

STRICTLY CONFIDENTIAL

SEMINOLE COUNTY, FLORIDA

Brand-New, Fully Equipped Restaurant & Bar — \$1M+ Build-Out

Confidential Business Review



Turnkey BBQ Restaurant ▪ Bar & Grill ▪ Brand-New Build-Out

190 S. Ronald Reagan Blvd., Longwood, FL 32750



ASSET SALE — \$250,000



**Brand-New 5,150 sq ft Build-Out ▪ 175 Seat Capacity (Currently 121 inside and 36 outside) + 35-ft Granite Bar ▪
4COP-SFS State Liquor License▪ Free Rent until July 2026 - Rent on a 6-Year Gross Lease + 2 × 5-Year Options
\$7917/Month Gross including Trash.**

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INVESTMENT HIGHLIGHTS



BRAND-NEW 5,150 SQ FT BUILD-OUT

Turnkey BBQ restaurant with full bar, never previously operated. Significant savings versus ground-up construction.



175 SEAT CAPACITY + 35-FT GRANITE BAR

Full-service dining room (Currently Seating for 121 inside and 36 Outside on the patio) and bar built to a high finish standard. Ready for immediate operations.



4COP-SFS LIQUOR LICENSE.

Full Service Liquor License. State will re-issue to new buyer. Annual fee is \$1820 - Buyer can easily obtain this license because food will be served at all times alcohol is served which is a huge cost savings to the 4COP quota license which runs ~\$100k



ASSET SALE — \$250,000

All furniture, fixtures, equipment listed on the equipment list, and the liquor license included. Exceptional value for a brand-new build-out.



Free Rent Until July 2026

On a 6-Year Gross Lease plus 2 × 5-Year options. Landlord-supported transition period for incoming operator.



SEMINOLE COUNTY, FLORIDA

One of the fastest-growing and highest-income counties in Central Florida. Strong demographics and tourism-driven traffic.



190 S. RONALD REAGAN BLVD., LONGWOOD

High-visibility location on a major Seminole County arterial with strong daily traffic counts.



TURNKEY OPPORTUNITY

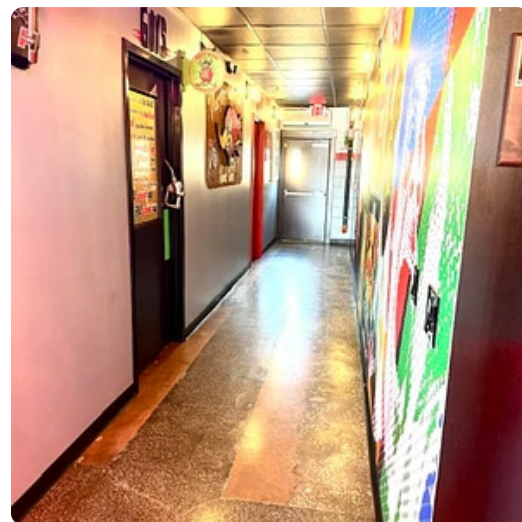
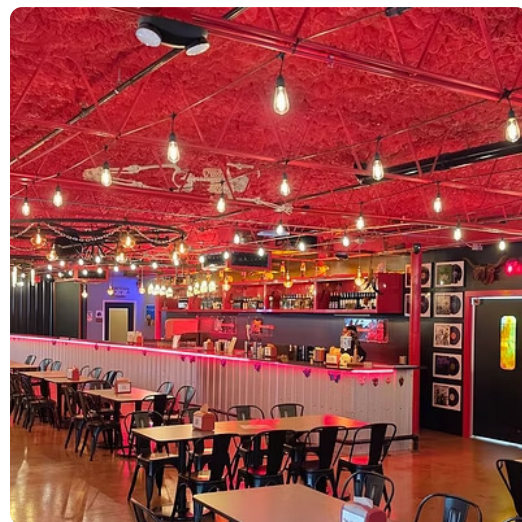
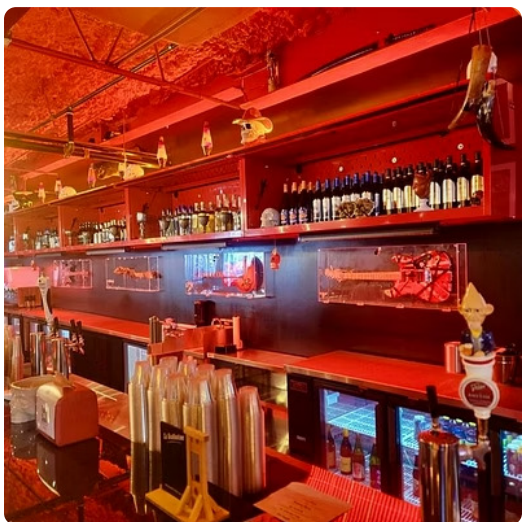
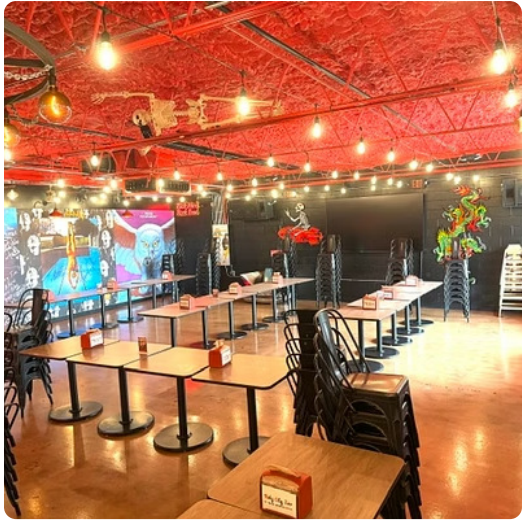
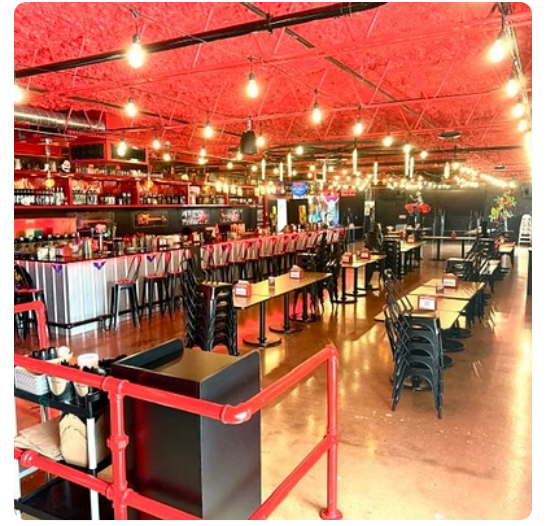
Bar & Grill concept with full kitchen, bar infrastructure, and FF&E in place. Minimal additional investment required to open.

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS	
Address	190 S. Ronald Reagan Blvd., Longwood, FL 32750
Building Size	5,150 SF
Concept	BBQ Restaurant • Bar & Grill
Seating	175 Seat Capacity (Currently 121 Inside + 36 Outside Patio)
Liquor License	4COP-SFS (Full Liquor) State will Re-issue to New Buyer
Lease Type	Gross Lease
Lease Term	6-Year (Expires 7/14/2031)+ 2 × 5-Year Options
Free Rent	Until July 2026
Asking Price	\$250,000 (Asset Sale)
County	Seminole County, Florida
Availability	Immediate
Condition	Brand-New \$1M + Build-Out and FF&E

Photo Tour

Holy City Zoo BBQ at 190 S. Ronald Reagan Blvd., Longwood, FL 32750



THE LOCATION

TRADE AREA

S. Ronald Reagan Blvd. is one of Seminole County's primary north-south commercial corridors, serving a trade area of **150,000+ residents**. The property sits in Longwood, a high-income suburb of Orlando, surrounded by national retail anchors and benefiting from strong commuter and tourism-driven traffic.

NATIONAL ANCHORS NEARBY

Chick-fil-A · McDonald's · Publix · Walmart · Starbucks · Wawa · Walgreens · Home Depot

TRANSIT & ACCESS

→ **S. Ronald Reagan Blvd.**

Major Seminole County arterial with high daily traffic counts and strong retail visibility.

→ **I-4 Access**

Minutes from I-4, providing regional connectivity to Orlando and Daytona Beach.

→ **Orlando Sanford International Airport**

Approximately 10 miles north, supporting tourism and business travel.

→ **Downtown Orlando**

Approximately 15 miles south via I-4.

DEMOGRAPHICS

190 S. Ronald Reagan Blvd., Longwood, FL 32750



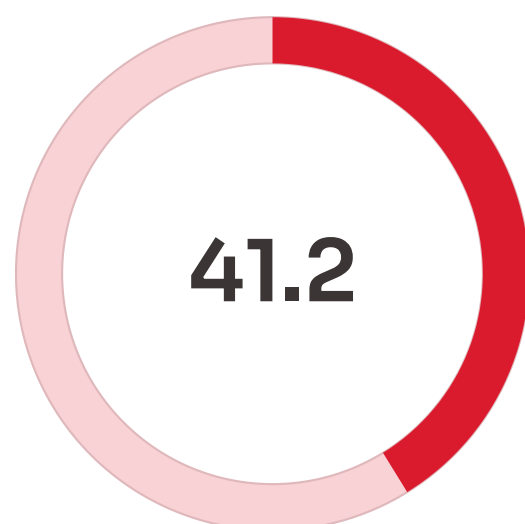
Population (3 Mi.)



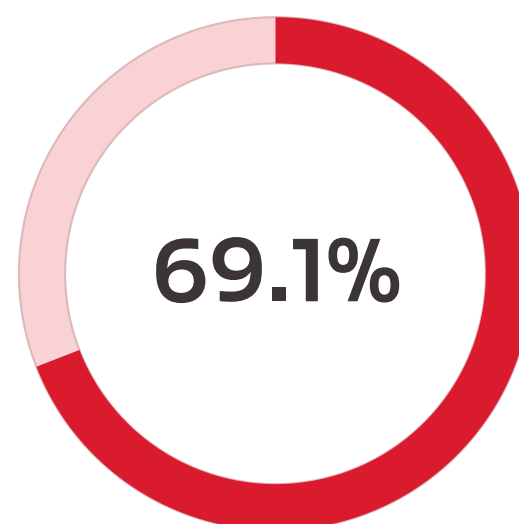
Households (3 Mi.)



Avg. HH Income (3 Mi.)



Median Age (3 Mi.)



Owner-Occupied (3 Mi.)

1 Mile	3 Miles	5 Miles
8,993 pop. · 3,428 HH · \$78,084 Avg. HHI · Age 40.7 · 69.4% Owner-Occ.	70,495 pop. · 27,646 HH · \$98,988 Avg. HHI · Age 41.2 · 69.1% Owner-Occ.	195,654 pop. · 75,200 HH · \$106,928 Avg. HHI · Age 42.5 · 74.6% Owner-Occ.

KEY TAKEAWAY

The 3-mile trade area surrounding 190 S. Ronald Reagan Blvd. captures over 70,000 residents and 27,600 households with an average household income approaching \$99,000 — well above the Florida state average. The 5-mile ring expands to nearly 196,000 residents with average income above \$107,000, reflecting Longwood's position as one of the highest-income suburbs in the Orlando metro. The market is mature, stable, and homeowner-dominated (69%+ owner-occupied), with a median age in the early 40s — the prime demographic for full-service casual dining and bar-and-grill concepts.

Sources: LoopNet comparable listings (1030, 1111, 1130 N. Ronald Reagan Blvd.; 189 S. Ronald Reagan Blvd.; Shoppes at Village Square), city-data.com (ZIP 32750), Census Reporter, DataUSA Longwood.

SPENDING, TRAFFIC & EMPLOYMENT

Total Consumer Spending (3 Mi.)

Food & Alcohol Spending (3 Mi.)

Food Away From Home (3 Mi.)

Transportation Spending (3 Mi.)

Market Indicator	1 Mile	3 Miles	5 Miles
Total Consumer Spending	\$261.0M	\$2.10B	\$5.72B
Food & Alcohol Spending	\$29.3M	\$236.5M	\$643.5M
Food Away From Home	\$11.9M	\$96.4M	\$262.2M
Transportation Spending	\$43.8M	\$353.0M	\$960.6M

→ S. Ronald Reagan Blvd. carries approximately 27,646 vehicles/day (AADT) — Source: FDOT 2024 Annual Average Daily Traffic data.

→ The 1-mile area includes approximately 310 businesses and 2,400 employees — Source: scaled from DataUSA City of Longwood totals, prorated to 1-mile commercial density.

KEY TAKEAWAY

The corridor delivers nearly 28,000 vehicles per day in front of the subject property — exceptional visibility for a Seminole County arterial. The 3-mile ring captures over \$2.1 billion in annual consumer spending, with an estimated \$96 million spent on food away from home each year — a deep, durable demand pool for a 139-seat BBQ bar & grill with a full liquor license. Combined with strong employment density and the Longwood/Orlando-Sanford commercial base within 1 mile, the trade area supports both daypart-driven lunch traffic and evening/weekend bar volume.

Spending figures derived by applying Tampa MSA per-household annual expenditure benchmarks (U.S. BLS Consumer Expenditure Survey 2023–24) to verified 1/3/5-mile household counts. Traffic: FDOT 2024 AADT. Employment: DataUSA Longwood, prorated.

CORRIDOR REINVESTMENT

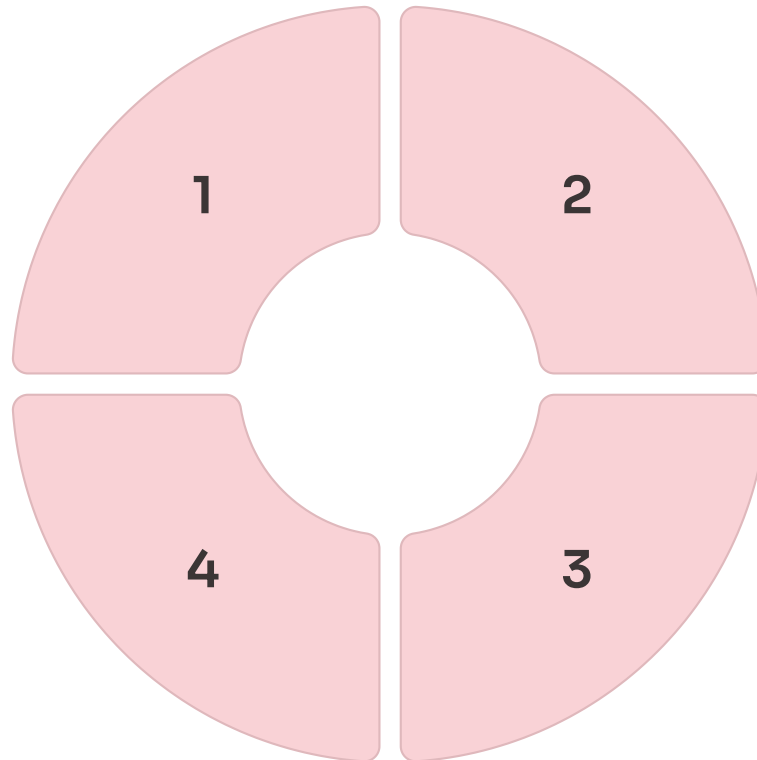
Significant public and private investment driving growth along the S. Ronald Reagan Blvd. corridor and greater Seminole County.

SEMINOLE COUNTY GROWTH

One of the fastest-growing counties in Florida. Population projected to grow 18% by 2030, driven by Orlando metro expansion and quality-of-life migration.

RETAIL & HOSPITALITY INVESTMENT

New hotel, restaurant, and retail development along the Ronald Reagan Blvd. corridor, reflecting strong investor confidence in the trade area.



SUNRAIL EXPANSION

SunRail commuter rail expansion and station improvements connecting Seminole County to downtown Orlando and beyond, increasing corridor accessibility.

LONGWOOD CITY CENTER REDEVELOPMENT

Mixed-use redevelopment of downtown Longwood bringing new residential, retail, and office uses within 2 miles of the subject property.

IDEAL BUYER PROFILE

The brand-new 5,150 SF build-out, 4COP-SFS state liquor license available, currently - 121-seat dining room + 36 Outdoor Patio Seating and 35-ft granite bar



Experienced Restaurant Operator

Seasoned F&B operator seeking a turnkey BBQ or bar & grill concept with full infrastructure and liquor license in place.



Bar & Nightlife Operator

Operator looking to leverage the full liquor license, granite bar, and high-capacity seating for a bar-forward concept.



Restaurant Investor / Franchisee

Investor or multi-unit franchisee seeking a below-replacement-cost asset with favorable lease terms and free rent period.



BBQ or Southern Concept

Regional or national BBQ brand seeking a high-visibility Seminole County location with a purpose-built kitchen and dining room.



Entertainment Venue Operator

Live music, sports bar, or entertainment-focused operator seeking a large-format space with full bar and flexible layout.



Chef-Driven Independent

Culinary entrepreneur seeking a fully built restaurant with premium finishes and a liquor license at a fraction of replacement cost.

CONTACT



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