

BORROWS WEST

RESTAURANT OPPORTUNITY



LAKE ANDREW DRIVE, MELBOURNE, FL 32940



PROPERTY SUMMARY

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This premier waterfront restaurant opportunity is envisioned as a landmark dining destination within Viera, featuring an architecturally sophisticated shell building designed to deliver an elevated and highly curated guest experience. The project will encompass approximately 5,000 square feet of refined interior space, complemented by an expansive $\pm 2,080$ square foot covered waterfront terrace overlooking scenic lake views.

Thoughtfully designed to blur the line between indoor and outdoor dining, the property offers an atmosphere of understated luxury with seamless connectivity to the waterfront setting. Expansive glass lines, dramatic ceiling heights, and striking architectural elements create a distinctive environment ideal for premier hospitality concepts. The covered terrace is positioned to become one of the most sought-after al fresco dining experiences in the market, offering guests a rare resort-style ambiance within a high-growth luxury community.

The shell structure has been professionally designed and will be delivered ready for a tenant's custom interior buildout and improvements, allowing operators the flexibility to tailor the space to their specific vision and brand identity. The layout has been carefully planned to accommodate efficient back-of-house operations while preserving an open, sophisticated dining environment capable of supporting elevated culinary experiences, private dining activations, and vibrant social energy.

Purposefully suited for chef-driven concepts, upscale regional operators, or nationally recognized hospitality brands, this offering presents a rare opportunity to establish a flagship presence in one of Florida's most affluent and rapidly expanding master-planned communities. Combining exceptional waterfront frontage, iconic architecture, and an irreplaceable setting, the project is positioned to become a defining culinary and social destination for the region.

OFFERING SUMMARY

LEASE RATE:
TBD

AVAILABLE SF:
5,000 SF + $\pm 2,080$ SF Patio

BUILDING SIZE:
5,000 SF + $\pm 2,080$ SF Patio



PROPERTY LOCATION —————>

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The site is located within Viera, a nationally recognized master-planned community distinguished by its exceptional growth, affluent demographics, and thoughtfully integrated live-work-play environment. Known for its walkability, curated development standards, and high quality of life, Viera has emerged as one of Central Florida's most desirable destinations for residential, retail, hospitality, and commercial investment.

Strategically positioned with immediate access to Interstate 95, the property benefits from exceptional regional connectivity and visibility. The site is further enhanced by its proximity to Corporate Park Viera, an expanding Class A office and hospitality corridor, as well as the planned Orlando Health hospital campus immediately to the south and USSSA Space Coast Complex, the nation's premier destination sports facility. Together, these developments are expected to generate significant daytime population, executive traffic, and destination-oriented visitation, further strengthening the long-term viability of an upscale waterfront dining concept at this location.



PROPERTY

AERIALS

BORROWS WEST
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PROPERTY RENDERING —

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AREA MAP

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ORLANDO HEALTH

VIERA HOSPITAL

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Orlando Health Viera Hospital will be built on a planned 40-acre health and wellness campus in Borrows West. Groundbreaking is scheduled for June 2026.

The project will include a seven-story regional hospital and a three-story, 60,000-square-foot medical office building. The hospital will be built in phases, with the emergency department expected to open in the fall of 2027. The hospital is expected to have 240 beds.

Orlando Health said the hospital will include emergency services, imaging, laboratory services, pharmacy, surgical suites, catheterization labs and support areas for acute care services. The medical office building will house specialty practices focused on cardiovascular health, neurosciences and other areas of medicine.



AERIAL MAP

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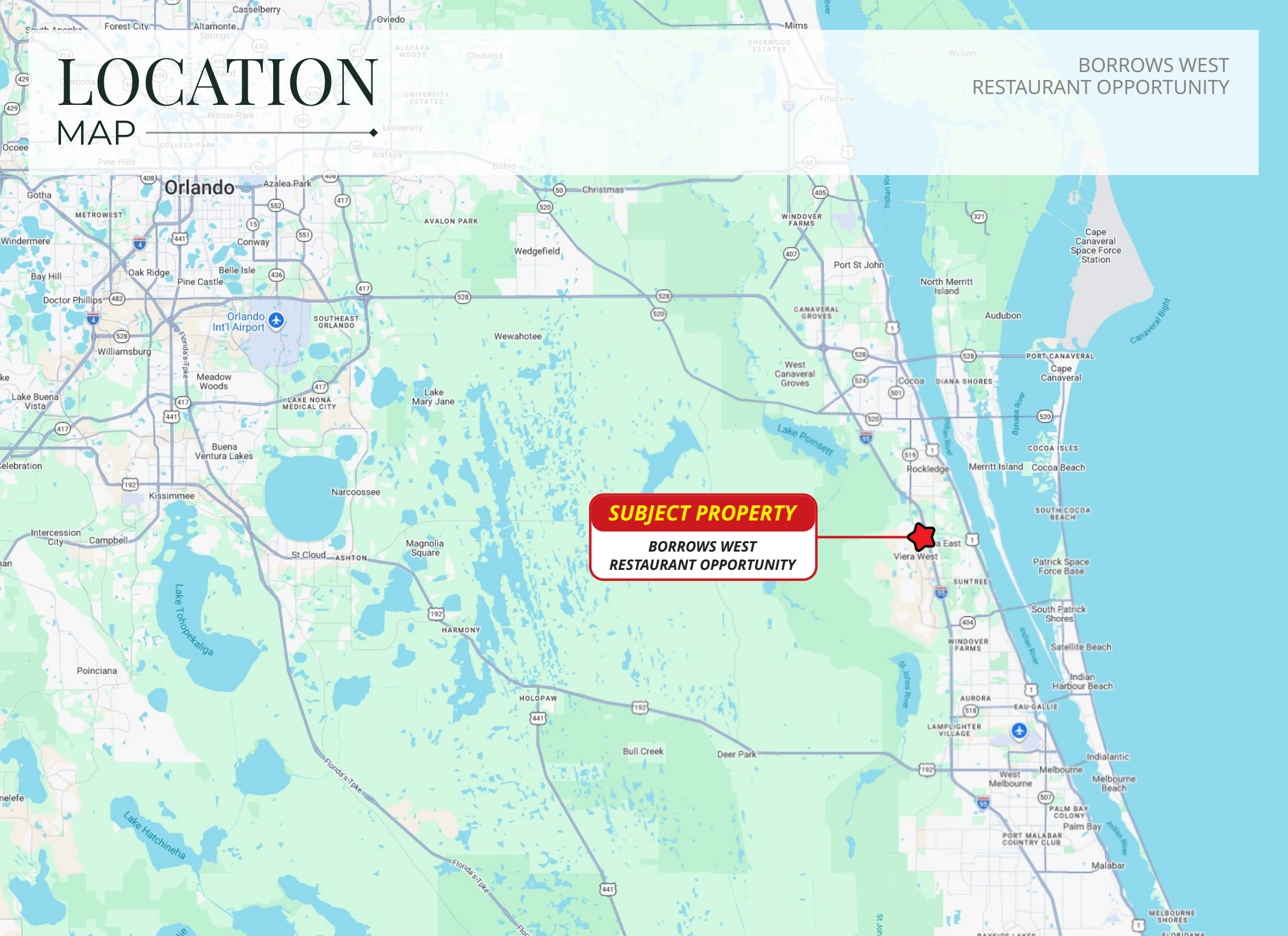
SUBJECT PROPERTY

**BORROWS WEST
RESTAURANT OPPORTUNITY**



LOCATION MAP

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