

Aloma Ave Fast-Food Restaurant

2212 Aloma Ave, Winter Park, Florida 32792

Rick Gonzalez, ALC, CCIM
352-408-3892
rickg@saundersrealestate.com

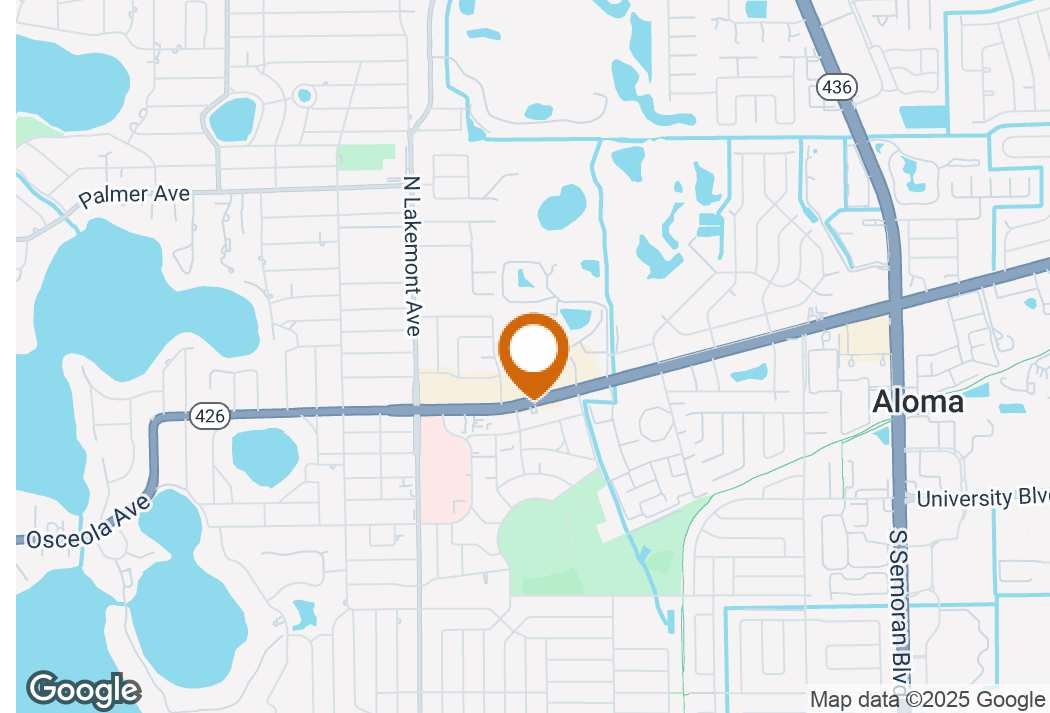
TABLE OF CONTENTS



Table of Contents

Property Summary	3
Location Overview	4
Regional Map	5
Location Map	6
Aerial Map	7
Neighborhood Map	8
Market Area Map	9
Benchmark Demographics	10
Exterior Photos	11
Interior Photos	12
Interior Photos	13
Advisor Biography	14

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,500,000
Building Size:	2,010 SF
Lot Size:	0.33 Acres
Price / SF:	\$1,243.78
Year Built:	1968
Zoning:	C-3
Traffic Count:	40,500 ± Cars/Day (Aloma Ave)
PIN:	302209012016100

Property Overview

This property features an established fast-food location in a prime, high-traffic area along Aloma Avenue (State Road 426), with more than 40,000 vehicles passing by each day. The site is currently leased with two years remaining, though the landlord is open to a potential buyout if immediate occupancy is desired. Positioned directly across from a Publix-anchored shopping center, the location benefits from consistent customer traffic. A new owner can enjoy existing rental income while planning future renovations or redevelopment.

Property Highlights

- Prime location on Aloma Avenue (State Road 426)
- 40,500 cars per day
- Drive-through

LOCATION OVERVIEW



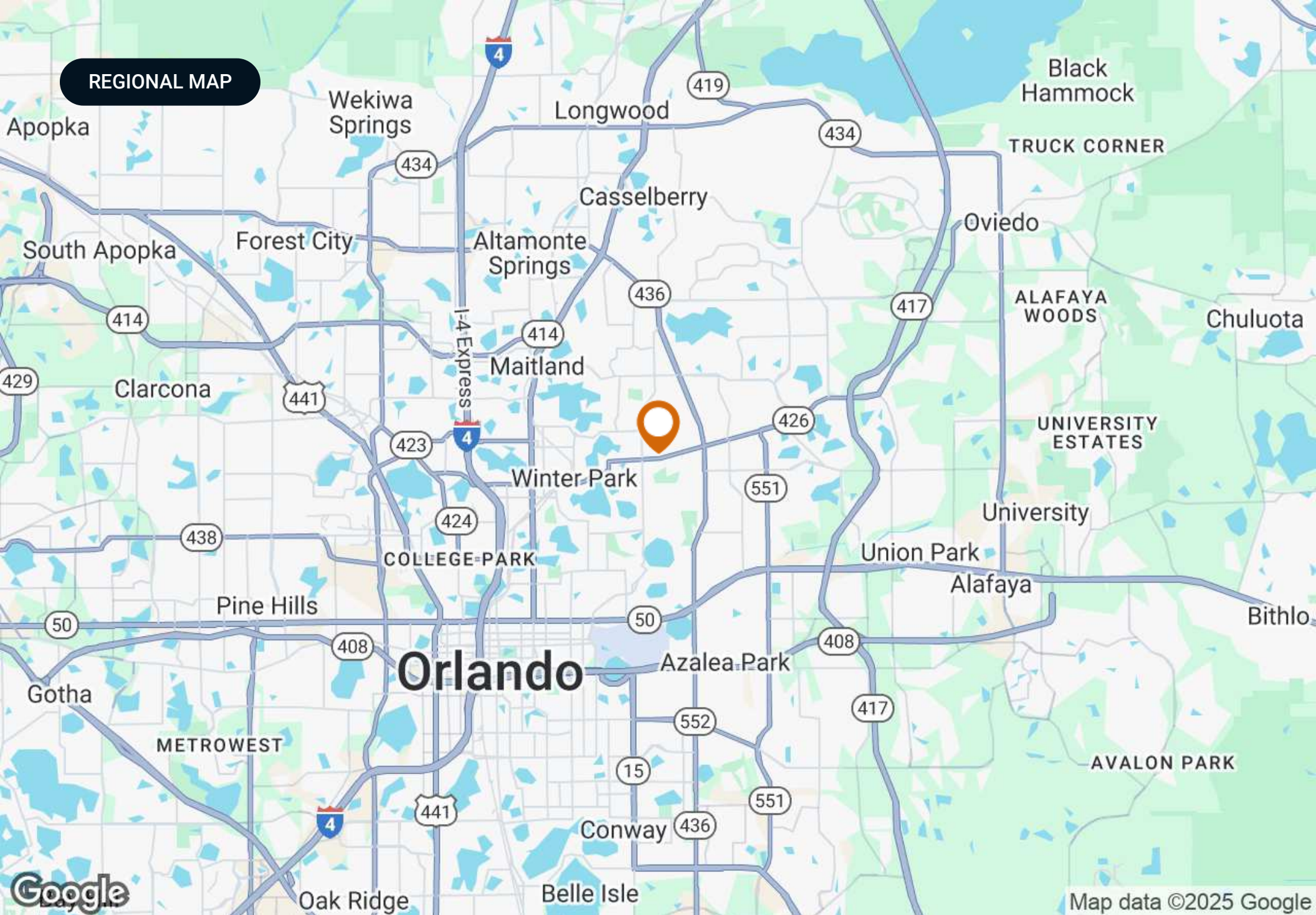
Location Description

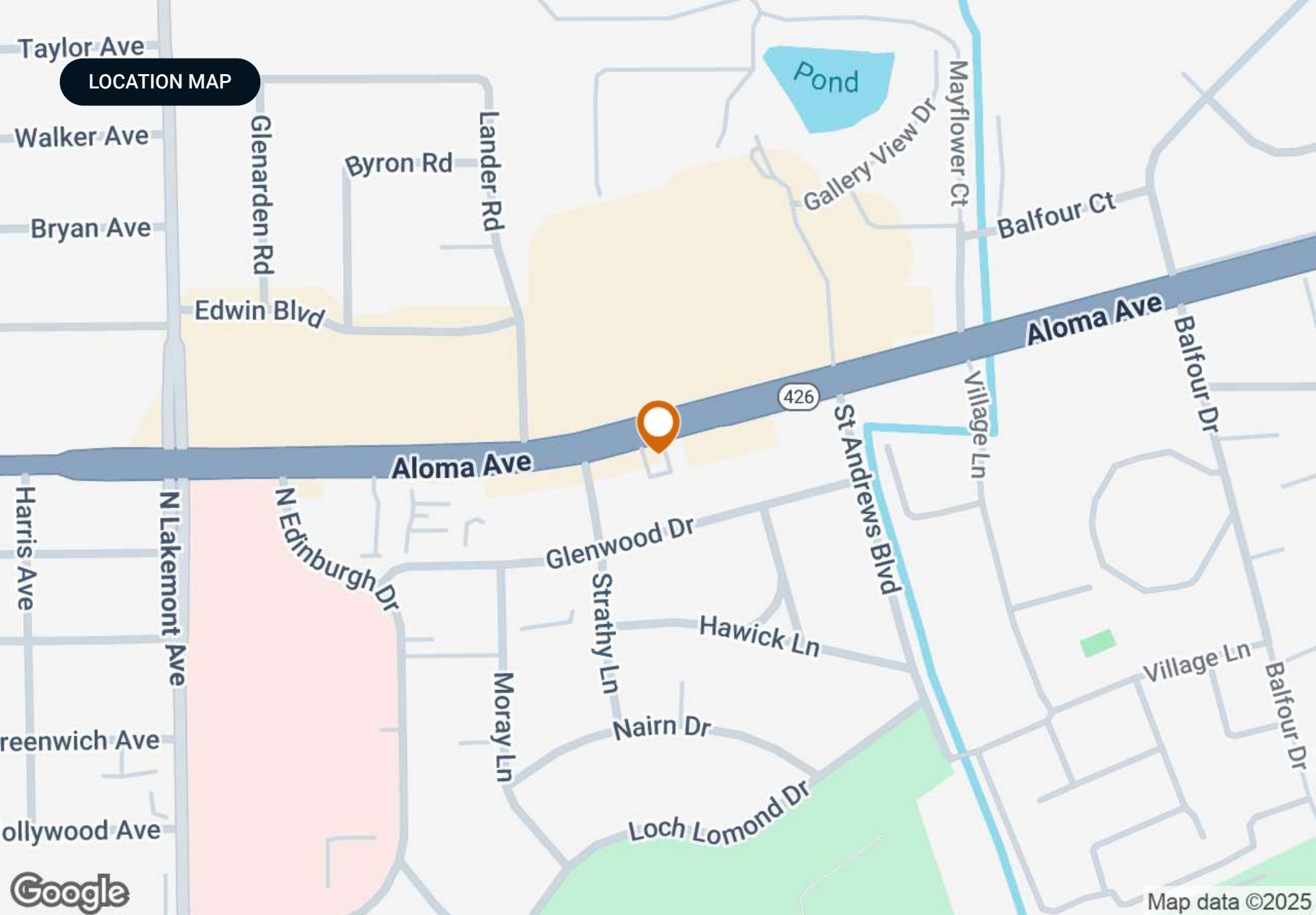
Located on the primary east west corridor through Winter Park, FL, the area surrounding the property offers a vibrant and dynamic environment for potential investors in retail fast food space. The location is directly across the street from a Publix anchored shopping center on Aloma avenue. Current tenant has two years remaining on their lease. If space is needed immediately by a new owner we can discuss a buyout with the current tenant. This is a prime location for fast food and or remodeling for a new use.

The property is positioned just minutes from Orlando Avenue (US 17-92), Semoran Boulevard (SR 436), and State Road 417, providing convenient connections to Downtown Orlando, Maitland, and the broader Orlando metropolitan area. This location places the property within easy reach of major employment centers, shopping, dining, and residential communities

Location Highlights

- Prime location along Winter Park's main east-west corridor on Aloma Avenue
- Directly across from a Publix-anchored shopping center
- Ideal for retail or quick-service restaurant use; opportunity for remodel or new concept
- Current tenant has two years remaining on lease (buyout option available)
- Minutes from Orlando Ave (US 17-92), Semoran Blvd (SR 436), and SR 417

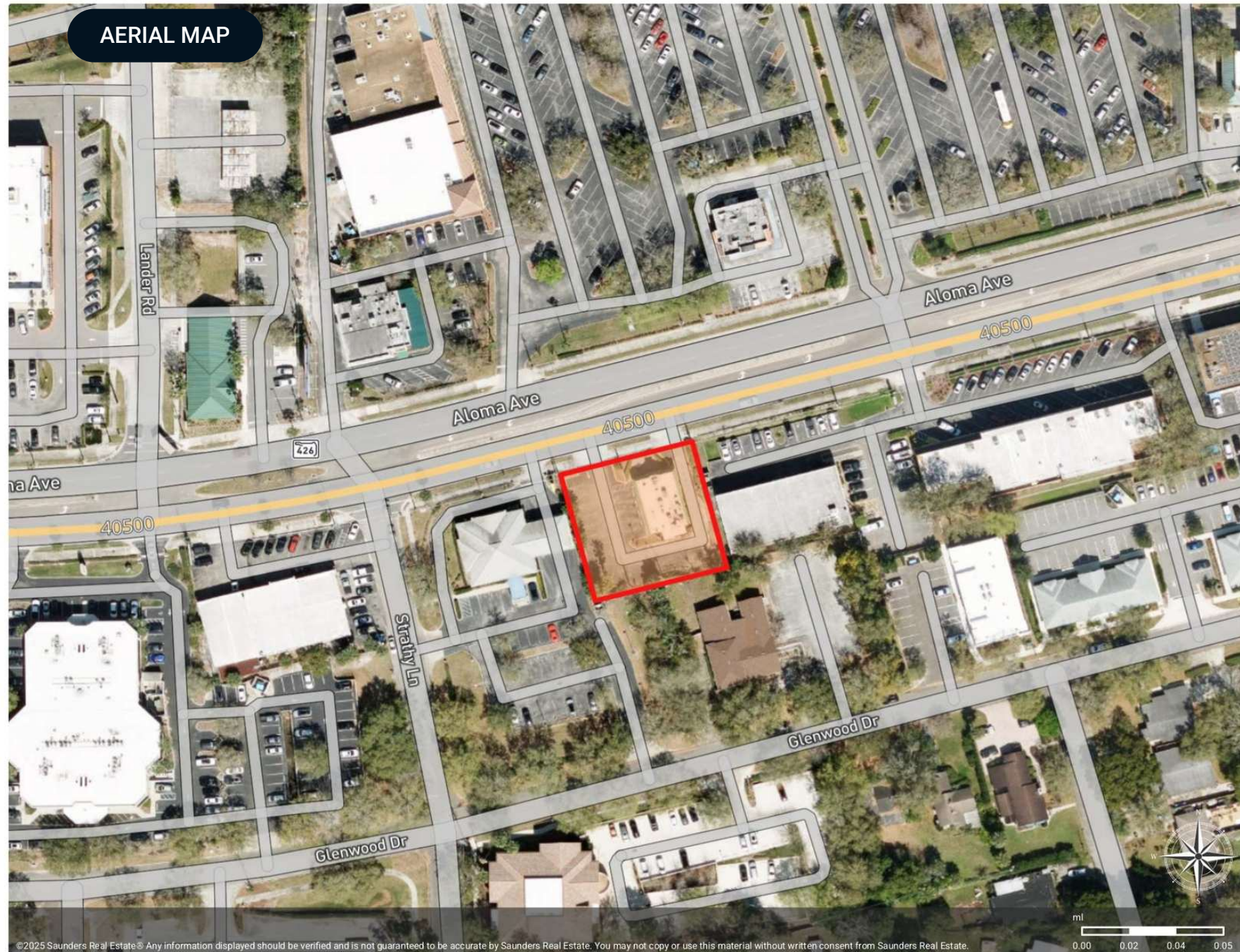




AERIAL MAP

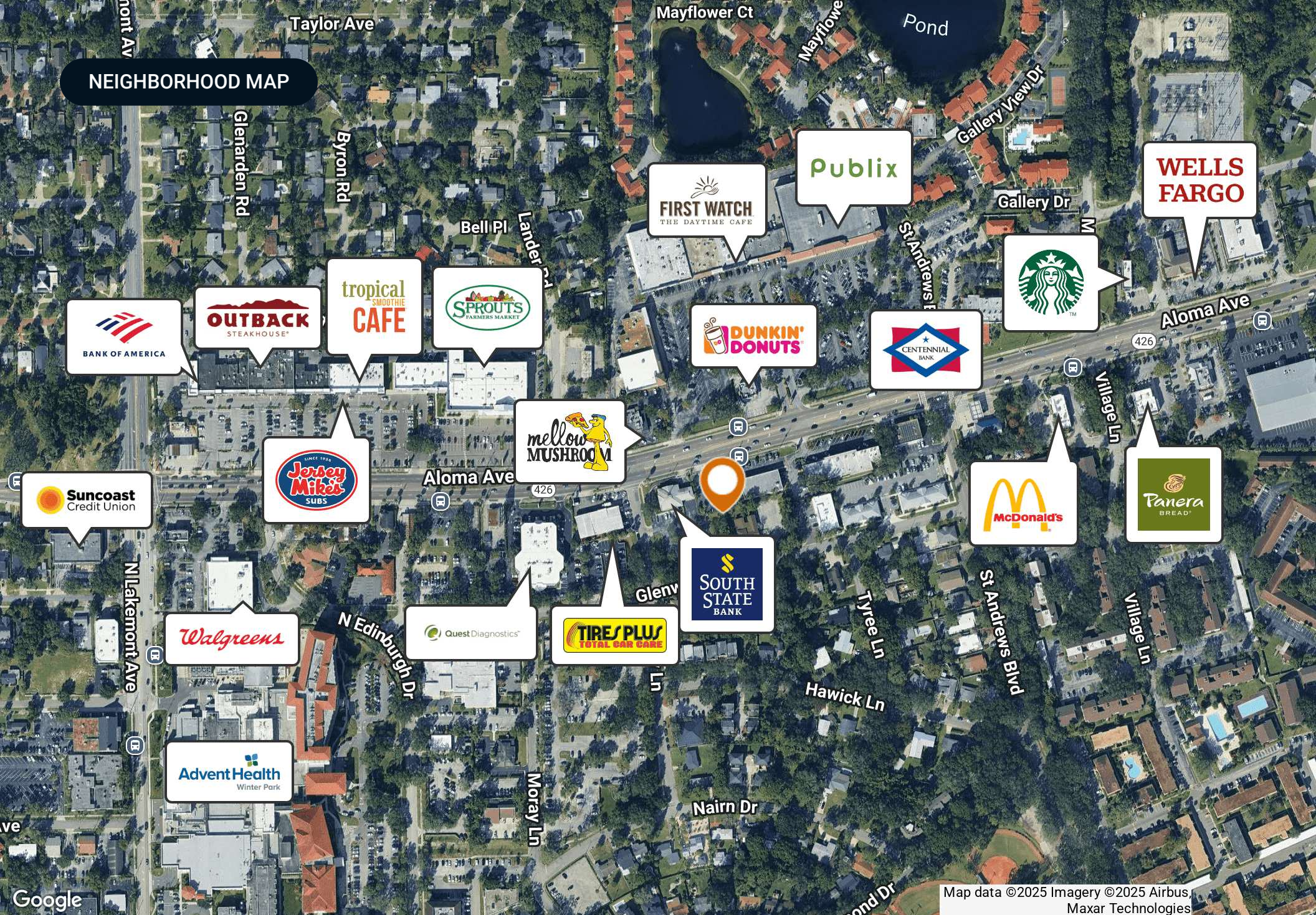
Aerial Map

- Traffic Counts: 40001 < 80000
- Parcel
- Parcel (selected)



©2025 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

NEIGHBORHOOD MAP



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies



BENCHMARK DEMOGRAPHICS

Benchmark Demographics

2212 Aloma Ave, Winter Park, Florida, 32792

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	Orange County	Florida	United States
Population Age 0-4	4.47%	4.46%	4.66%	4.58%	5.24%	4.69%	5.39%
Population Age 5 to 9	4.91%	4.69%	4.89%	4.80%	5.53%	5.03%	5.75%
Population Age 10 to 14	4.92%	4.71%	4.99%	4.64%	5.94%	5.34%	5.98%
Population Age 15 to 19	5.90%	6.13%	5.64%	5.55%	7.30%	5.84%	6.47%
Population Age 20 to 34	23.15%	25.50%	24.89%	27.60%	23.76%	18.43%	20.33%
Population Age 35 to 54	24.38%	25.16%	26.22%	25.41%	27.10%	24.41%	25.20%
Population Age 55 to 74	21.79%	20.94%	21.13%	19.83%	19.47%	25.55%	22.82%
Population Age 75+	10.49%	8.47%	7.63%	7.55%	5.68%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Orange County	Florida	United States
<\$15,000	9.8%	7.7%	6.9%	7.2%	8.0%	8.3%
\$15,000-\$24,999	4.7%	5.0%	5.0%	5.2%	5.8%	5.9%
\$25,000-\$34,999	7.2%	6.4%	6.0%	6.2%	6.7%	6.3%
\$35,000-\$49,999	9.0%	9.2%	9.7%	9.7%	10.5%	9.8%
\$50,000-\$74,999	13.2%	17.0%	16.6%	16.0%	16.9%	15.6%
\$75,000-\$99,999	10.7%	12.1%	13.0%	12.5%	12.9%	12.5%
\$100,000-\$149,999	15.8%	17.4%	19.6%	20.2%	18.4%	17.8%
\$150,000-\$199,999	9.0%	9.2%	9.4%	9.7%	8.7%	9.8%
\$200,000+	20.5%	16.1%	13.8%	13.3%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Orange County	Florida	United States
Population	19,811	99,106	250,762	1,541,631	23,027,836	339,887,819
Daytime Population	23,392	115,929	295,799	1,719,648	22,846,618	338,218,372
Employees	10,026	55,333	144,513	837,042	10,832,721	167,630,539
Households	8,546	43,175	105,547	559,277	9,263,074	132,422,916
Average HH Size	2.23	2.24	2.34	2.69	2.43	2.50
Median Age	40.0	38.2	38.3	36.5	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Orange County	Florida	United States
Median Home Value	573,179	537,280	464,663	452,008	416,969	370,578
Owner Occupied %	54.0%	51.5%	54.4%	55.0%	67.2%	64.2%
Renter Occupied %	46.0%	48.5%	45.6%	45.0%	32.8%	35.8%
Total Housing Units	9,265	46,171	112,447	602,712	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Counties Orange County	Florida	United States
Median HH Income	\$87,372	\$83,377	\$84,482	\$84,689	\$78,205	\$81,624
Per Capita Income	\$60,959	\$56,982	\$51,042	\$42,683	\$44,891	\$45,360
Median Net Worth	\$196,838	\$164,257	\$173,494	\$169,527	\$253,219	\$228,144

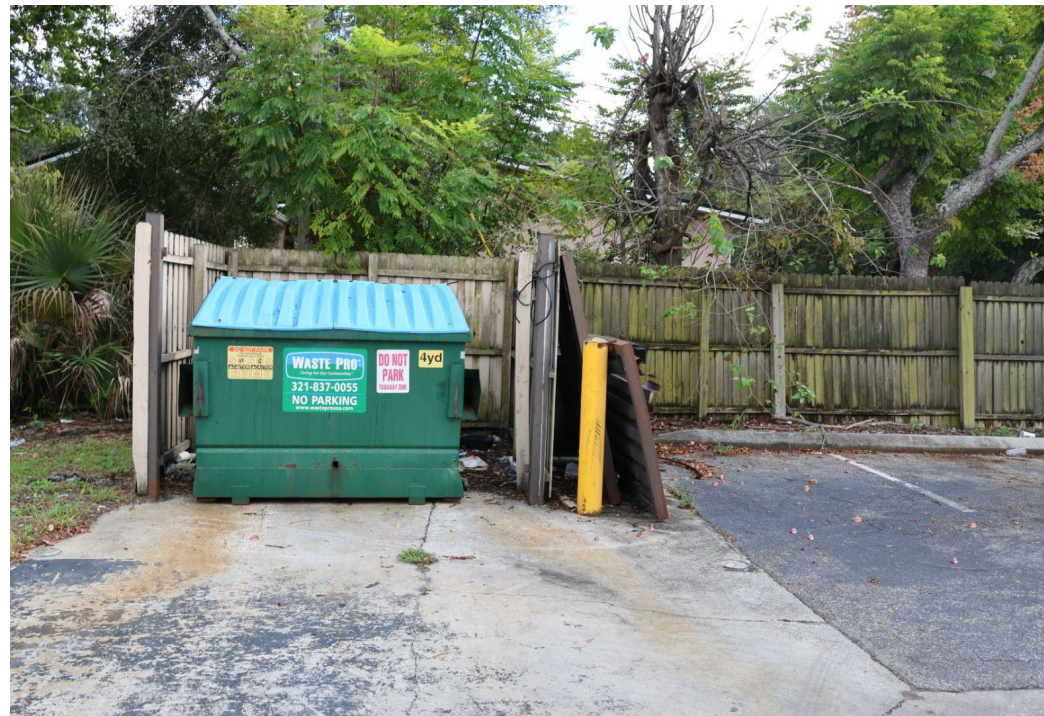


Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -
Saunders Ralston Dantzler Realty

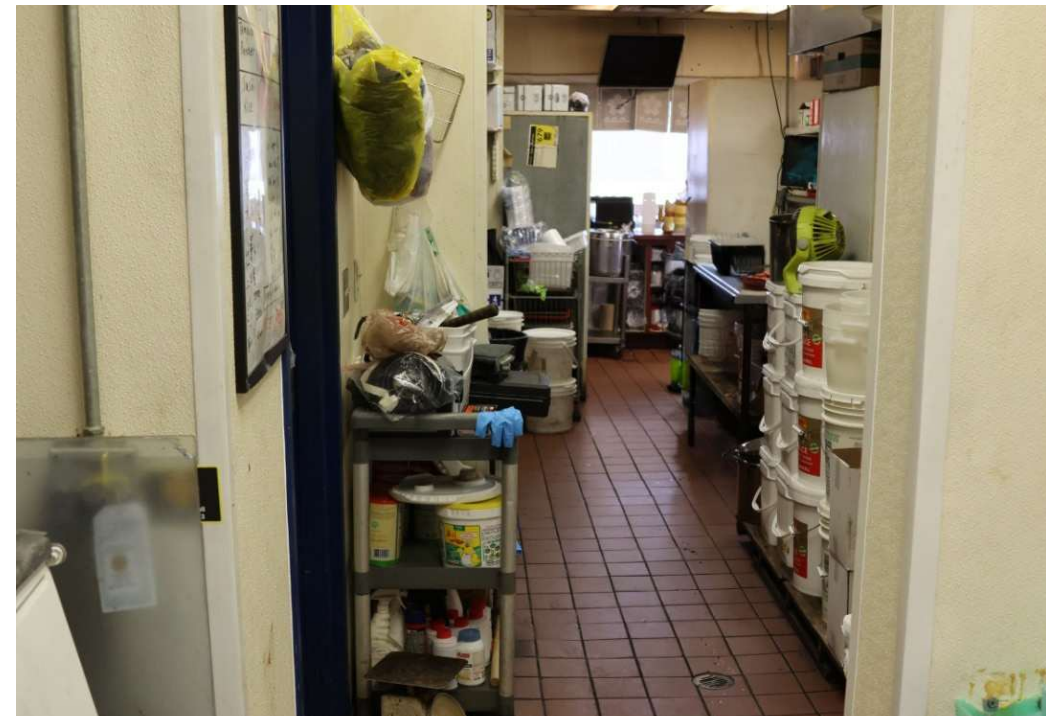
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



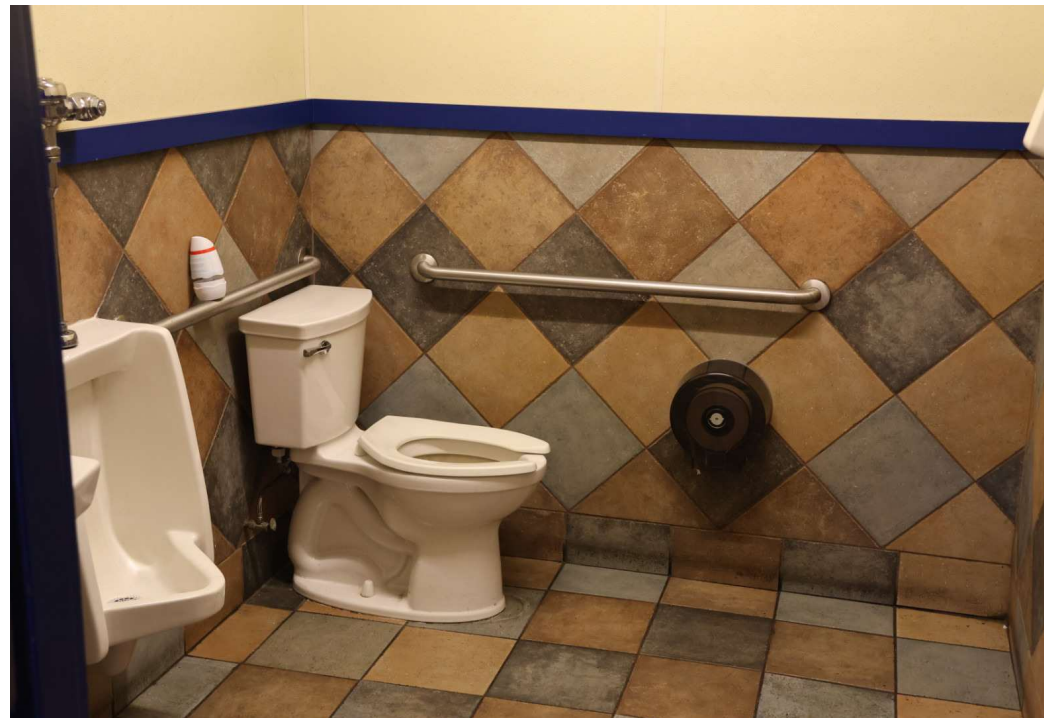
EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Rick Gonzalez, ALC, CCIM

Senior Advisor

rickg@saundersrealestate.com

Direct: **877-518-5263 x458** | Cell: **352-408-3892**

Professional Background

Richard Xavier (Rick) Gonzalez, CCIM, ALC is a Senior Advisor at Saunders Real Estate.

Rick is an 8th generation Floridian and a Veteran of the US Army. Throughout his career, Rick earned a Master of Science in Environmental Engineering Sciences and a Bachelor of Science in Soils from the University of Florida. As a dedicated commercial real estate practitioner, Rick earned his Certified Commercial Investment Member (CCIM) and Accredited Land Consultant (ALC) designations, allowing him to provide exceptional commercial real estate services to his clients.

Rick is also highly involved in many professional community organizations. He is currently a member of the Poarch Band of Creek Indians and he is also a Returned Peace Corps Volunteer. Rick previously served on the Lake County Planning and Zoning Board and the Lake County Affordable Housing Committee for over seven years. He is also the 2023 President of the Florida CCIM Chapter.

Rick has been married to his wife, Kathy, for over 21 years. They also share a 20-year-old son who currently attends Stetson University. Rick frequently volunteers at the Lake Cares food pantry and is a member of the Rotary Club of Lake County Golden Triangle in his spare time.

Rick specializes in:

- Land
- Commercial

Memberships

- 2023 President of the Florida CCIM Chapter
- Central Florida Veterans Memorial Park Foundation
- Rotary Club of Lake County Golden Triangle



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com