FIRST CAPITAL Property Group
Commercial Real Estate Services

2ND GEN RESTAURANT FOR LEASE

448 S. Alafaya Trail, Units 5 & 6, Orlando, Florida 32828

Contact: Gonzalo Vivanco
Vice President of Brokerage Services
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For Lease: $42.00 / SF, NNN + CAM

Unit 5 & 6: ± 4,700 SF

Parcel ID: 27-2231-0041-01-060
27-2231-0041-01-050

2ND GEN RESTAURANT

Ideal for Corporate Users with 2 Private Offices + Ghost Kitchen

- 4,700 SF 2-story 2nd generation end-cap restaurant, formerly a butcher shop, includes 3 walk-in coolers, a walk in freezer, 2 offices, and 2 private restrooms
- Restaurant-Ready: hood, grease trap, and plumbing in-place within $1.5 Million interior build-out completed in 2016
- Positioned with high-visibility along Alafaya Trail (37,000 AADT) just south of Waterford Lakes Town Center, East Orlando's premier open-air shopping center, and just east of Lockheed Martin's East Orlando Campus employing ± 3,000 people
- Zoned for Retail/Restaurant with ideal size for fast-casual or full-service concept
- Building façade signage & monument signage available

DEMOGRAPHICS

2026	Total Population	Total Households	Average HH Income
1 Mile	8,328	3,243	$105,729
3 Miles	96,812	32,950	$106,023
5 Mies	236,763	78,228	$103,678

615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease, or withdrawal without notice. ©2026 First Capital Property Group

LOCATION

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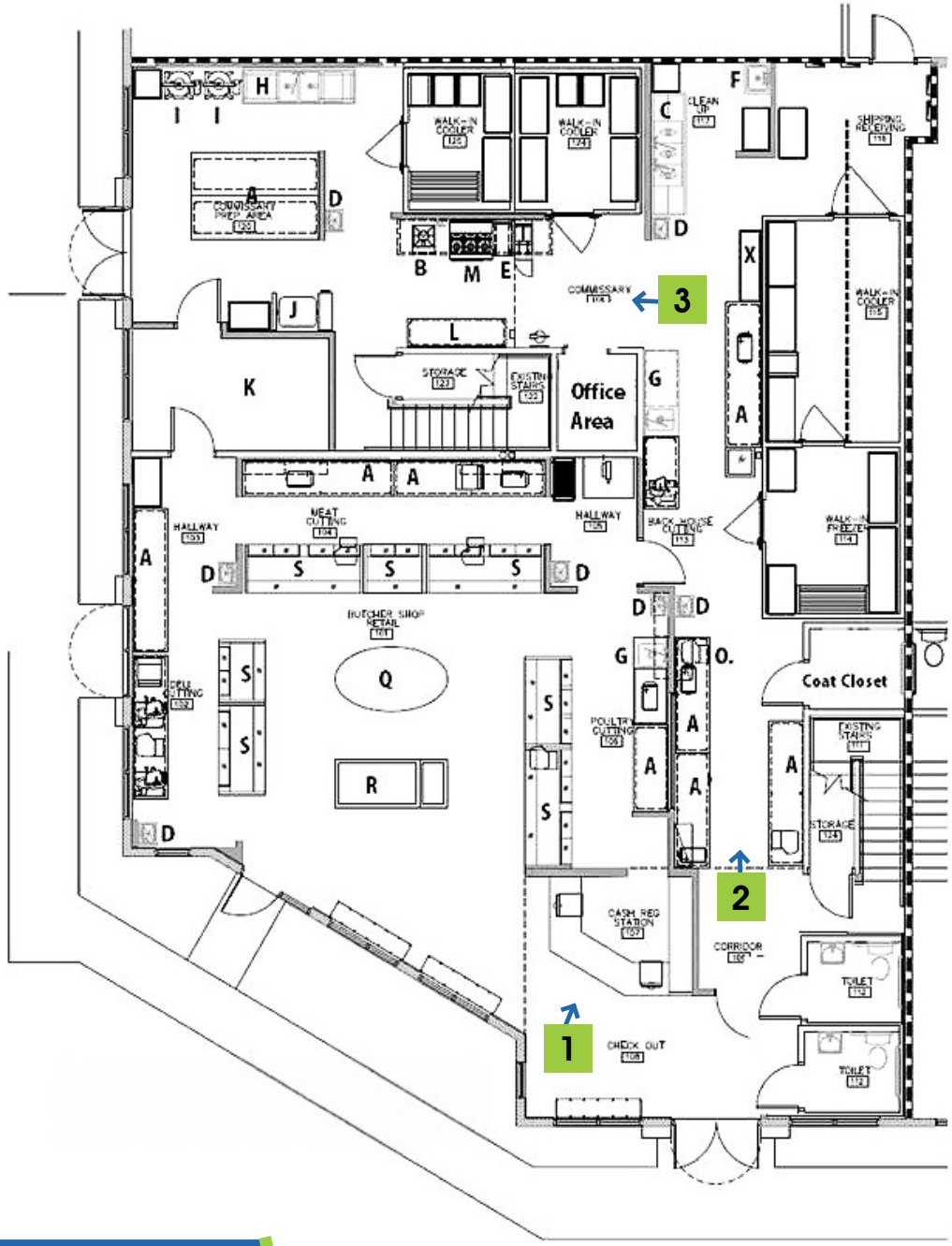
FIRST FLOOR

1

2

3



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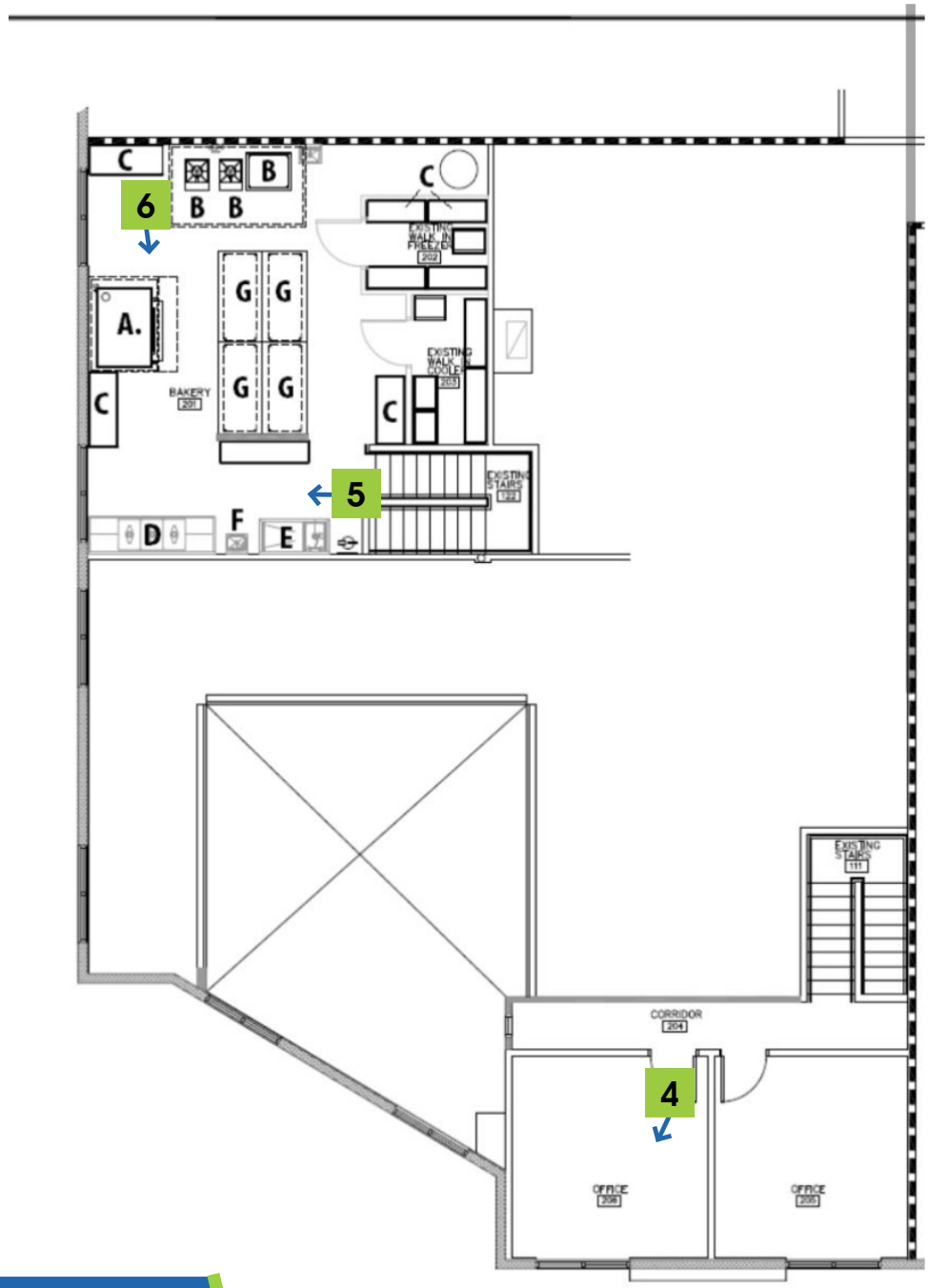
SECOND FLOOR



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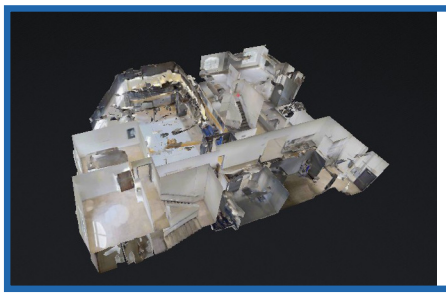
NEIGHBORHOOD

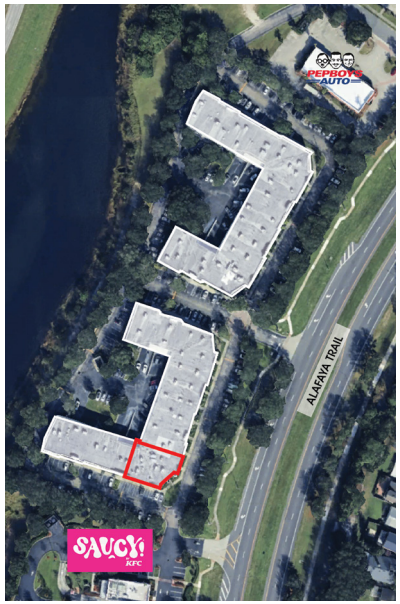


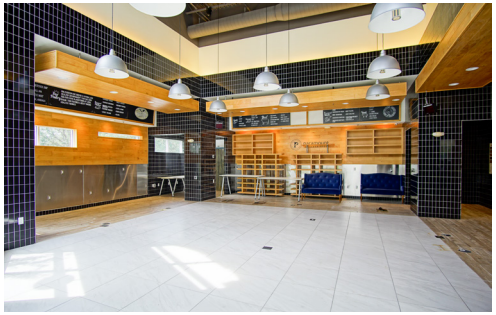
TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: https://fcpg.com/448-s-alafaya-trail/

Development Co-Tenants Include:

1. Chimiking - Latin American Food
2. NG Tax and Consulting
3. Certified Public Accountant
4. Denied Smoke
5. Way Lost
6. Dermatology
7. Genesis
8. Dentist
9. Susan Collins – State Farm Insurance
10. Orlando Hair Restoration Center
11. The Bassin Center for Plastic Surgery
12. Waterford Lakes EyeCare
13. Dr. Q Pediatrics
14. Sadfam Tattoos
15. Premiere Orthodontics – Dr. Battle
16. Chona Spa
17. Champions Jiu Jitsu & Muay Thai
18. Smart Klean Plus (Cleaners)
19. Eco Beauty Salon





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