

Freestanding Restaurant

Northwest Orlando, Florida | Address Withheld

20+ Year Operating Tenant • Adjacent to Orlando's Packing District



\$767,500

ASKING PRICE

7.00%

CAP RATE

\$53,732

NET OPERATING INCOME

\$36 / SF

NNN RENT (BELOW MARKET)



INVESTMENT HIGHLIGHTS

- **Proven 20+ Year Tenant** — The existing restaurant operator has served this location for more than two decades, demonstrating deep neighborhood roots and durable, time-tested sales at this site.
- **Below-Market NNN Rent at \$36/SF** — Current rent sits below prevailing rates for Orlando freestanding restaurant space, providing built-in rent growth potential at renewal and downside protection on re-tenanting.
- **True Passive NNN Structure** — Tenant responsibility for taxes, insurance, and maintenance delivers clean, management-free income — ideal for out-of-area and 1031-exchange investors.
- **Abundant Parking & Highway Frontage** — A 29-space parking field — nearly 20 spaces per 1,000 SF, a rare ratio for a freestanding restaurant — plus direct highway frontage carrying 14,000 vehicles per day, delivering constant visibility and easy access.
- **Packing District Growth Corridor** — Minutes from Dr. Phillips Charities' 202-acre, \$480M mixed-use redevelopment, one of Orlando's most transformative urban infill projects (see Area Overview).
- **Built-In Daytime Demand** — Proximity to the Seaboard Industrial Center provides a large, consistent weekday lunchtime customer base from surrounding warehouse, distribution, and light-industrial employers.

PROPERTY SUMMARY

Address	Withheld — available upon inquiry
Property Type	Freestanding Restaurant
Building Size	1,500 SF
Tenancy	20+ year operating history
Lease Type	NNN
Current Rent	\$36.00/SF NNN (below market)
Net Operating Income	\$53,732
Asking Price	\$767,500
Cap Rate	7.00%
Parking	29 surface spaces
Frontage	Highway frontage — 14,000 AADT

THE OPPORTUNITY

A 7% going-in cap rate on a seasoned, two-decade operator — with rent below market — offers immediate yield today and a clear path to income growth tomorrow, all in the direct path of one of Orlando's most active redevelopment corridors.

EXCLUSIVELY OFFERED BY

Ben Brenner, CCIM

C. Brenner, Inc.

(407) 970-6447 |

bbrenner@cbrenner.com

1510 E Colonial Dr, Suite 307

Orlando, FL 32803



LOCATION & AREA OVERVIEW

The Packing District

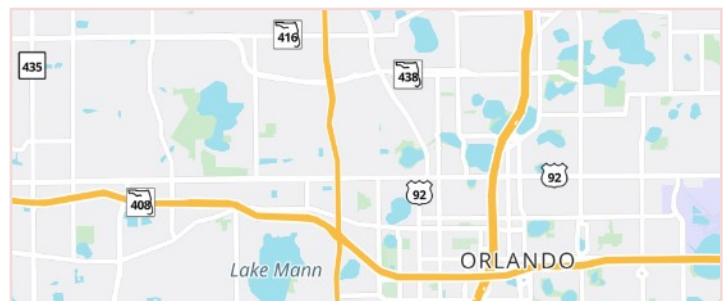
The property sits minutes from The Packing District, a 202-acre, approximately \$480 million mixed-use redevelopment by Dr. Phillips Charities at Princeton Street and Orange Blossom Trail, adjacent to College Park. Named for the historic citrus packing operations once located on the site, the multi-phase master plan is transforming a legacy industrial area into one of Orlando's premier live-work-play destinations — with thousands of planned residential units, roughly one million square feet of projected commercial space, a 100-acre regional park with trails and an urban farm, a YMCA family center, food halls, breweries, a flagship climbing gym, and new office and retail development. Each phase adds rooftops, employees, and daily traffic to the immediate trade area — a powerful long-term demand driver for nearby restaurant real estate.

Seaboard Industrial Center

The property also benefits from its proximity to the Seaboard Industrial Center and the surrounding industrial corridor, home to a dense concentration of warehouse, distribution, manufacturing, and service businesses. This workforce generates a large, reliable weekday lunchtime customer base — the lifeblood of a neighborhood restaurant — and has supported the tenant's operation at this location for over twenty years.

Orlando, Florida

Orlando remains one of the nation's fastest-growing major metros, anchored by world-class tourism, a rapidly diversifying employment base, and sustained in-migration. Infill locations north and west of downtown — are seeing renewed investor attention as development pushes outward from College Park and the urban core.



The information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to its accuracy. All figures, including income, expenses, and square footage, are approximate and subject to verification by prospective purchasers. This offering is subject to change or withdrawal without notice.