

RESTAURANT FOR LEASE

1301 Winter Springs Blvd, Winter Springs, FL



Stand out with this prominent standalone restaurant building featuring a prominent customizable brick monument sign directly on Winter Springs Blvd., with a large shaded porch area perfect for outdoor dining, live music, outdoor TVs to watch sporting events, brunch, etc.. The previous restaurant flourished in this space for over 20-years and it's ready for the next tenant to thrive here for many years to come.



HIGHLIGHTS

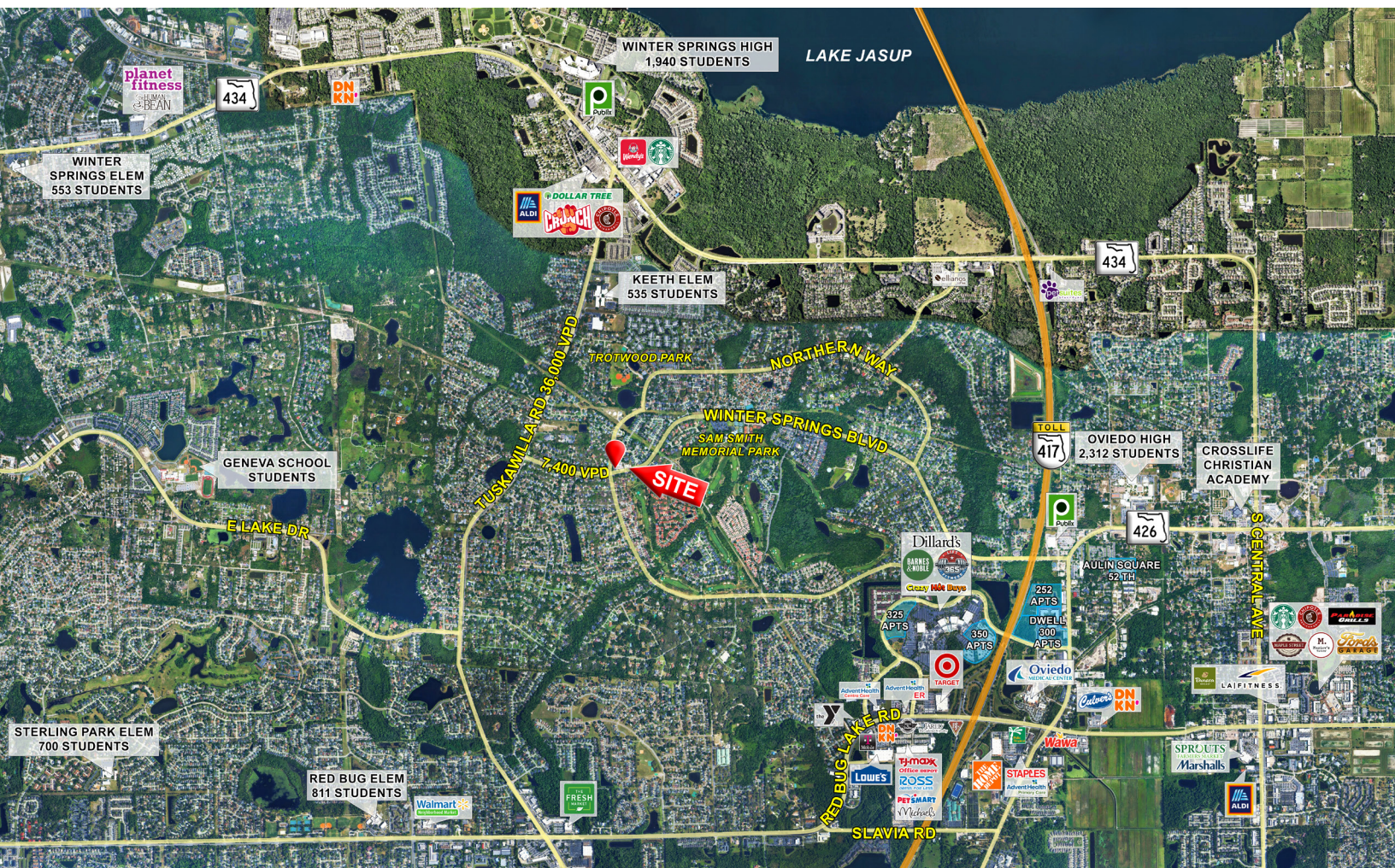
- **Flexible standalone space** - 2,604 SF with an open layout ready for your custom fit.
- **Prime monument signage** - Eye-catching brick pylon for maximum road visibility and brand impact.
- **Outdoor Seating** - 1,800 SF outdoor screened in patio.
- **2nd Generation Aspects** - Grease trap in place and impact fees paid for.
- **Great Tusawilla/Winter Springs location** - The neighborhood is focused around this center and the neighbors can't wait to see who opens here. This is an active family focused neighborhood center with tons of neighbors riding by with their golf carts or walking their dogs.

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Demographics	1 Mile	3 Miles	5 Miles
Population	9,596	64,524	176,999
Average HH Income	\$136,568	\$130,079	\$114,501
Median Age	47.0	42.0	40.0



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