

MARINA RESTAURANT FOR LEASE

4380 CARRAWAY PL., SANFORD, FL 32771

PROPERTY DESCRIPTION

Available Space	4,390 SF Restaurant for Lease
Outdoor Pool and Cabana Area	7,290 SF
Seating (Approx)	Indoor: 125 seats Outdoor: 48 seats Pool Area: 136 seats
Boat Slips	8 Boat Slips

CONTACT:

Amy Calandrino
Director
+1 407 618 8240
amy.calandrino@cushwake.com

Easton Ricks
Associate
+1 407 949 0803
easton.ricks@cushwake.com



MARINA RESTAURANT FOR LEASE

4380 CARRAWAY PL., SANFORD, FL 32771

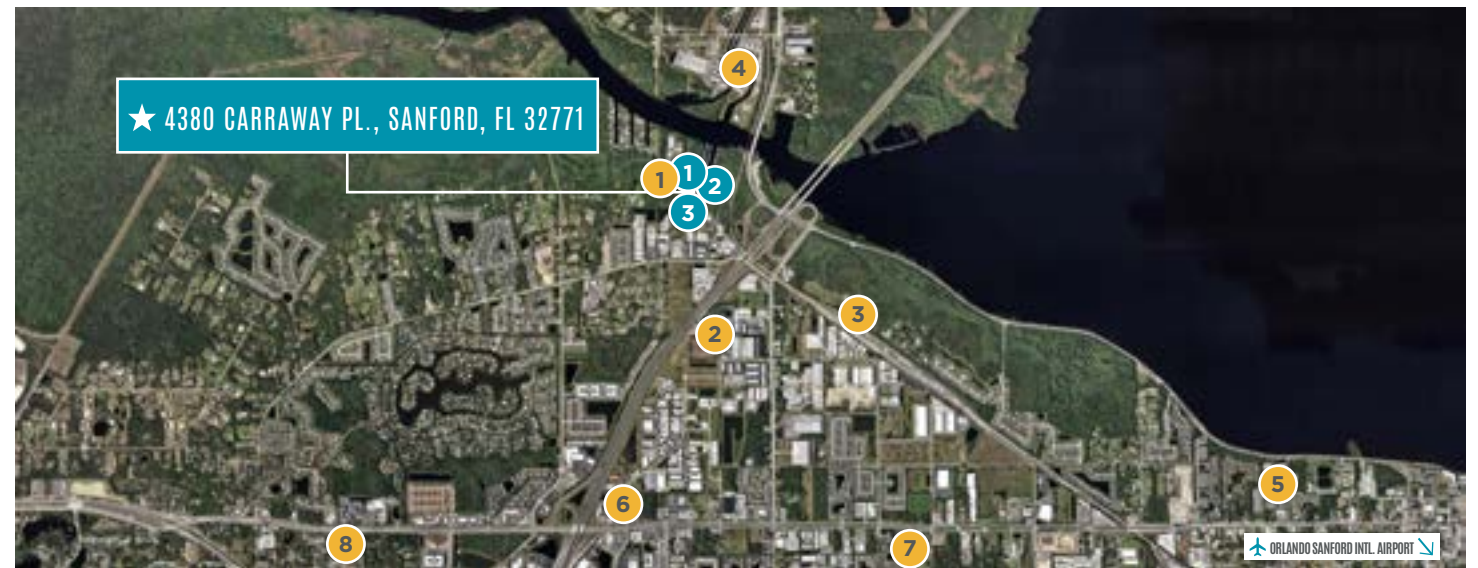


PROPERTY HIGHLIGHTS

Located directly on the St. Johns River at Boat Tree Marina in Sanford, this second-generation restaurant space offers a rare waterfront dining opportunity with indoor and outdoor seating overlooking the marina. The existing kitchen and restaurant buildout allow a new operator to step into a turnkey space and focus on concept and operations rather than construction, all while offering customers a true riverfront experience. Boat Tree is currently undergoing a full dock renovation and expected completion is Q4 2026.

Boat Tree is the largest marina in Central Florida, with over 380 wet and dry slips, with plans to reach 600 or more by mid-2026. The marina provides a built-in, captive audience from boat slip tenants, boaters, and visitors, creating steady daily traffic and a destination-style environment. There is an attractive local demographic with an **average HH income of \$137, 763 within 1 mile**. Combined with close proximity to Historic Downtown Sanford's restaurants, breweries, and events, this location offers a unique opportunity for an operator looking to establish a waterfront restaurant in one of Central Florida's most active and growing areas.

CO-TENANTS & NEARBY MARKET DRIVERS



CO-TENANTS

- 1 Boat Tree Marina
- 2 Connie's Deli
- 3 Millenium Luxury Coaches

NEARBY MARKET DRIVERS

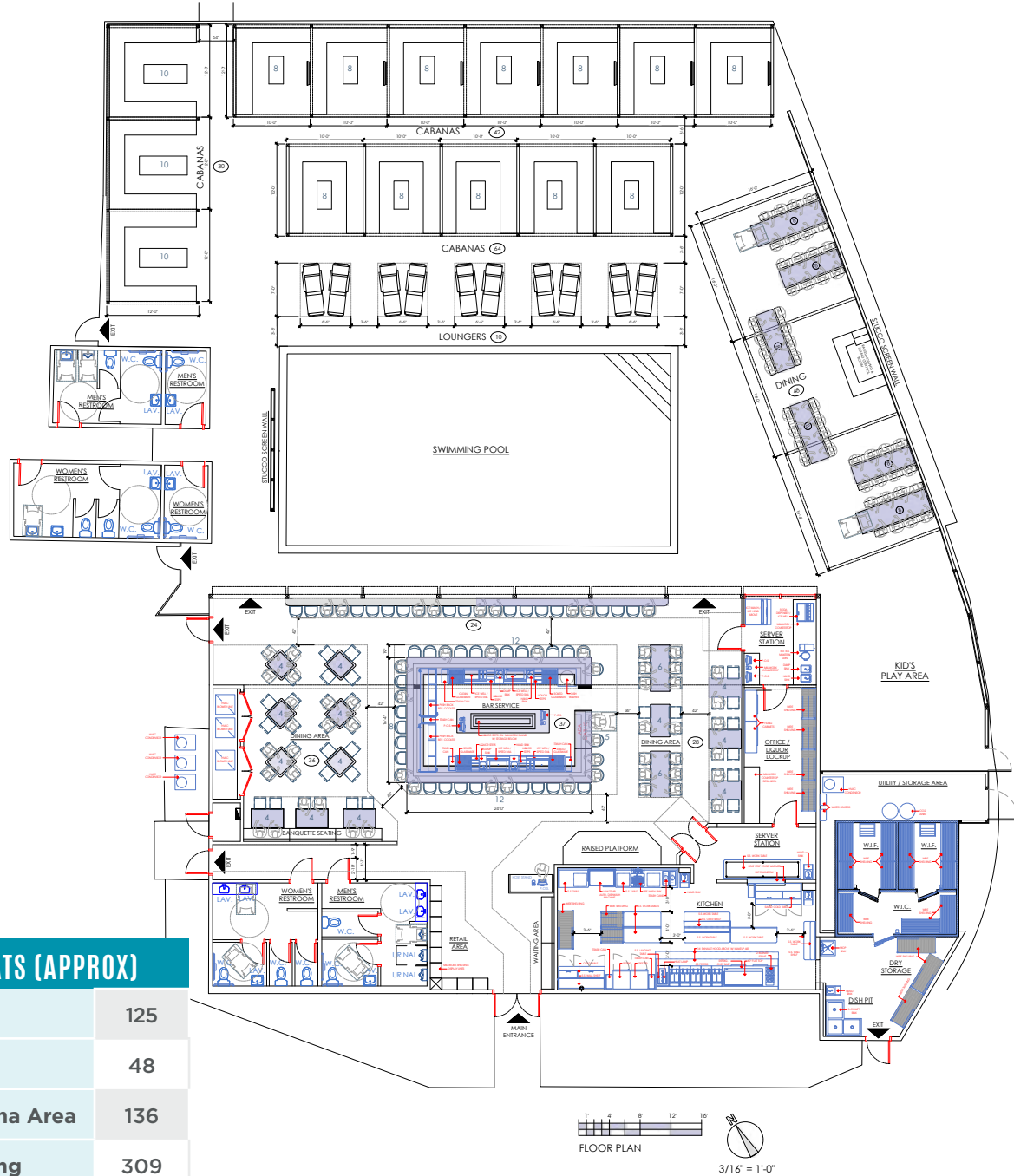
- 1 Boat Tree Marina
- 2 Lake Monroe
- 3 Central Florida Zoo & Botanical Gardens
- 4 FPL Sanford Power Plant
- 5 HCA Florida Lake Monroe Hospital
- 6 Holiday Inn Express
- 7 Holy Cross Lutheran Academy
- 8 The Goddard School of Sanford - Lake Mary Heathrow

MARINA RESTAURANT FOR LEASE

4380 CARRAWAY PL., SANFORD, FL 32771



SITE PLAN



NO. OF SEATS (APPROX)	
Indoor	125
Outdoor	48
Pool/Cabana Area	136
Total Seating	309

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,868	33,543	103,612
Avg. HH Income	\$137,763	\$111,378	\$108,347
Median Age	42.8	38.7	40.7

★ 4380 CARRAWAY PL., SANFORD, FL 32771

WATCH VIDEO

MARINA RESTAURANT FOR LEASE

4380 CARRAWAY PL., SANFORD, FL 32771

CONTACT:

Amy Calandrino

Director

+1 407 618 8240

amy.calandrino@cushwake.com

Easton Ricks

Associate

+1 407 949 0803

easton.ricks@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-193913-V1



ORLANDO SANFORD INTL. AIRPORT