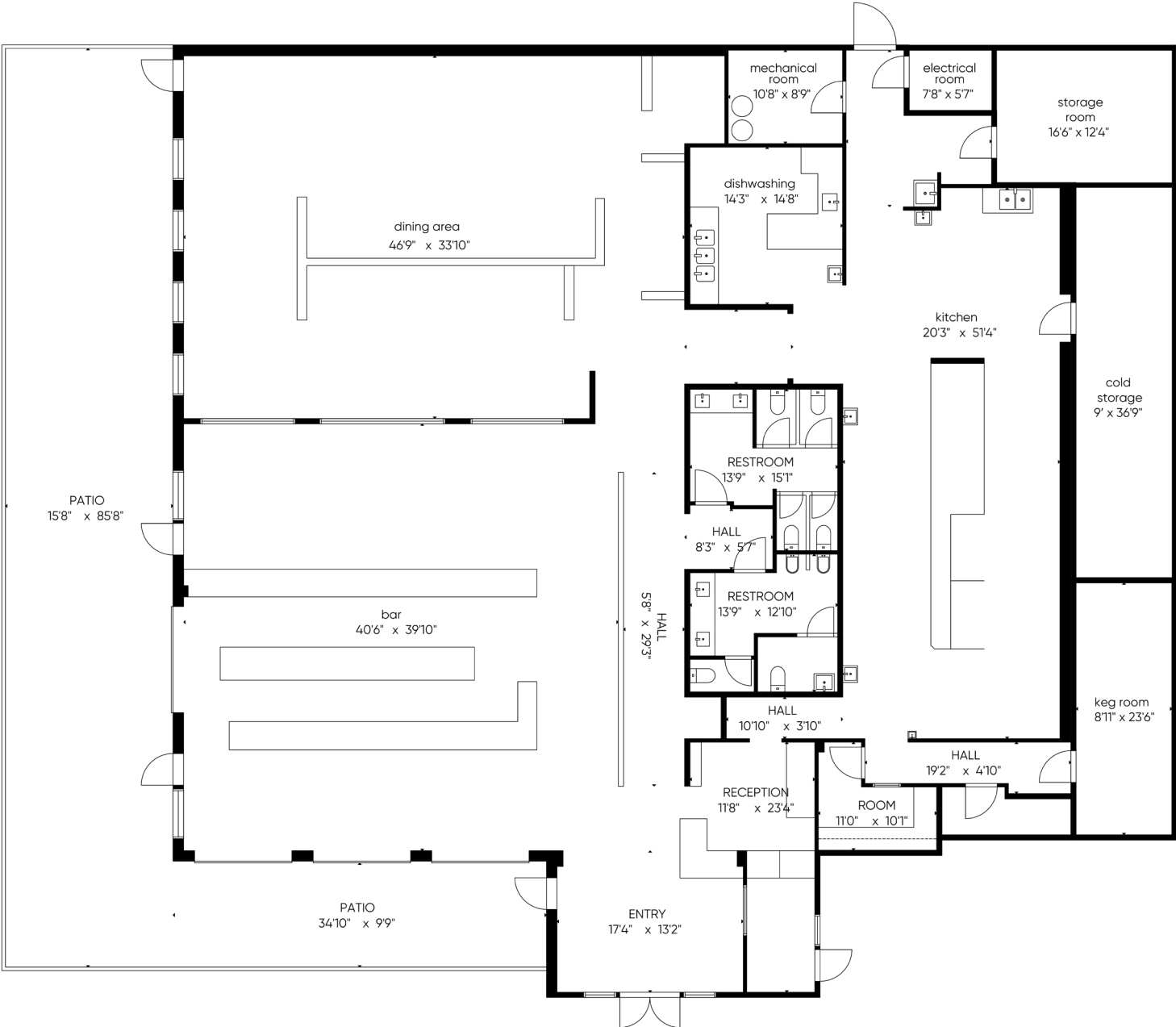
3d layout



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6,722 sf | patio-1,977



floor plan



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lexus of winter park

toyota semoran

**COSTCO**  
WHOLESALE

*Roasting*  
**Cane's**  
CHICKEN FINGERS

**TACO BELL**

**McDonald's**

**MILLER'S**  
ALE HOUSE

the property  
**b**

  
**FULL SAIL**  
UNIVERSITY

**City**  
BBQ

**chili's**

**Wendy's**

s semoran blvd | 57,000 sq ft

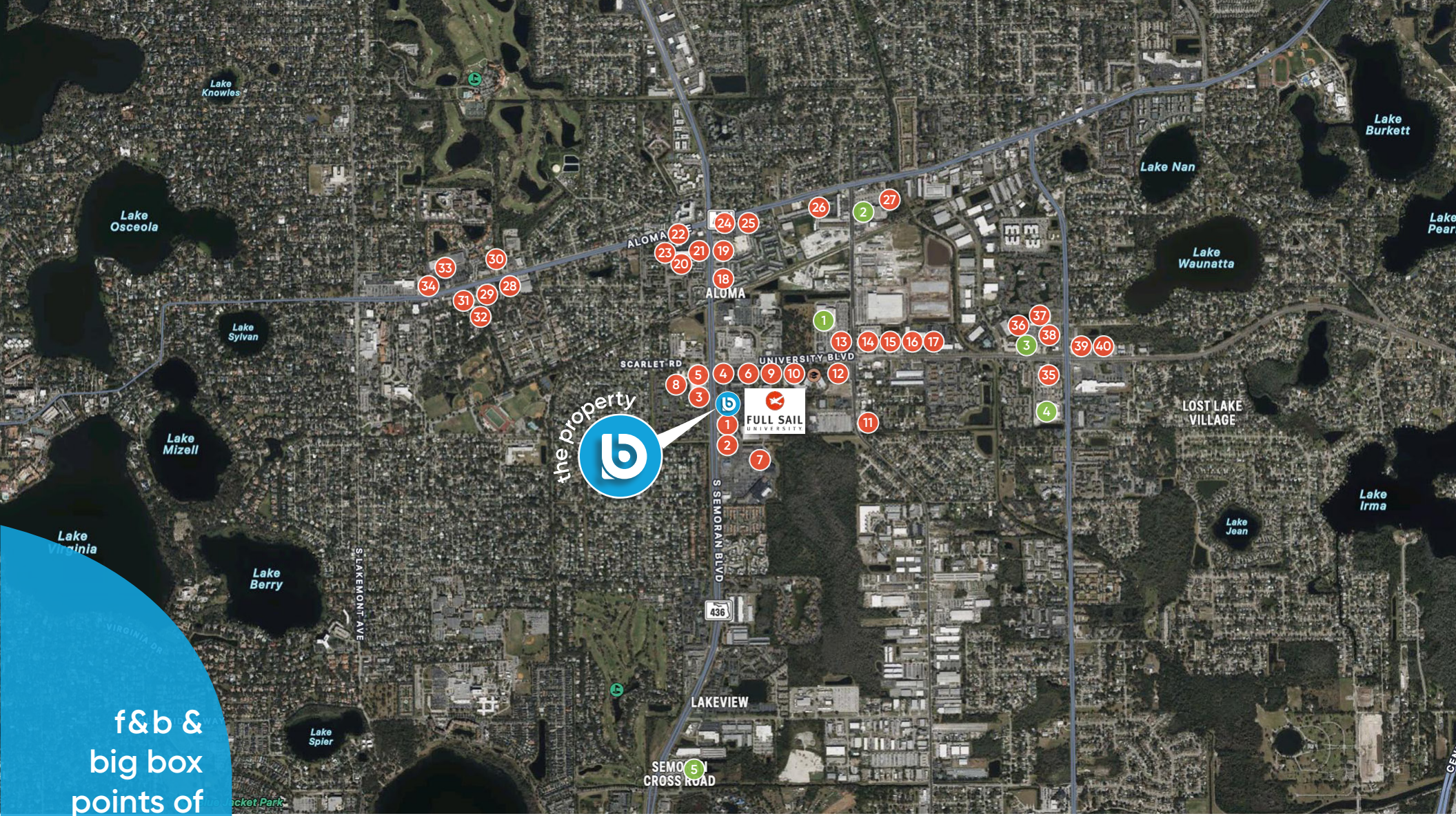
 **FAIRWINDS**

nearby businesses

n 



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f&b &  
big box  
points of  
interest



food & beverage (order based on proximity to the property)

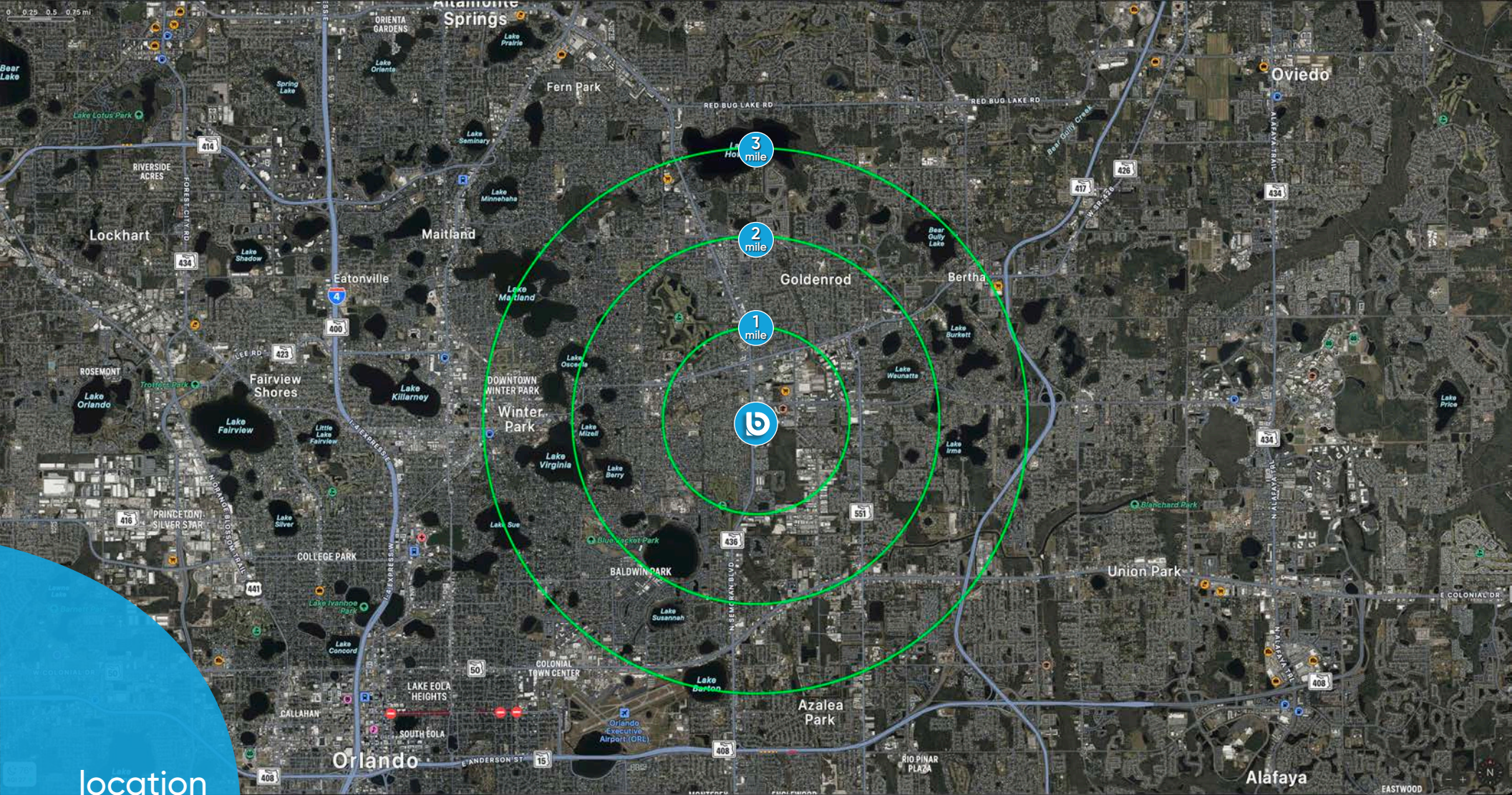
- |                       |                             |                               |                                |
|-----------------------|-----------------------------|-------------------------------|--------------------------------|
| 1 chili's bar & grill | 11 rincon latino restaurant | 21 habaneros mexican grill    | 31 mcdonald's                  |
| 2 wendy's             | 12 sonny's bbq              | 22 sizzlin korean bbq hot pot | 32 chulada parce               |
| 3 city barbeque       | 13 chick-fil-a              | 23 friendly confines          | 33 tibby's new orleans kitchen |
| 4 taco bell           | 14 perkins                  | 24 the frye shop              | 34 mellow mushroom             |
| 5 raising canes       | 15 zaxby's                  | 25 donut central              | 35 subway                      |
| 6 mcdonald's          | 16 dunkin'                  | 26 anna's polish              | 36 jersey mike's               |
| 7 firehouse subs      | 17 burger king              | 27 boston's fish house        | 37 brooklyn water bagel        |
| 8 dutch bros coffee   | 18 royal southern kitchen   | 28 jimmy hula's               | 38 las carretas mexican        |
| 9 miller's ale house  | 19 steak 'n shake           | 29 panera bread               | 39 viet nomz winter park       |
| 10 zackleys           | 20 la hacienda              | 30 starbucks                  | 40 antonella's pizza           |

big box retail

- 1 costco
- 2 aldi
- 3 publix
- 4 target
- 5 walmart



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location  
aerial  
n



### demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	13,056	\$79,673	843	7,683
2-Mile	52,993	\$87,643	3,124	22,535
3-Mile	102,552	\$97,023	6,817	46,675



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