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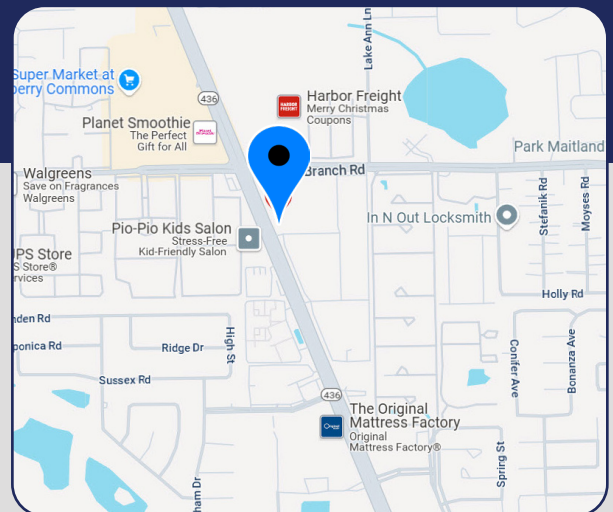


## FREESTANDING RESTAURANT

1560 State Road 436, Winter Park, FL 32792

**1,821 SF AVAILABLE**  
(with additional exterior space)

- > Full-service restaurant (roughly 60' x 30')
- > Currently Arigato Sushi (formerly a Pizza Hut)
- > ± 8' x 8' walk-in cooler
- > 4' x 8' hood, triple sink, grease interceptor
- > Zoned PMX-MID, City of Casselberry
- > 48 spaces shared with Aint Mis Behavin (32 additional spaces, not included, next door)
- > Current capacity of 70; does not include outside patio
- > Built in 1974, roof replaced in 2022
- > 45,000 AADT
- > \$1,951.00/ month estimated CAM and NNN expense
- > **\$5,000.00/month, NNN**



**Bill Bywater, CCIM**

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1209 Edgewater Drive

Suite 100

Orlando, FL 32804

407.206.7300 Main

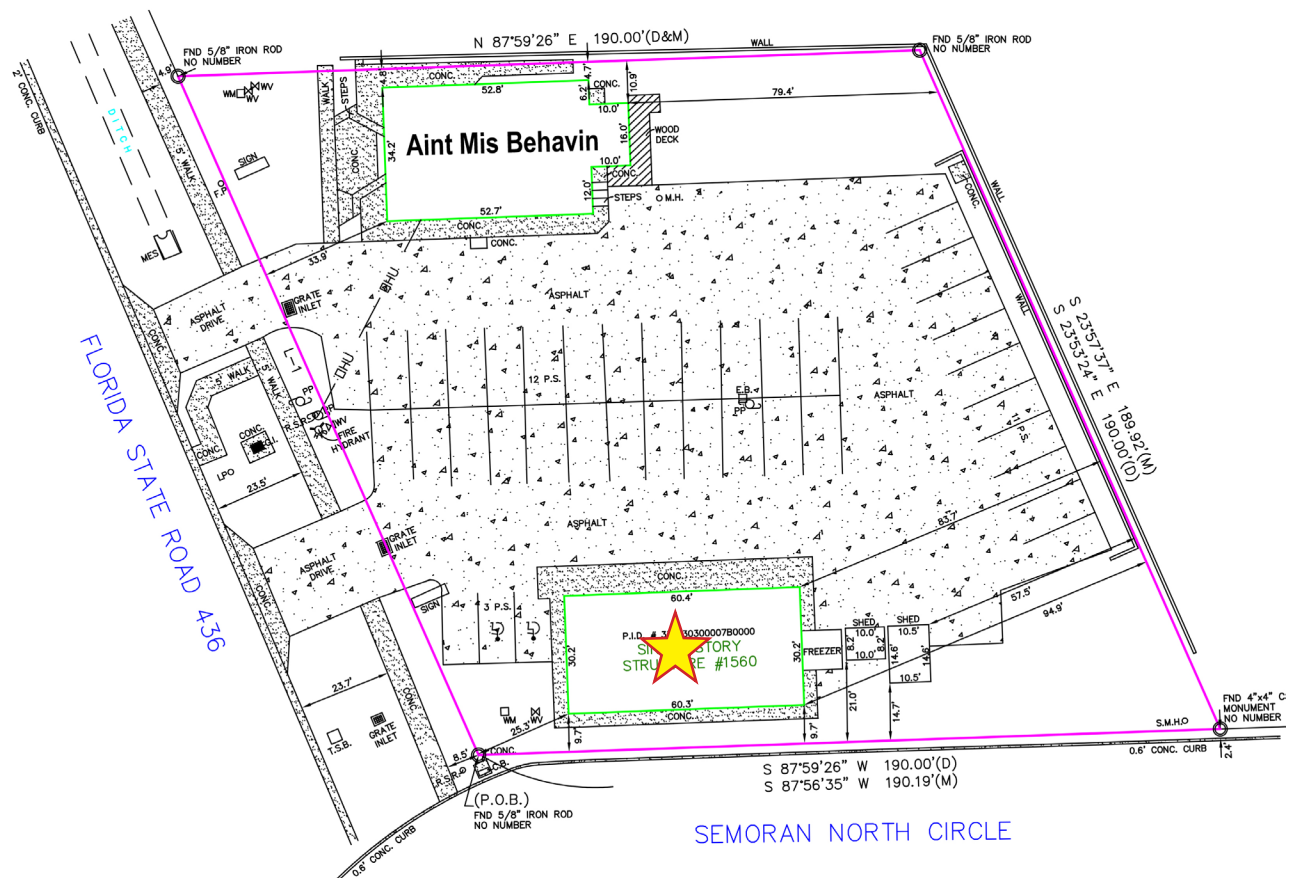
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## SURVEY



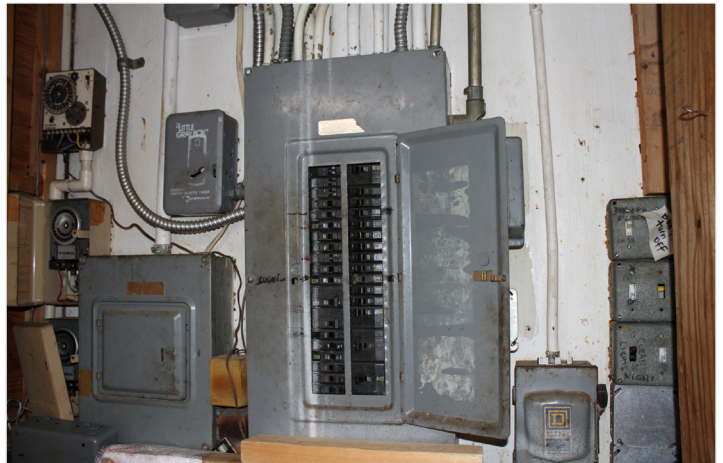
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