

For Lease

Downtown Restaurant at Lynx Central Station

2,500 SF | \$26.00 / SF



455 North Garland Avenue

Orlando, Florida 32801

Property Highlights

- 2nd generation restaurant with infrastructure in place
- Built-in foot traffic from Lynx and Sunrail Terminal passengers and employees
- 18,422 passengers daily (combined arrivals & departures)
- Located in 6-story, 85,823 SF office building - sole tenant is Lynx
- Central downtown Orlando location
- Surrounded by office buildings and businesses for daytime walk-in foot traffic
- 3,300+ apartments within walking distance (5 minutes)



Lease Rate: \$26.00 / SF NNN

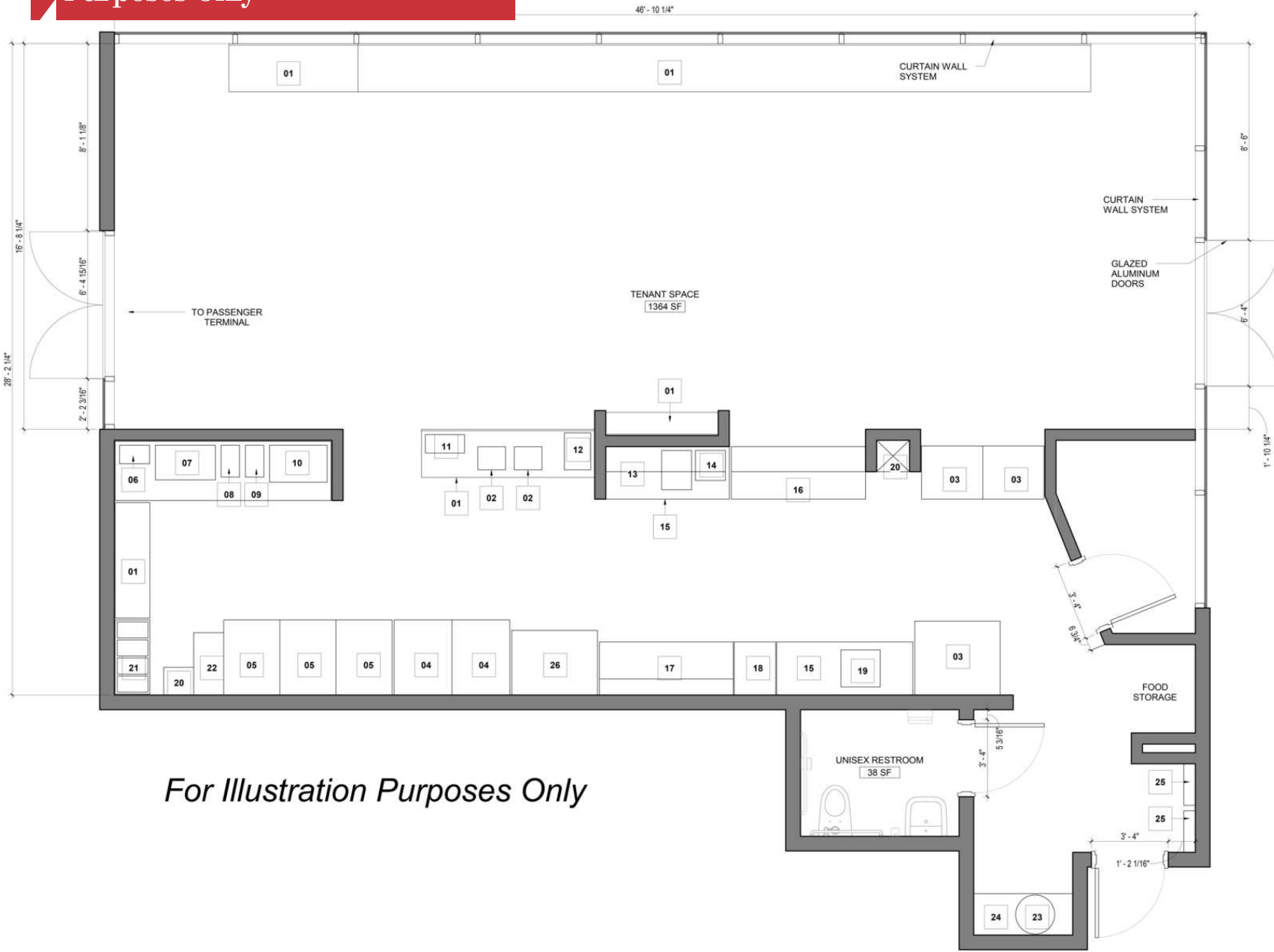
For more information

Jeffrey Bloom, CCIM

O: 407 949 0709

jbloom@realvest.com

Floor Plan - For Illustration Purposes Only



EQUIPMENT SCHEDULE	
ITEM	DESCRIPTION
01	COUNTER
02	REGISTER
03	COOLER
04	DRINK COOLERS
05	FRIDGE
06	MICROWAVE
07	SODA DISPENSER
08	CAPPUCCINO MACHINE
09	CUP STORAGE
10	COFFEE MACHINE
11	STRAW CONTAINER, ETC.
12	CHIPS STORAGE
13	GRILL STATION
14	TOASTER
15	COUNTER WITH STORAGE UNDERNEATH
16	SANDWICH STATION
17	KITCHEN FRYER WITH A PROTECTION LID
18	FRYER
19	DELI CUTTER
20	SINK
21	4-PART SINK
22	TABLE
23	WATER HEATER
24	MOP SINK
25	ELECTRICAL PANELS
26	GRIDDLE

For Illustration Purposes Only

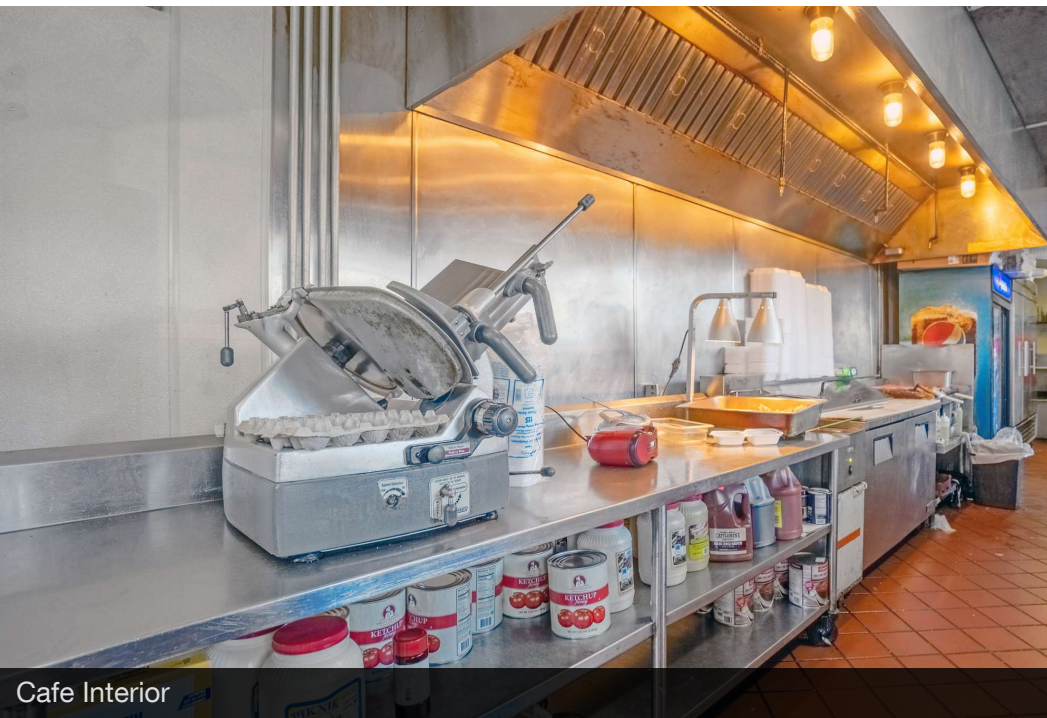
Cafe Photos - For Illustration
Purposes Only



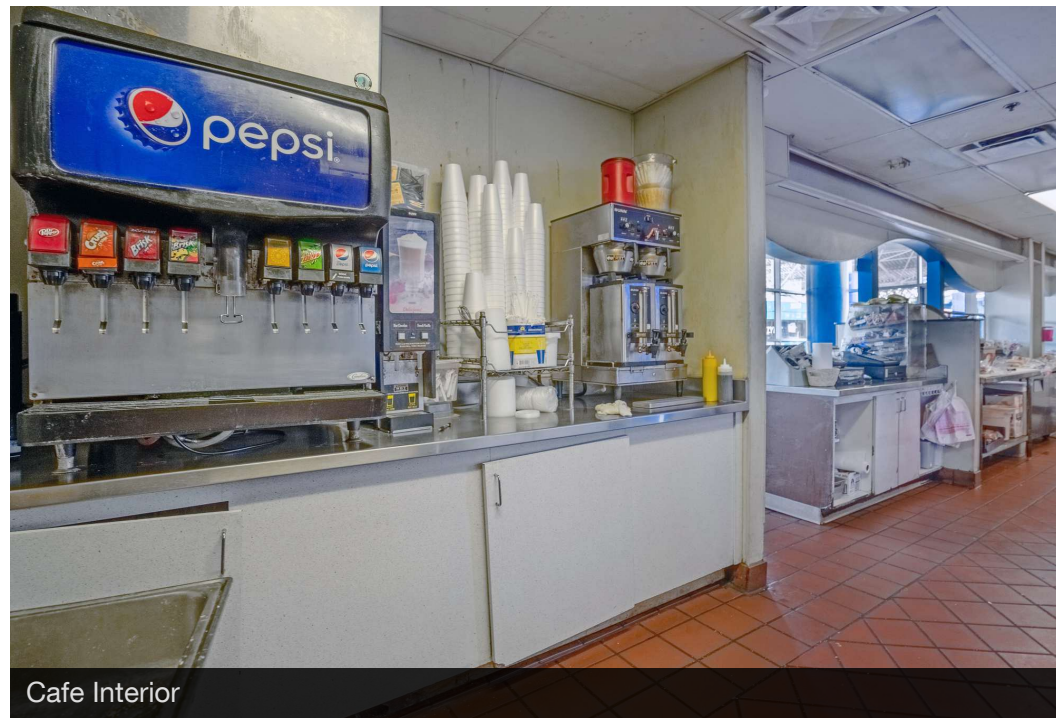
Cafe Entrance near Lynx & SunRail Terminals



Cafe Front



Cafe Interior

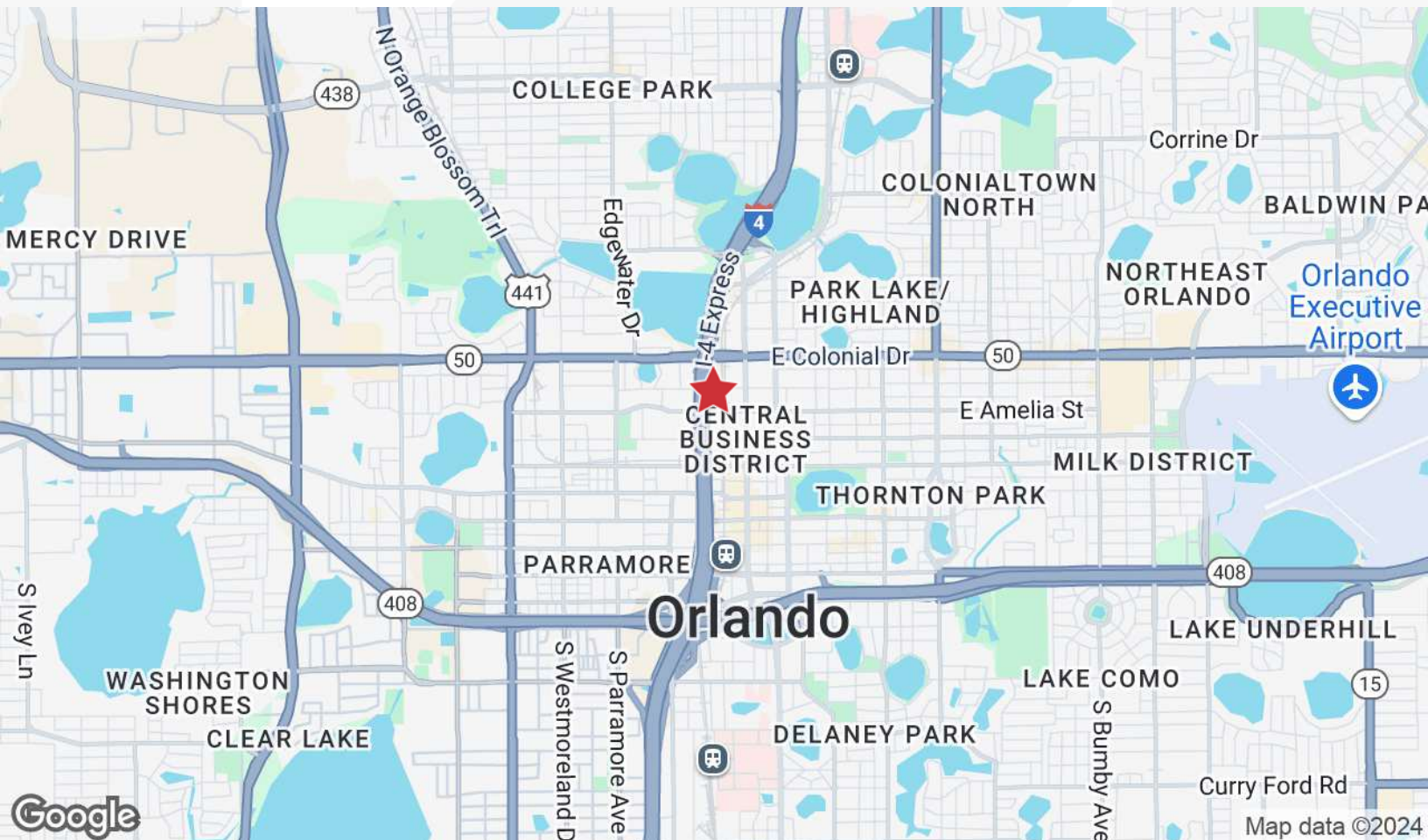
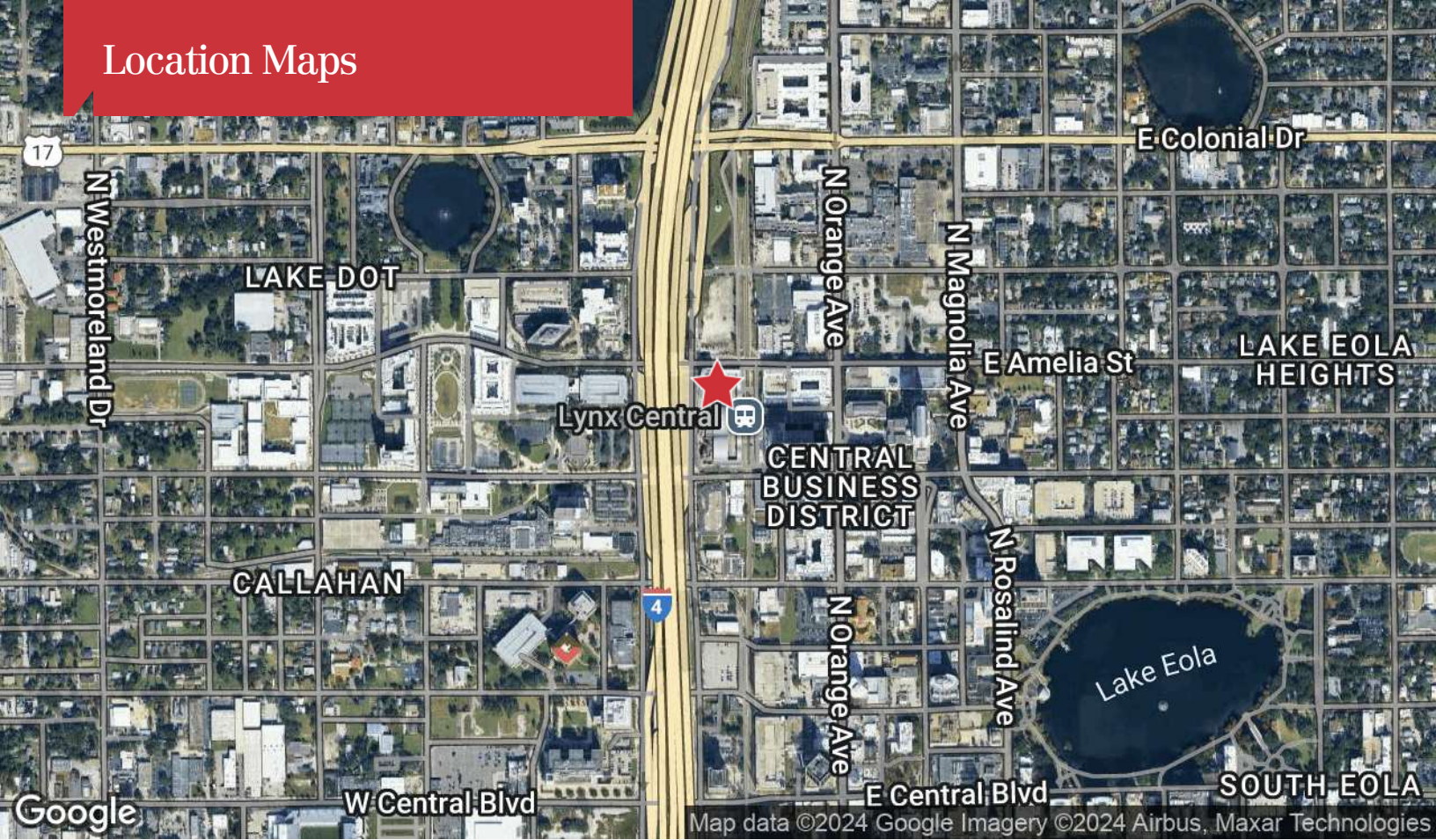


Cafe Interior

Central Location



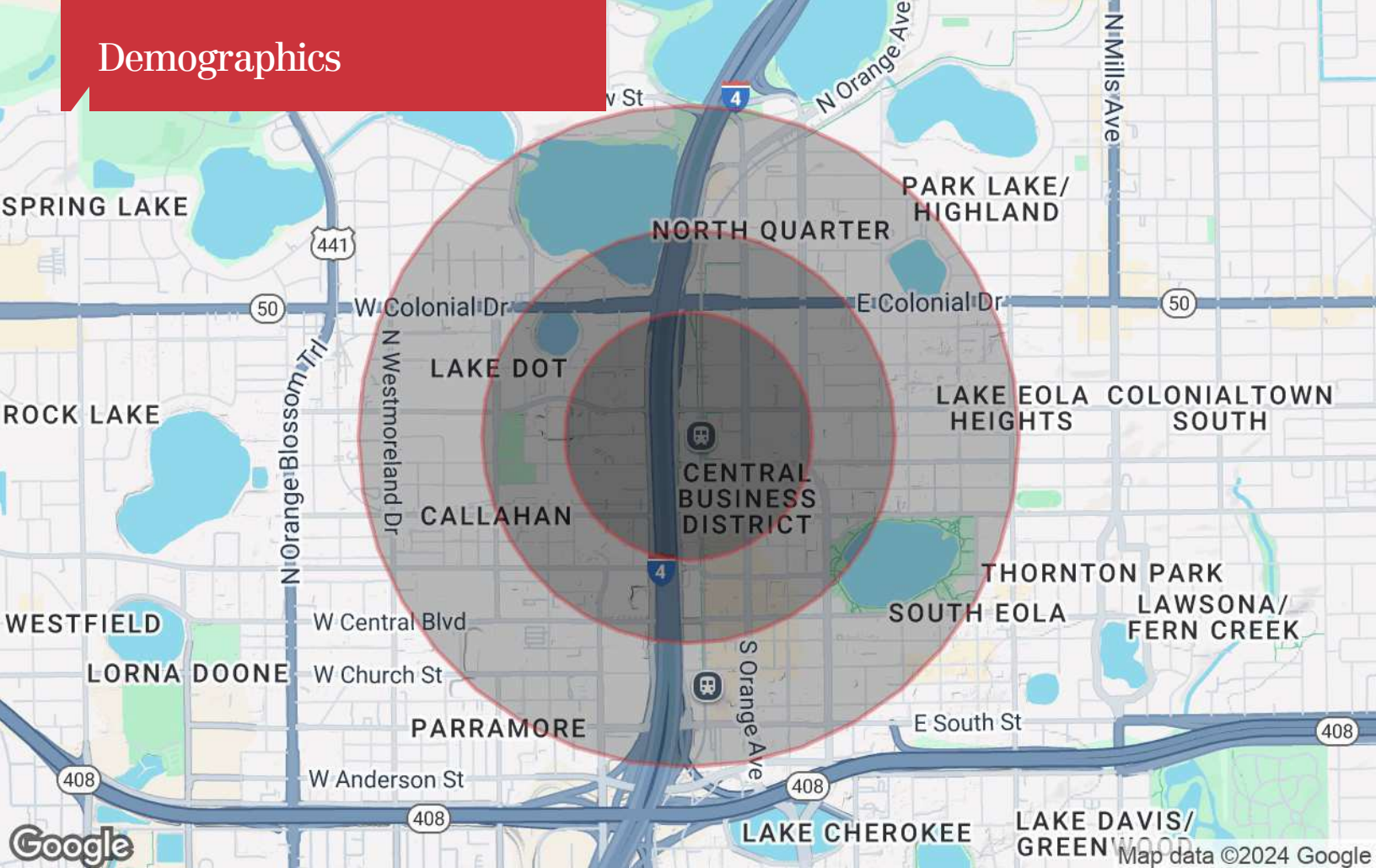
Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
narealvest.com

Demographics



Population

	0.3 Miles	0.5 Miles	0.8 Miles
TOTAL POPULATION	688	7,321	14,513
MEDIAN AGE	34	36	38
MEDIAN AGE (MALE)	34	34	37
MEDIAN AGE (FEMALE)	35	36	38

Households & Income

	0.3 Miles	0.5 Miles	0.8 Miles
TOTAL HOUSEHOLDS	461	3,899	7,961
# OF PERSONS PER HH	1.5	1.9	1.8
AVERAGE HH INCOME	\$106,650	\$95,650	\$102,543
AVERAGE HOUSE VALUE	\$608,958	\$609,092	\$582,585

* Demographic data derived from 2020 ACS - US Census