

# Palamar Oaks 2nd Gen. Restaurant

SAINT CLOUD, FL



OFFERING MEMORANDUM

**KW COMMERCIAL**

9161 Narcoossee Road, Ste. 107

Orlando, FL 32827

*PRESENTED BY:*

**JORGE MATOS**

Director

407.616.0077

[matos@kwcommercial.com](mailto:matos@kwcommercial.com)

FL #BK3099141

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## SAINT CLOUD, FL

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# Executive Summary



**SALE PRICE:**

\$99,000

**BUILDING SIZE:**

1,176 SF

**YEAR BUILT:**

1985

## PROPERTY OVERVIEW

Aprox. 1,200 SF, Second Generation Restaurant. Hood and other amenities still in place. 2 bathrooms. It could be turned for other uses such as general office and retail.

## PROPERTY FEATURES

- 2nd Generation Restaurant
- Hood and Amenities still in place
- Former Evelyn's Seafood Restaurant
- Could be turn to other uses
- Great Demographics
- Great Tenant Mix Strip

# Property Description



## PROPERTY OVERVIEW

Aprox. 1,200 SF, Second Generation Restaurant. Hood and other amenities still in place. 2 bathrooms. It could be turned for other uses such as general office and retail.

## LOCATION OVERVIEW

Palamar Oaks is on Neptune, just prior to reaching 192 / 441 13th Street that continues through the heart of Saint Cloud. Neptune is a "resident short cut" to and from Kissimmee and Lake Toho. It is well travelled and is the perfect location for your business to earn repeat business from local clients.

# Property Details

<b>PROPERTY NAME:</b>	2nd Generation Restaurant @ Palamar Oaks Professional Strip Center
<b>STREET ADDRESS:</b>	4115 Neptune Rd
<b>CITY, STATE, ZIP:</b>	Saint Cloud, FL 34769
<b>PROPERTY TYPE:</b>	Retail
<b>APN:</b>	042630041200014115
<b>BUILDING CLASS:</b>	C
<b>ZONING:</b>	SHB
<b>CROSS STREET:</b>	13th Street - 192 IRLO BRONSON
<b>YEAR BUILT:</b>	1985
<b>NUMBER OF STORIES:</b>	1
<b>FOUNDATION:</b>	SLAB



# Complete Highlights

## PROPERTY HIGHLIGHTS

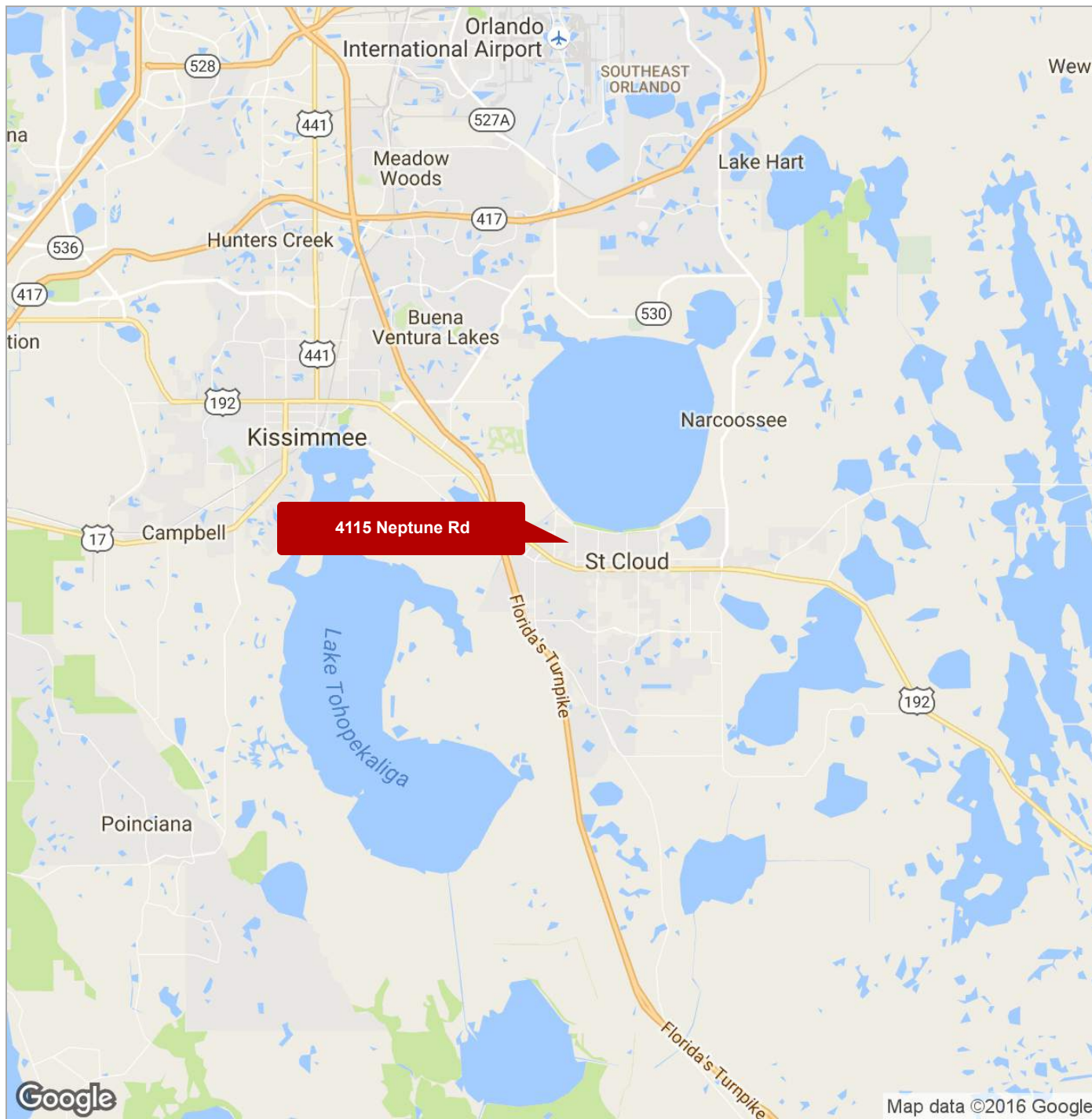
- 2nd Generation Restaurant
- Hood and Amenities still in place
- Former Evelyn's Seafood Restaurant
- Could be turn to other uses
- Great Demographics
- Great Tenant Mix



# Additional Photos

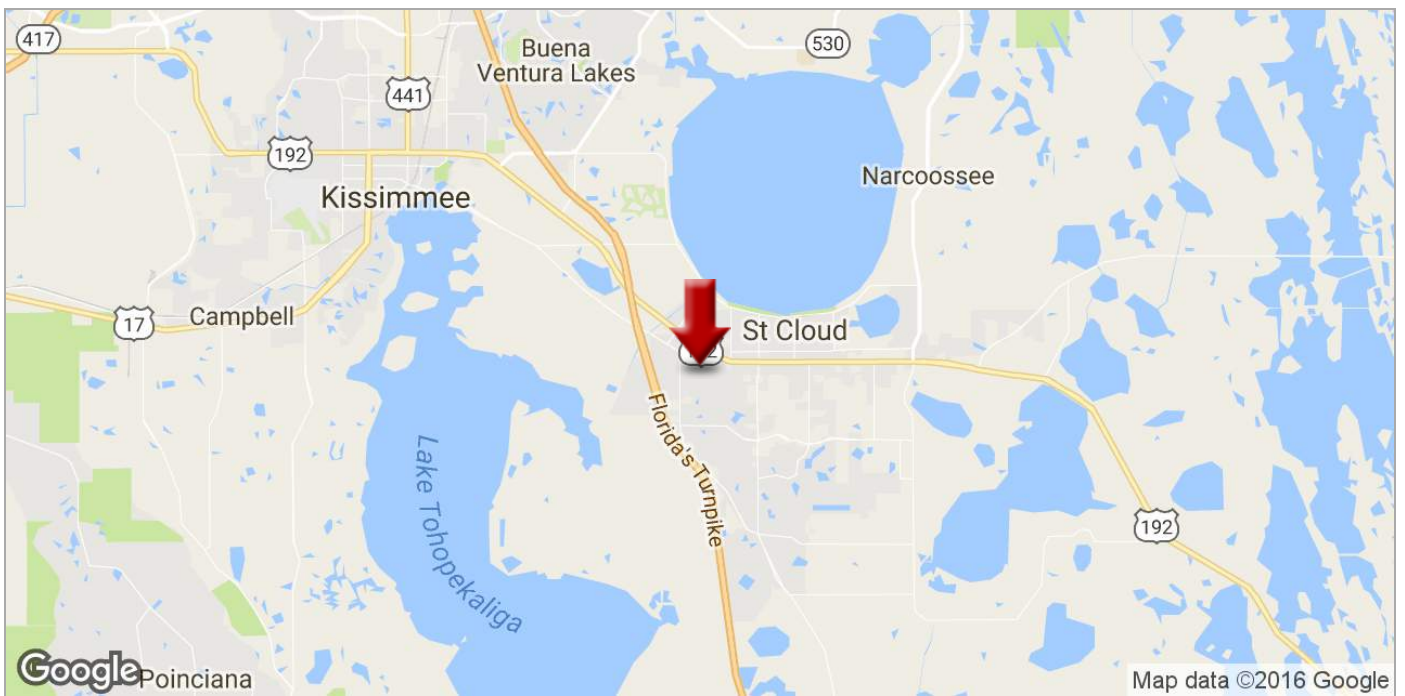
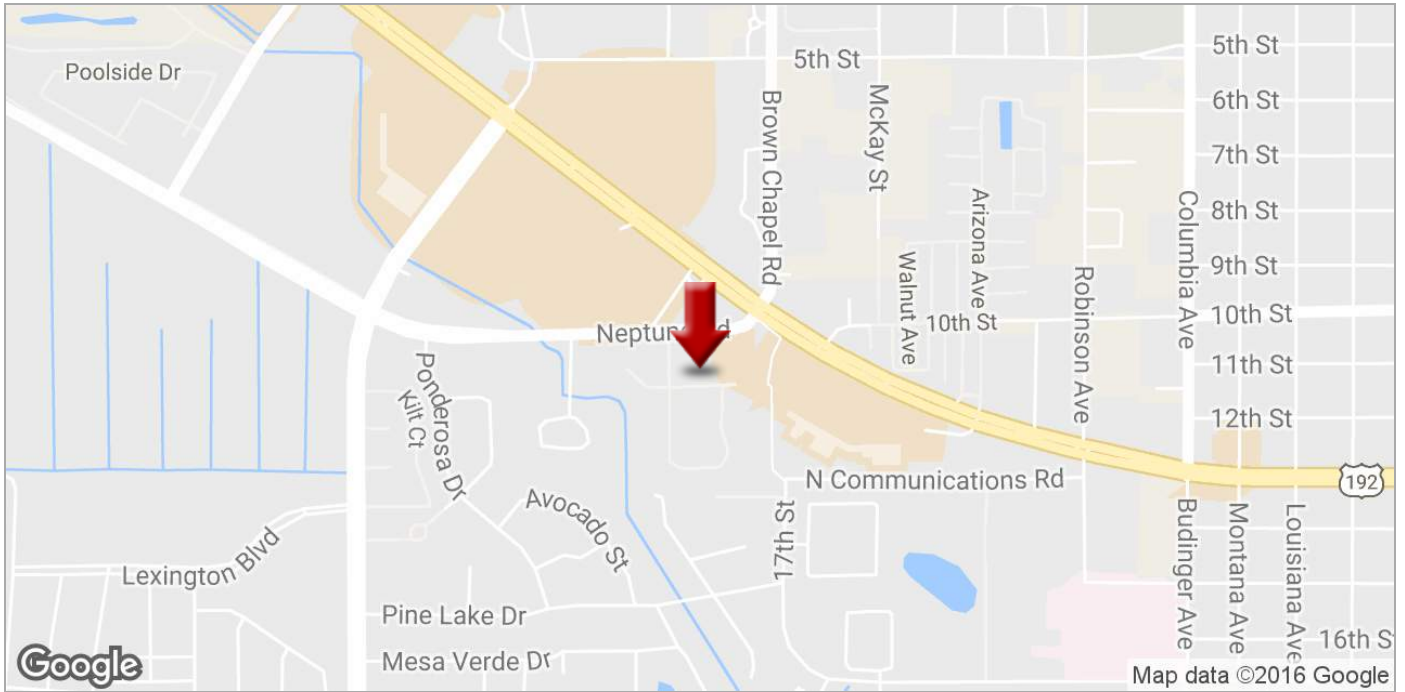


# Regional Map

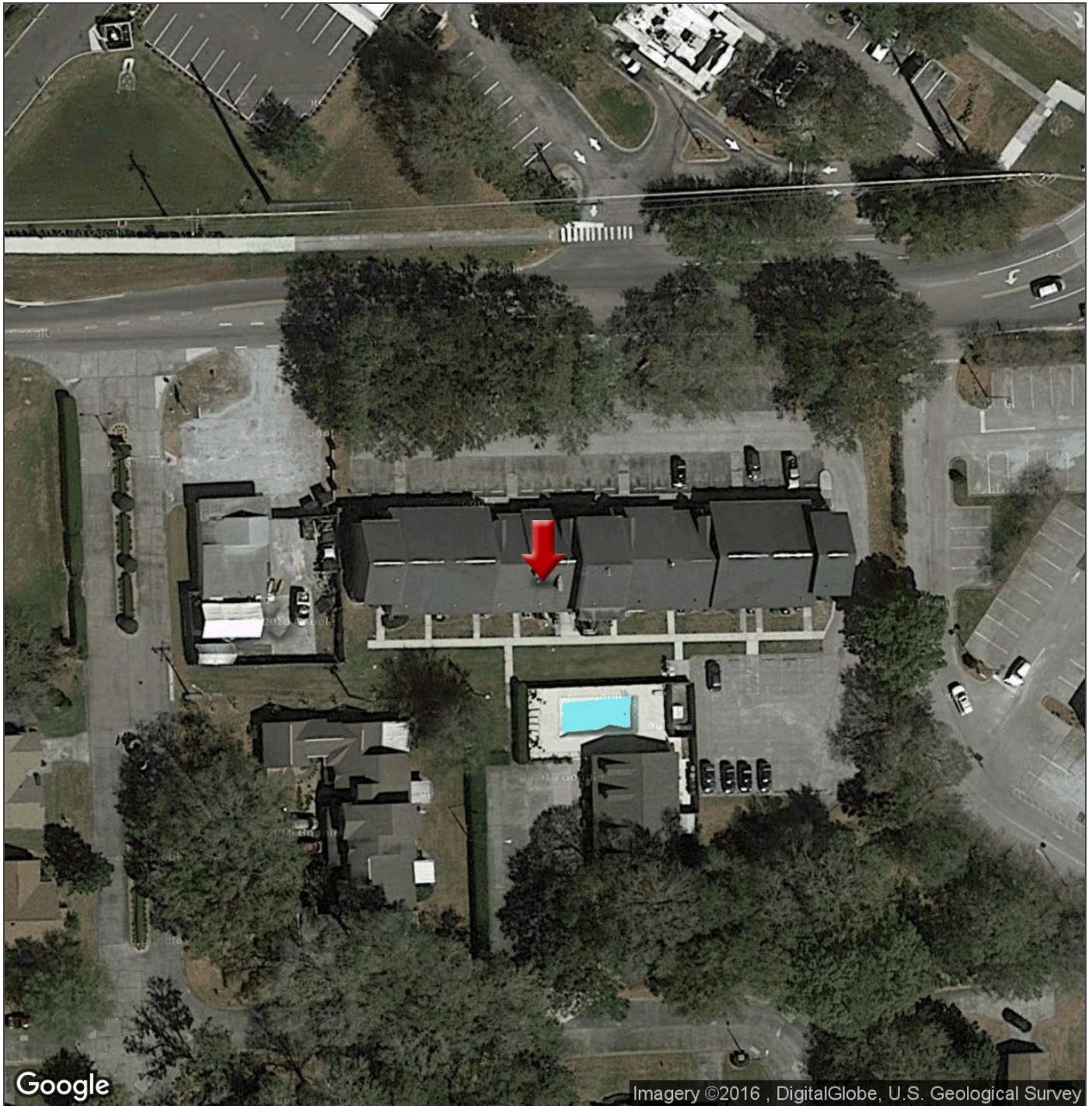




# Location Maps



# Aerial Map





# Restaurant Market Potential

COMMERCIAL  
 MULTIPLE-UNIT RESTAURANT @ PALAMAR OAKS PROFESSIONAL STRIP CENTER  
 4115 Neptune Rd, St Cloud, Florida, 34769  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 28.24851  
 Longitude: -81.31144

Demographic Summary	2016	2021
Population	9,992	11,373
Population 18+	7,925	9,049
Households	3,772	4,282
Median Household Income	\$41,447	\$42,857

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	5,727	72.3%	97
Went to family restaurant/steak house 4+ times/mo	2,225	28.1%	102
Spent at family rest/steak hse last 6 months: <\$31	719	9.1%	128
Spent at family rest/steak hse last 6 months: \$31-50	624	7.9%	96
Spent at family rest/steak hse last 6 months: \$51-100	1,226	15.5%	103
Spent at family rest/steak hse last 6 months: \$101-200	820	10.3%	87
Spent at family rest/steak hse last 6 months: \$201-300	411	5.2%	96
Spent at family rest/steak hse last 6 months: \$301+	416	5.2%	72
Family restaurant/steak house last 6 months: breakfast	927	11.7%	93
Family restaurant/steak house last 6 months: lunch	1,548	19.5%	104
Family restaurant/steak house last 6 months: dinner	3,442	43.4%	93
Family restaurant/steak house last 6 months: snack	118	1.5%	78
Family restaurant/steak house last 6 months: weekday	2,435	30.7%	101
Family restaurant/steak house last 6 months: weekend	3,008	38.0%	92
Fam rest/steak hse/6 months: Applebee`s	1,646	20.8%	88
Fam rest/steak hse/6 months: Bob Evans Farms	363	4.6%	125
Fam rest/steak hse/6 months: Buffalo Wild Wings	575	7.3%	85
Fam rest/steak hse/6 months: California Pizza Kitchen	154	1.9%	58
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	205	2.6%	83
Fam rest/steak hse/6 months: The Cheesecake Factory	382	4.8%	74
Fam rest/steak hse/6 months: Chili`s Grill & Bar	892	11.3%	93
Fam rest/steak hse/6 months: CiCi`s Pizza	307	3.9%	99
Fam rest/steak hse/6 months: Cracker Barrel	1,035	13.1%	130
Fam rest/steak hse/6 months: Denny`s	790	10.0%	108
Fam rest/steak hse/6 months: Golden Corral	889	11.2%	139
Fam rest/steak hse/6 months: IHOP	703	8.9%	79
Fam rest/steak hse/6 months: Logan`s Roadhouse	316	4.0%	117
Fam rest/steak hse/6 months: LongHorn Steakhouse	357	4.5%	94
Fam rest/steak hse/6 months: Old Country Buffet	184	2.3%	134
Fam rest/steak hse/6 months: Olive Garden	1,279	16.1%	93
Fam rest/steak hse/6 months: Outback Steakhouse	678	8.6%	90
Fam rest/steak hse/6 months: Red Lobster	920	11.6%	96
Fam rest/steak hse/6 months: Red Robin	428	5.4%	89
Fam rest/steak hse/6 months: Ruby Tuesday	400	5.0%	83
Fam rest/steak hse/6 months: Texas Roadhouse	519	6.5%	86
Fam rest/steak hse/6 months: T.G.I. Friday`s	488	6.2%	82
Fam rest/steak hse/6 months: Waffle House	532	6.7%	127
Went to fast food/drive-in restaurant in last 6 mo	7,161	90.4%	100
Went to fast food/drive-in restaurant 9+ times/mo	3,110	39.2%	99
Spent at fast food/drive-in last 6 months: <\$11	378	4.8%	111
Spent at fast food/drive-in last 6 months: \$11-\$20	670	8.5%	114
Spent at fast food/drive-in last 6 months: \$21-\$40	978	12.3%	105
Spent at fast food/drive-in last 6 months: \$41-\$50	654	8.3%	109
Spent at fast food/drive-in last 6 months: \$51-\$100	1,336	16.9%	101
Spent at fast food/drive-in last 6 months: \$101-\$200	936	11.8%	98
Spent at fast food/drive-in last 6 months: \$201+	784	9.9%	82

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.





# Restaurant Market Potential

COMMERCIAL RESTAURANT @ PALAMAR OAKS PROFESSIONAL STRIP CENTER  
4115 Neptune Rd, St Cloud, Florida, 34769

Ring: 1 mile radius

Prepared by Esri

Latitude: 28.24851

Longitude: -81.31144

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	2,949	37.2%	102
Fast food/drive-in last 6 months: home delivery	583	7.4%	96
Fast food/drive-in last 6 months: take-out/drive-thru	3,837	48.4%	104
Fast food/drive-in last 6 months: take-out/walk-in	1,366	17.2%	89
Fast food/drive-in last 6 months: breakfast	2,773	35.0%	108
Fast food/drive-in last 6 months: lunch	3,900	49.2%	98
Fast food/drive-in last 6 months: dinner	3,496	44.1%	100
Fast food/drive-in last 6 months: snack	890	11.2%	93
Fast food/drive-in last 6 months: weekday	4,719	59.5%	102
Fast food/drive-in last 6 months: weekend	3,647	46.0%	101
Fast food/drive-in last 6 months: A & W	198	2.5%	90
Fast food/drive-in last 6 months: Arby`s	1,402	17.7%	111
Fast food/drive-in last 6 months: Baskin-Robbins	196	2.5%	75
Fast food/drive-in last 6 months: Boston Market	235	3.0%	87
Fast food/drive-in last 6 months: Burger King	2,811	35.5%	117
Fast food/drive-in last 6 months: Captain D`s	337	4.3%	125
Fast food/drive-in last 6 months: Carl`s Jr.	317	4.0%	72
Fast food/drive-in last 6 months: Checkers	267	3.4%	118
Fast food/drive-in last 6 months: Chick-fil-A	1,122	14.2%	79
Fast food/drive-in last 6 months: Chipotle Mex. Grill	535	6.8%	65
Fast food/drive-in last 6 months: Chuck E. Cheese`s	258	3.3%	97
Fast food/drive-in last 6 months: Church`s Fr. Chicken	235	3.0%	90
Fast food/drive-in last 6 months: Cold Stone Creamery	175	2.2%	73
Fast food/drive-in last 6 months: Dairy Queen	1,171	14.8%	105
Fast food/drive-in last 6 months: Del Taco	179	2.3%	63
Fast food/drive-in last 6 months: Domino`s Pizza	967	12.2%	103
Fast food/drive-in last 6 months: Dunkin` Donuts	729	9.2%	77
Fast food/drive-in last 6 months: Hardee`s	788	9.9%	173
Fast food/drive-in last 6 months: Jack in the Box	493	6.2%	75
Fast food/drive-in last 6 months: KFC	1,766	22.3%	105
Fast food/drive-in last 6 months: Krispy Kreme	317	4.0%	87
Fast food/drive-in last 6 months: Little Caesars	852	10.8%	95
Fast food/drive-in last 6 months: Long John Silver`s	646	8.2%	160
Fast food/drive-in last 6 months: McDonald`s	4,559	57.5%	104
Went to Panda Express in last 6 months	459	5.8%	76
Fast food/drive-in last 6 months: Panera Bread	479	6.0%	53
Fast food/drive-in last 6 months: Papa John`s	808	10.2%	114
Fast food/drive-in last 6 months: Papa Murphy`s	228	2.9%	68
Fast food/drive-in last 6 months: Pizza Hut	1,824	23.0%	115
Fast food/drive-in last 6 months: Popeyes Chicken	441	5.6%	72
Fast food/drive-in last 6 months: Quiznos	206	2.6%	81
Fast food/drive-in last 6 months: Sonic Drive-In	1,183	14.9%	145
Fast food/drive-in last 6 months: Starbucks	581	7.3%	50
Fast food/drive-in last 6 months: Steak `n Shake	540	6.8%	135
Fast food/drive-in last 6 months: Subway	2,194	27.7%	85
Fast food/drive-in last 6 months: Taco Bell	2,384	30.1%	97
Fast food/drive-in last 6 months: Wendy`s	2,435	30.7%	111
Fast food/drive-in last 6 months: Whataburger	287	3.6%	86
Fast food/drive-in last 6 months: White Castle	204	2.6%	89

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.





# Restaurant Market Potential

COMMERCIAL RESTAURANT @ PALAMAR OAKS PROFESSIONAL STRIP CENTER  
4115 Neptune Rd, St Cloud, Florida, 34769

Ring: 1 mile radius

Prepared by Esri

Latitude: 28.24851

Longitude: -81.31144

Went to fine dining restaurant last month	486	6.1%	55
Went to fine dining restaurant 3+ times last month	184	2.3%	74
Spent at fine dining rest in last 6 months: <\$51	164	2.1%	102
Spent at fine dining rest in last 6 months: \$51-\$100	221	2.8%	75
Spent at fine dining rest in last 6 months: \$101-\$200	190	2.4%	65
Spent at fine dining rest in last 6 months: \$201+	157	2.0%	50

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# Restaurant Market Potential

COMMERCIAL  
 MULTIPLE-UNIT RESTAURANT @ PALAMAR OAKS PROFESSIONAL STRIP CENTER  
 4115 Neptune Rd, St Cloud, Florida, 34769  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 28.24851  
 Longitude: -81.31144

Demographic Summary	2016	2021
Population	39,535	45,465
Population 18+	30,391	34,978
Households	14,185	16,193
Median Household Income	\$44,071	\$50,064

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	22,681	74.6%	100
Went to family restaurant/steak house 4+ times/mo	8,464	27.9%	101
Spent at family rest/steak hse last 6 months: <\$31	2,069	6.8%	96
Spent at family rest/steak hse last 6 months: \$31-50	2,689	8.8%	107
Spent at family rest/steak hse last 6 months: \$51-100	5,035	16.6%	110
Spent at family rest/steak hse last 6 months: \$101-200	3,532	11.6%	97
Spent at family rest/steak hse last 6 months: \$201-300	1,571	5.2%	95
Spent at family rest/steak hse last 6 months: \$301+	1,715	5.6%	77
Family restaurant/steak house last 6 months: breakfast	3,623	11.9%	95
Family restaurant/steak house last 6 months: lunch	5,645	18.6%	98
Family restaurant/steak house last 6 months: dinner	14,229	46.8%	101
Family restaurant/steak house last 6 months: snack	497	1.6%	86
Family restaurant/steak house last 6 months: weekday	8,810	29.0%	95
Family restaurant/steak house last 6 months: weekend	12,652	41.6%	101
Fam rest/steak hse/6 months: Applebee`s	7,285	24.0%	101
Fam rest/steak hse/6 months: Bob Evans Farms	1,267	4.2%	114
Fam rest/steak hse/6 months: Buffalo Wild Wings	2,613	8.6%	101
Fam rest/steak hse/6 months: California Pizza Kitchen	603	2.0%	59
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	780	2.6%	83
Fam rest/steak hse/6 months: The Cheesecake Factory	1,544	5.1%	78
Fam rest/steak hse/6 months: Chili`s Grill & Bar	3,657	12.0%	99
Fam rest/steak hse/6 months: CiCi`s Pizza	1,531	5.0%	129
Fam rest/steak hse/6 months: Cracker Barrel	3,526	11.6%	115
Fam rest/steak hse/6 months: Denny`s	3,381	11.1%	120
Fam rest/steak hse/6 months: Golden Corral	3,560	11.7%	145
Fam rest/steak hse/6 months: IHOP	3,425	11.3%	101
Fam rest/steak hse/6 months: Logan`s Roadhouse	1,268	4.2%	122
Fam rest/steak hse/6 months: LongHorn Steakhouse	1,565	5.1%	108
Fam rest/steak hse/6 months: Old Country Buffet	665	2.2%	127
Fam rest/steak hse/6 months: Olive Garden	5,458	18.0%	104
Fam rest/steak hse/6 months: Outback Steakhouse	2,522	8.3%	88
Fam rest/steak hse/6 months: Red Lobster	4,155	13.7%	114
Fam rest/steak hse/6 months: Red Robin	1,656	5.4%	89
Fam rest/steak hse/6 months: Ruby Tuesday	1,472	4.8%	80
Fam rest/steak hse/6 months: Texas Roadhouse	2,327	7.7%	101
Fam rest/steak hse/6 months: T.G.I. Friday`s	2,343	7.7%	102
Fam rest/steak hse/6 months: Waffle House	2,081	6.8%	129
Went to fast food/drive-in restaurant in last 6 mo	27,493	90.5%	101
Went to fast food/drive-in restaurant 9+ times/mo	12,783	42.1%	107
Spent at fast food/drive-in last 6 months: <\$11	1,223	4.0%	94
Spent at fast food/drive-in last 6 months: \$11-\$20	2,147	7.1%	96
Spent at fast food/drive-in last 6 months: \$21-\$40	3,495	11.5%	97
Spent at fast food/drive-in last 6 months: \$41-\$50	2,380	7.8%	104
Spent at fast food/drive-in last 6 months: \$51-\$100	5,182	17.1%	102
Spent at fast food/drive-in last 6 months: \$101-\$200	3,638	12.0%	99
Spent at fast food/drive-in last 6 months: \$201+	3,555	11.7%	96

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

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4115 Neptune Rd, St Cloud, Florida, 34769  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 28.24851  
Longitude: -81.31144

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	11,434	37.6%	103
Fast food/drive-in last 6 months: home delivery	2,582	8.5%	111
Fast food/drive-in last 6 months: take-out/drive-thru	14,852	48.9%	105
Fast food/drive-in last 6 months: take-out/walk-in	5,674	18.7%	96
Fast food/drive-in last 6 months: breakfast	10,395	34.2%	105
Fast food/drive-in last 6 months: lunch	15,266	50.2%	101
Fast food/drive-in last 6 months: dinner	14,059	46.3%	104
Fast food/drive-in last 6 months: snack	3,645	12.0%	99
Fast food/drive-in last 6 months: weekday	17,961	59.1%	102
Fast food/drive-in last 6 months: weekend	14,910	49.1%	107
Fast food/drive-in last 6 months: A & W	856	2.8%	101
Fast food/drive-in last 6 months: Arby`s	5,372	17.7%	111
Fast food/drive-in last 6 months: Baskin-Robbins	850	2.8%	85
Fast food/drive-in last 6 months: Boston Market	925	3.0%	89
Fast food/drive-in last 6 months: Burger King	10,466	34.4%	113
Fast food/drive-in last 6 months: Captain D`s	1,415	4.7%	137
Fast food/drive-in last 6 months: Carl`s Jr.	1,622	5.3%	96
Fast food/drive-in last 6 months: Checkers	1,209	4.0%	139
Fast food/drive-in last 6 months: Chick-fil-A	5,342	17.6%	98
Fast food/drive-in last 6 months: Chipotle Mex. Grill	2,405	7.9%	76
Fast food/drive-in last 6 months: Chuck E. Cheese`s	1,126	3.7%	110
Fast food/drive-in last 6 months: Church`s Fr. Chicken	1,344	4.4%	135
Fast food/drive-in last 6 months: Cold Stone Creamery	651	2.1%	71
Fast food/drive-in last 6 months: Dairy Queen	4,443	14.6%	103
Fast food/drive-in last 6 months: Del Taco	891	2.9%	81
Fast food/drive-in last 6 months: Domino`s Pizza	3,980	13.1%	111
Fast food/drive-in last 6 months: Dunkin` Donuts	2,726	9.0%	76
Fast food/drive-in last 6 months: Hardee`s	2,292	7.5%	131
Fast food/drive-in last 6 months: Jack in the Box	2,830	9.3%	112
Fast food/drive-in last 6 months: KFC	7,120	23.4%	111
Fast food/drive-in last 6 months: Krispy Kreme	1,610	5.3%	115
Fast food/drive-in last 6 months: Little Caesars	4,168	13.7%	121
Fast food/drive-in last 6 months: Long John Silver`s	2,094	6.9%	135
Fast food/drive-in last 6 months: McDonald`s	17,510	57.6%	105
Went to Panda Express in last 6 months	2,202	7.2%	95
Fast food/drive-in last 6 months: Panera Bread	2,450	8.1%	71
Fast food/drive-in last 6 months: Papa John`s	3,316	10.9%	122
Fast food/drive-in last 6 months: Papa Murphy`s	1,186	3.9%	92
Fast food/drive-in last 6 months: Pizza Hut	7,337	24.1%	121
Fast food/drive-in last 6 months: Popeyes Chicken	2,712	8.9%	115
Fast food/drive-in last 6 months: Quiznos	934	3.1%	96
Fast food/drive-in last 6 months: Sonic Drive-In	3,974	13.1%	127
Fast food/drive-in last 6 months: Starbucks	3,342	11.0%	75
Fast food/drive-in last 6 months: Steak `n Shake	2,000	6.6%	130
Fast food/drive-in last 6 months: Subway	10,052	33.1%	102
Fast food/drive-in last 6 months: Taco Bell	10,315	33.9%	110
Fast food/drive-in last 6 months: Wendy`s	9,356	30.8%	111
Fast food/drive-in last 6 months: Whataburger	1,398	4.6%	109
Fast food/drive-in last 6 months: White Castle	924	3.0%	105

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.





# Restaurant Market Potential

COMMERCIAL RESTAURANT @ PALAMAR OAKS PROFESSIONAL STRIP CENTER  
4115 Neptune Rd, St Cloud, Florida, 34769  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 28.24851  
Longitude: -81.31144

Went to fine dining restaurant last month	2,341	7.7%	69
Went to fine dining restaurant 3+ times last month	724	2.4%	76
Spent at fine dining rest in last 6 months: <\$51	554	1.8%	90
Spent at fine dining rest in last 6 months: \$51-\$100	1,093	3.6%	97
Spent at fine dining rest in last 6 months: \$101-\$200	696	2.3%	62
Spent at fine dining rest in last 6 months: \$201+	580	1.9%	48

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# Restaurant Market Potential

COMMERCIAL RESTAURANT @ PALAMAR OAKS PROFESSIONAL STRIP CENTER  
 4115 Neptune Rd, St Cloud, Florida, 34769  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.24851  
 Longitude: -81.31144

Demographic Summary	2016	2021
Population	75,985	87,335
Population 18+	58,069	66,842
Households	25,899	29,590
Median Household Income	\$46,899	\$52,787

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	44,072	75.9%	102
Went to family restaurant/steak house 4+ times/mo	16,412	28.3%	103
Spent at family rest/steak hse last 6 months: <\$31	3,411	5.9%	83
Spent at family rest/steak hse last 6 months: \$31-50	5,320	9.2%	111
Spent at family rest/steak hse last 6 months: \$51-100	9,827	16.9%	112
Spent at family rest/steak hse last 6 months: \$101-200	7,093	12.2%	102
Spent at family rest/steak hse last 6 months: \$201-300	3,010	5.2%	95
Spent at family rest/steak hse last 6 months: \$301+	3,506	6.0%	82
Family restaurant/steak house last 6 months: breakfast	7,131	12.3%	98
Family restaurant/steak house last 6 months: lunch	10,769	18.5%	98
Family restaurant/steak house last 6 months: dinner	27,931	48.1%	104
Family restaurant/steak house last 6 months: snack	994	1.7%	90
Family restaurant/steak house last 6 months: weekday	16,963	29.2%	96
Family restaurant/steak house last 6 months: weekend	24,974	43.0%	104
Fam rest/steak hse/6 months: Applebee`s	14,375	24.8%	105
Fam rest/steak hse/6 months: Bob Evans Farms	2,064	3.6%	97
Fam rest/steak hse/6 months: Buffalo Wild Wings	5,153	8.9%	104
Fam rest/steak hse/6 months: California Pizza Kitchen	1,240	2.1%	64
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	1,605	2.8%	89
Fam rest/steak hse/6 months: The Cheesecake Factory	3,175	5.5%	84
Fam rest/steak hse/6 months: Chili`s Grill & Bar	7,420	12.8%	106
Fam rest/steak hse/6 months: CiCi`s Pizza	3,154	5.4%	139
Fam rest/steak hse/6 months: Cracker Barrel	6,679	11.5%	114
Fam rest/steak hse/6 months: Denny`s	6,693	11.5%	125
Fam rest/steak hse/6 months: Golden Corral	6,783	11.7%	145
Fam rest/steak hse/6 months: IHOP	7,077	12.2%	109
Fam rest/steak hse/6 months: Logan`s Roadhouse	2,313	4.0%	116
Fam rest/steak hse/6 months: LongHorn Steakhouse	3,250	5.6%	117
Fam rest/steak hse/6 months: Old Country Buffet	1,186	2.0%	118
Fam rest/steak hse/6 months: Olive Garden	10,864	18.7%	108
Fam rest/steak hse/6 months: Outback Steakhouse	4,928	8.5%	90
Fam rest/steak hse/6 months: Red Lobster	8,470	14.6%	121
Fam rest/steak hse/6 months: Red Robin	3,337	5.7%	94
Fam rest/steak hse/6 months: Ruby Tuesday	3,014	5.2%	85
Fam rest/steak hse/6 months: Texas Roadhouse	4,548	7.8%	103
Fam rest/steak hse/6 months: T.G.I. Friday`s	4,823	8.3%	110
Fam rest/steak hse/6 months: Waffle House	4,086	7.0%	133
Went to fast food/drive-in restaurant in last 6 mo	52,558	90.5%	101
Went to fast food/drive-in restaurant 9+ times/mo	24,994	43.0%	109
Spent at fast food/drive-in last 6 months: <\$11	2,185	3.8%	88
Spent at fast food/drive-in last 6 months: \$11-\$20	3,938	6.8%	92
Spent at fast food/drive-in last 6 months: \$21-\$40	6,587	11.3%	96
Spent at fast food/drive-in last 6 months: \$41-\$50	4,464	7.7%	102
Spent at fast food/drive-in last 6 months: \$51-\$100	9,908	17.1%	102
Spent at fast food/drive-in last 6 months: \$101-\$200	7,023	12.1%	100
Spent at fast food/drive-in last 6 months: \$201+	7,120	12.3%	101

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# Restaurant Market Potential

COMMERCIAL RESTAURANT @ PALAMAR OAKS PROFESSIONAL STRIP CENTER  
 4115 Neptune Rd, St Cloud, Florida, 34769  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.24851  
 Longitude: -81.31144

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	22,114	38.1%	105
Fast food/drive-in last 6 months: home delivery	5,047	8.7%	113
Fast food/drive-in last 6 months: take-out/drive-thru	28,458	49.0%	106
Fast food/drive-in last 6 months: take-out/walk-in	11,062	19.0%	98
Fast food/drive-in last 6 months: breakfast	19,995	34.4%	106
Fast food/drive-in last 6 months: lunch	29,555	50.9%	102
Fast food/drive-in last 6 months: dinner	27,075	46.6%	105
Fast food/drive-in last 6 months: snack	7,119	12.3%	102
Fast food/drive-in last 6 months: weekday	34,373	59.2%	102
Fast food/drive-in last 6 months: weekend	28,947	49.8%	109
Fast food/drive-in last 6 months: A & W	1,477	2.5%	92
Fast food/drive-in last 6 months: Arby`s	9,840	16.9%	107
Fast food/drive-in last 6 months: Baskin-Robbins	1,750	3.0%	91
Fast food/drive-in last 6 months: Boston Market	1,910	3.3%	96
Fast food/drive-in last 6 months: Burger King	19,639	33.8%	111
Fast food/drive-in last 6 months: Captain D`s	2,798	4.8%	141
Fast food/drive-in last 6 months: Carl`s Jr.	3,463	6.0%	107
Fast food/drive-in last 6 months: Checkers	2,398	4.1%	144
Fast food/drive-in last 6 months: Chick-fil-A	11,209	19.3%	108
Fast food/drive-in last 6 months: Chipotle Mex. Grill	4,938	8.5%	82
Fast food/drive-in last 6 months: Chuck E. Cheese`s	2,157	3.7%	111
Fast food/drive-in last 6 months: Church`s Fr. Chicken	2,829	4.9%	148
Fast food/drive-in last 6 months: Cold Stone Creamery	1,257	2.2%	71
Fast food/drive-in last 6 months: Dairy Queen	8,114	14.0%	99
Fast food/drive-in last 6 months: Del Taco	1,890	3.3%	90
Fast food/drive-in last 6 months: Domino`s Pizza	7,609	13.1%	111
Fast food/drive-in last 6 months: Dunkin` Donuts	5,369	9.2%	78
Fast food/drive-in last 6 months: Hardee`s	3,921	6.8%	117
Fast food/drive-in last 6 months: Jack in the Box	6,077	10.5%	126
Fast food/drive-in last 6 months: KFC	13,710	23.6%	111
Fast food/drive-in last 6 months: Krispy Kreme	3,340	5.8%	124
Fast food/drive-in last 6 months: Little Caesars	8,200	14.1%	125
Fast food/drive-in last 6 months: Long John Silver`s	3,722	6.4%	126
Fast food/drive-in last 6 months: McDonald`s	33,259	57.3%	104
Went to Panda Express in last 6 months	4,591	7.9%	103
Fast food/drive-in last 6 months: Panera Bread	5,265	9.1%	80
Fast food/drive-in last 6 months: Papa John`s	6,534	11.3%	126
Fast food/drive-in last 6 months: Papa Murphy`s	2,433	4.2%	99
Fast food/drive-in last 6 months: Pizza Hut	13,976	24.1%	120
Fast food/drive-in last 6 months: Popeyes Chicken	5,856	10.1%	130
Fast food/drive-in last 6 months: Quiznos	1,932	3.3%	104
Fast food/drive-in last 6 months: Sonic Drive-In	7,537	13.0%	126
Fast food/drive-in last 6 months: Starbucks	7,277	12.5%	85
Fast food/drive-in last 6 months: Steak `n Shake	3,768	6.5%	128
Fast food/drive-in last 6 months: Subway	20,153	34.7%	107
Fast food/drive-in last 6 months: Taco Bell	20,064	34.6%	112
Fast food/drive-in last 6 months: Wendy`s	17,841	30.7%	111
Fast food/drive-in last 6 months: Whataburger	2,876	5.0%	118
Fast food/drive-in last 6 months: White Castle	1,776	3.1%	106

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# Restaurant Market Potential

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4115 Neptune Rd, St Cloud, Florida, 34769

Ring: 5 mile radius

Prepared by Esri

Latitude: 28.24851

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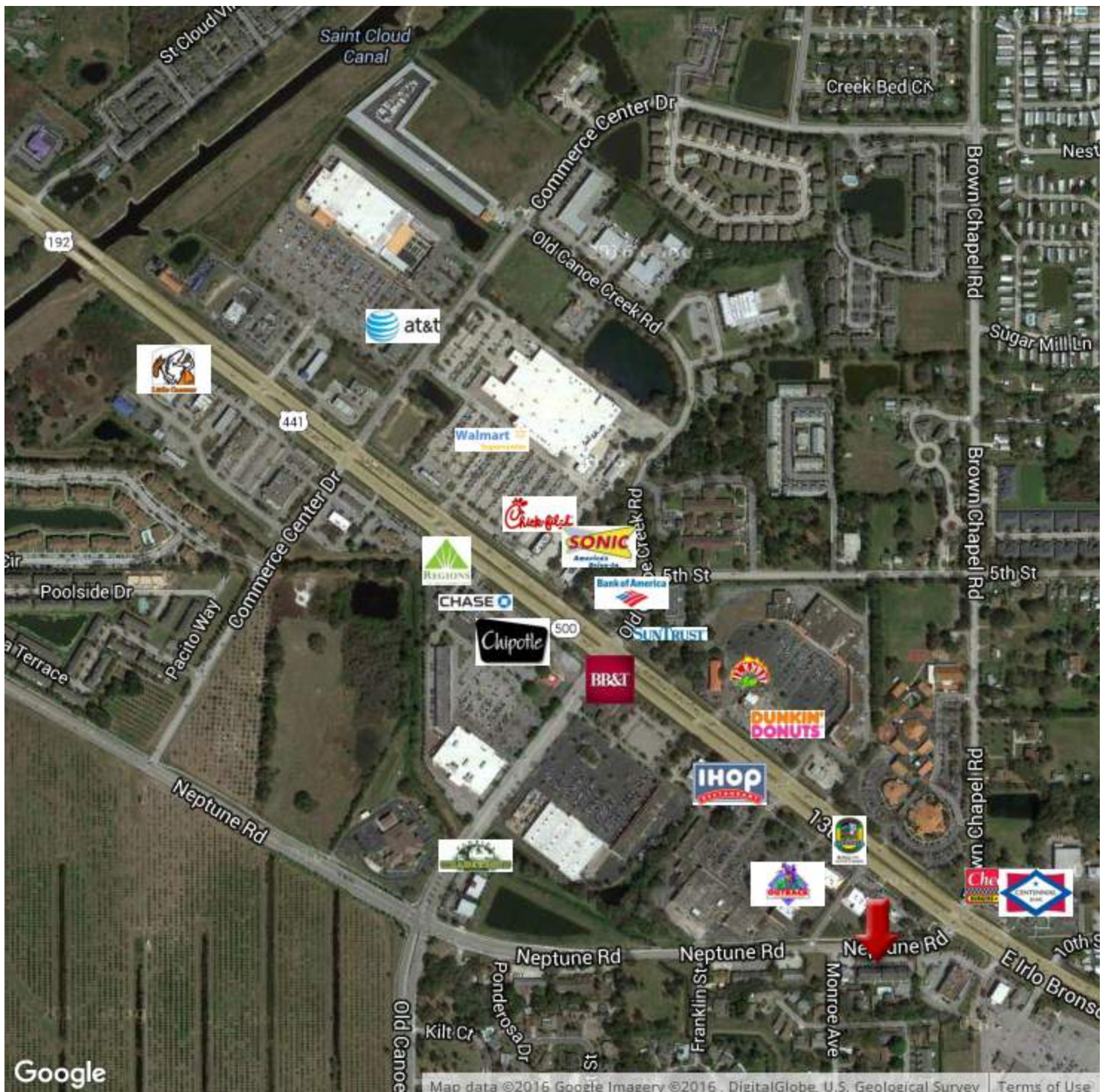
Went to fine dining restaurant last month	4,953	8.5%	76
Went to fine dining restaurant 3+ times last month	1,439	2.5%	79
Spent at fine dining rest in last 6 months: <\$51	1,033	1.8%	87
Spent at fine dining rest in last 6 months: \$51-\$100	2,278	3.9%	106
Spent at fine dining rest in last 6 months: \$101-\$200	1,398	2.4%	65
Spent at fine dining rest in last 6 months: \$201+	1,199	2.1%	52

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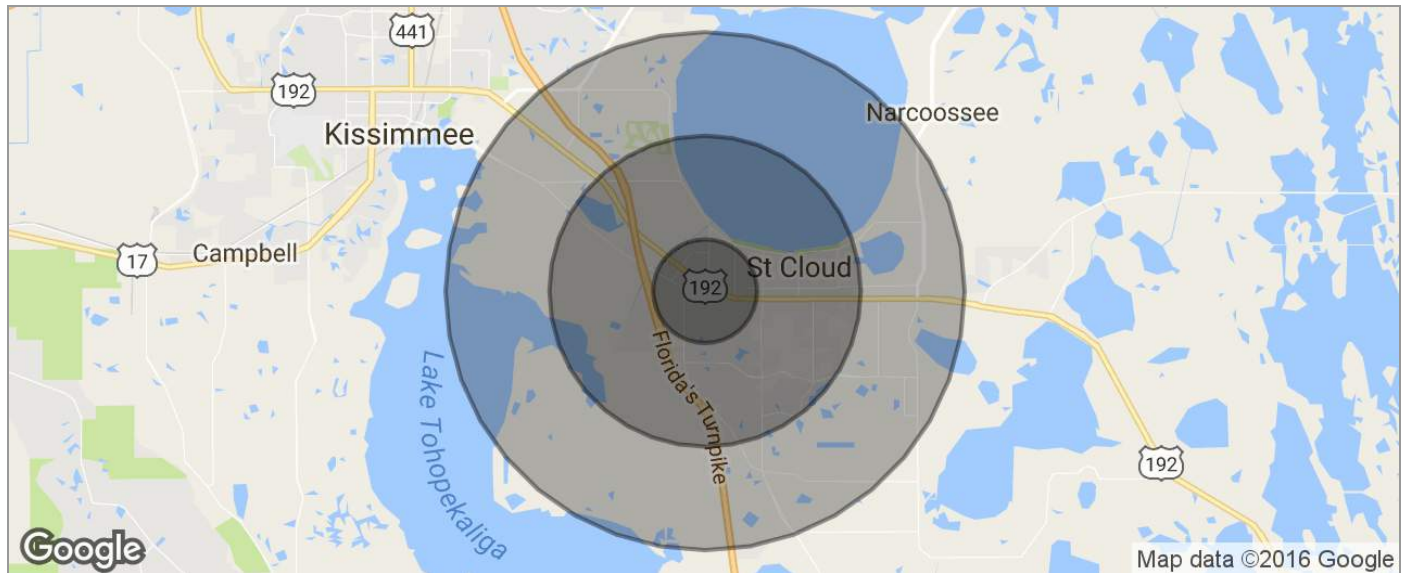
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# Retailer Map



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	8,499	38,421	67,335
MEDIAN AGE	34.9	35.3	35.7
MEDIAN AGE (MALE)	31.7	33.6	34.5
MEDIAN AGE (FEMALE)	38.8	37.2	37.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,320	14,470	24,561
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$50,810	\$54,056	\$58,350
AVERAGE HOUSE VALUE	\$212,377	\$245,642	\$256,054
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	86.3%	85.3%	84.3%
% BLACK	4.7%	5.4%	6.2%
% ASIAN	1.3%	1.6%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	3.5%	4.7%	4.9%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	31.4%	30.3%	32.3%

\* Demographic data derived from 2010 US Census