



**Ideal for Corporate Users
 with 2 Private Offices + Ghost Kitchen**



2ND GEN RESTAURANT FOR LEASE

448 S. Alafaya Trail, Units 5 & 6, Orlando, Florida 32828

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For Lease: \$42.00 / SF, NNN + CAM

Unit 5 & 6: ± 4,700 SF

Parcel ID: 27-2231-0041-01-060
 27-2231-0041-01-050



4,700 SF 2-story 2nd generation end-cap restaurant, formerly a butcher shop, includes 3 walk-in coolers, a walk in freezer, 2 offices, and 2 private restrooms

Restaurant-Ready: hood, grease trap, and plumbing in-place within \$1.5 Million interior build-out completed in 2016

Positioned with high-visibility along Alafaya Trail (37,000 AADT) just south of Waterford Lakes Town Center, East Orlando's premier open-air shopping center, and just east of Lockheed Martin's East Orlando Campus employing ± 3,000 people

Zoned for Retail/Restaurant with ideal size for fast-casual or full-service concept

Building façade signage & monument signage available

DEMOGRAPHICS

2025


 Total Population


 Total Households


 Average HH Income

1 Mile

7,391

2,858

\$100,755

3 Miles

97,561

32,861

\$103,741

5 Miles

235,465

77,167

\$101,040

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2025 First Capital Property Group

LOCATION



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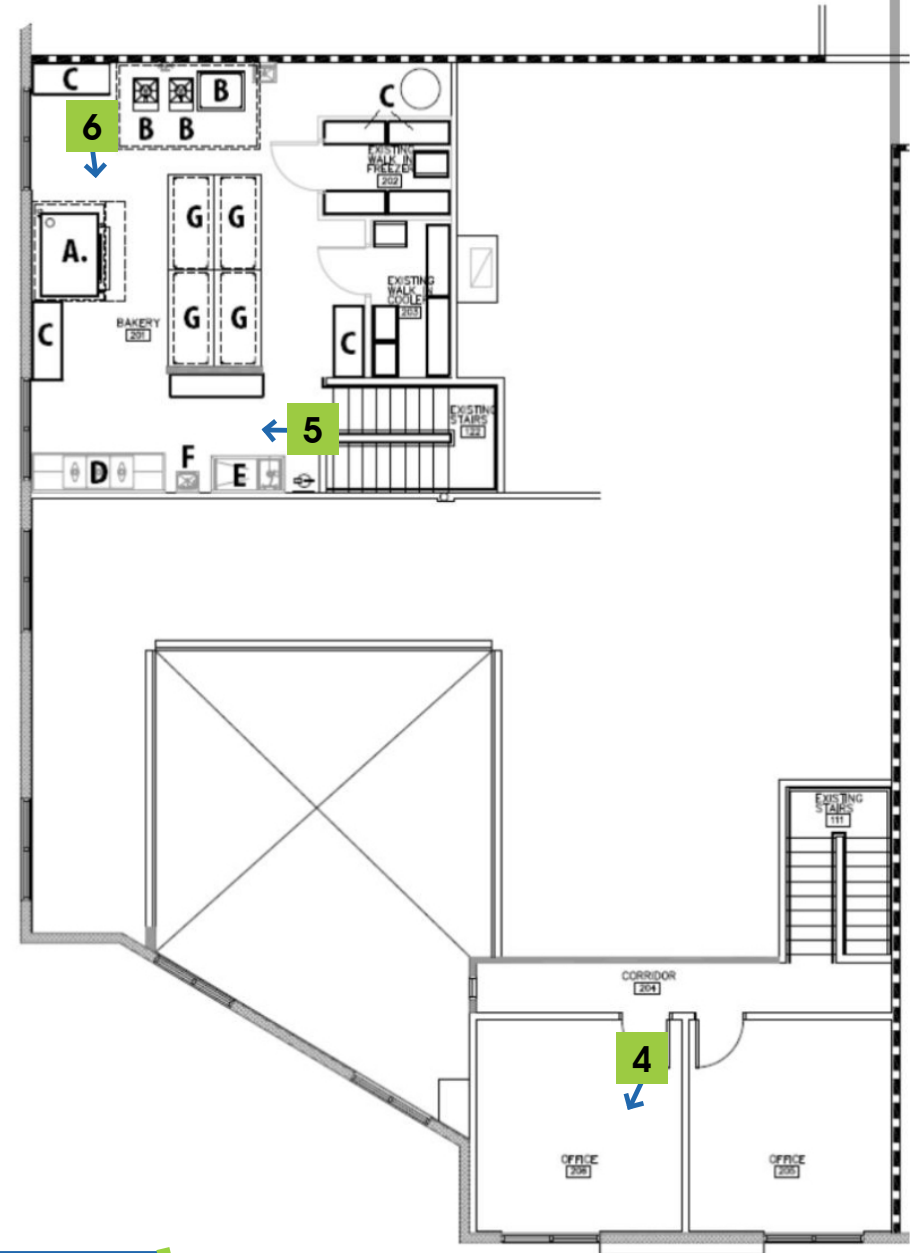
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SECOND FLOOR



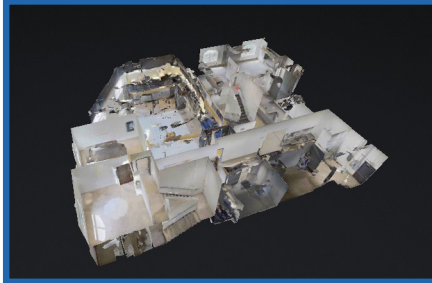
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NEIGHBORHOOD

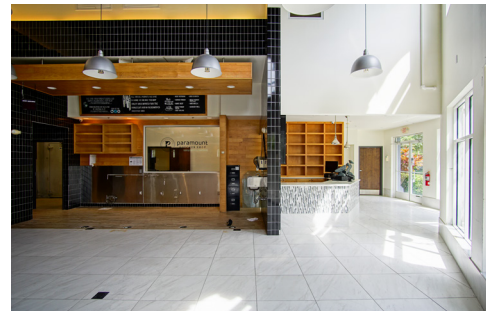
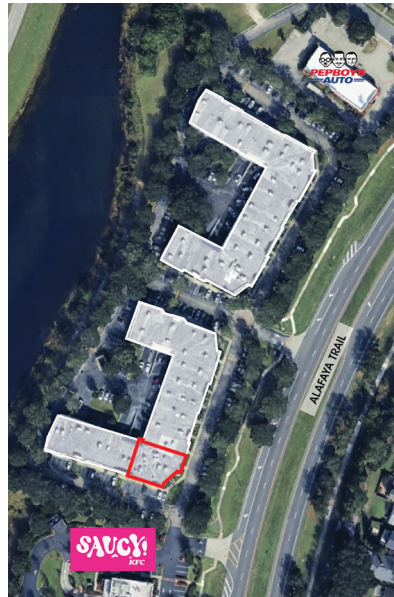


TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: <https://fcpa.com/448-s-alafaya-trail/>

Development Co-Tenants Include:

1. Chimiking - Latin American Food
2. NG Tax and Consulting
3. Certified Public Accountant
4. Denied Smoke
5. Way Lost
6. Dermatology
7. Genesis
8. Dentist
9. Susan Collins – State Farm Insurance
10. Orlando Hair Restoration Center
11. The Bassin Center for Plastic Surgery
12. Waterford Lakes EyeCare
13. Dr. Q Pediatrics
14. Sadfam Tattoos
15. Premiere Orthodontics – Dr. Battle
16. Chona Spa
17. Champions Jiu Jitsu & Muay Thai
18. Smart Klean Plus (Cleaners)
19. Eco Beauty Salon



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