

3,238 SF Restaurant Opportunity

Kirkman Point I

7055 South Kirkman Road
Orlando, FL, 32819
www.cbre.com

2nd Generation Restaurant Space Available located in Tourist Corridor Submarket



3,238 SF Restaurant
Space Available
For Lease

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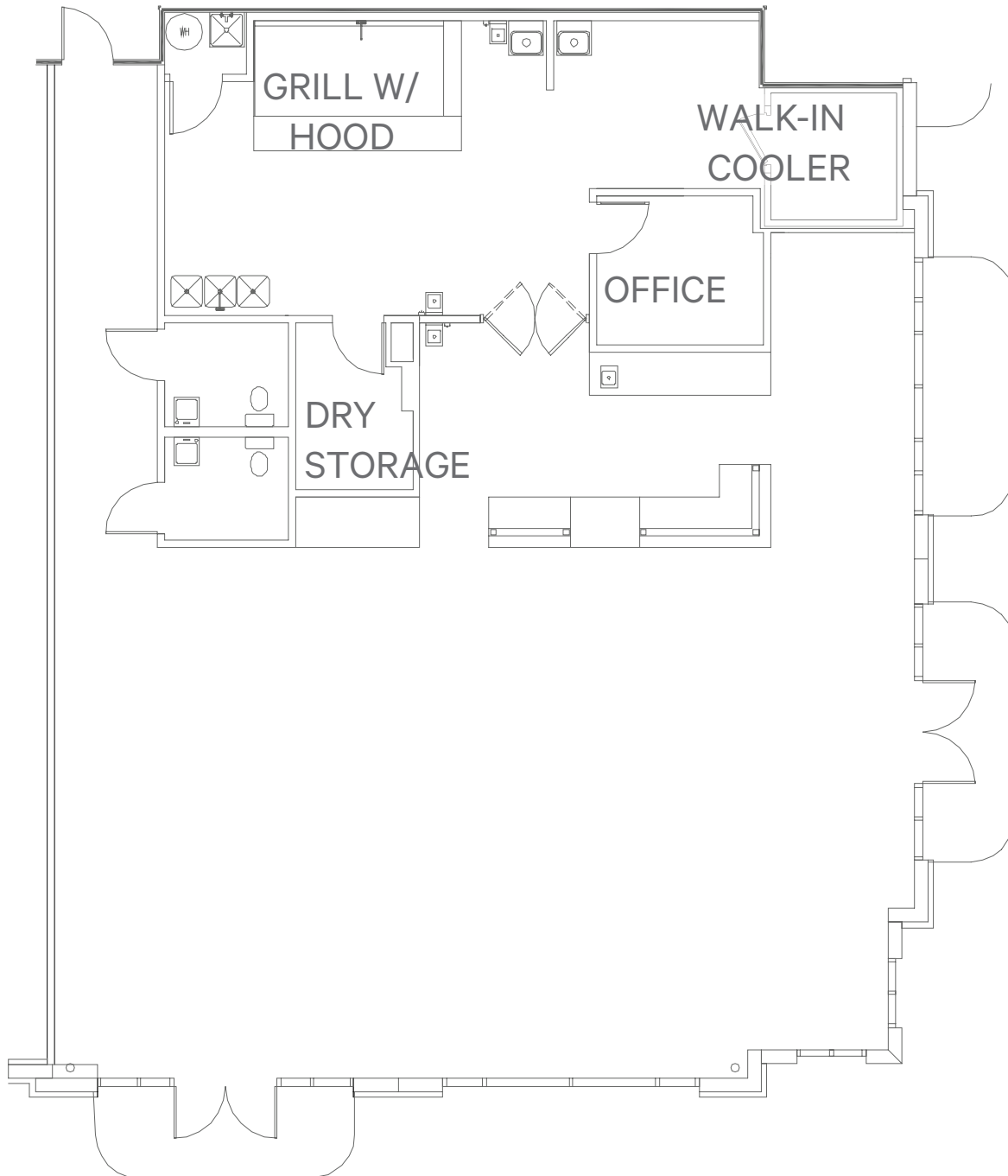
Property Details

- + Ground floor restaurant space available in 4-story 136,000 SF, Class A office building
- + 97.1% Leased
- + Minutes from Universal Studios, Epic Universe, Orlando International Premium Outlets, ICON Park, Fun Spot, K1 Speed and more
- + Building & monument signage available
- + Built-out restaurant space, turn-key kitchen (all equipment available), FF&E included
- + Ample parking available
- + Excellent visibility on Kirkman Rd (32,500 AADT) and nearby intersection of International Drive (26,000 AADT)
- + Strong daytime and tourism population



Site Plan

3,238 Sf Restaurant Space



3,238 SF Retail/Restaurant Opportunity
7055 South Kirkman Road | Orlando, FL, 32819

For Lease

3,238

SF Available

58K

AADT at the Intersection
Kirkmand Rd & International Dr

2012

Year Built

Micro Aerial Overview



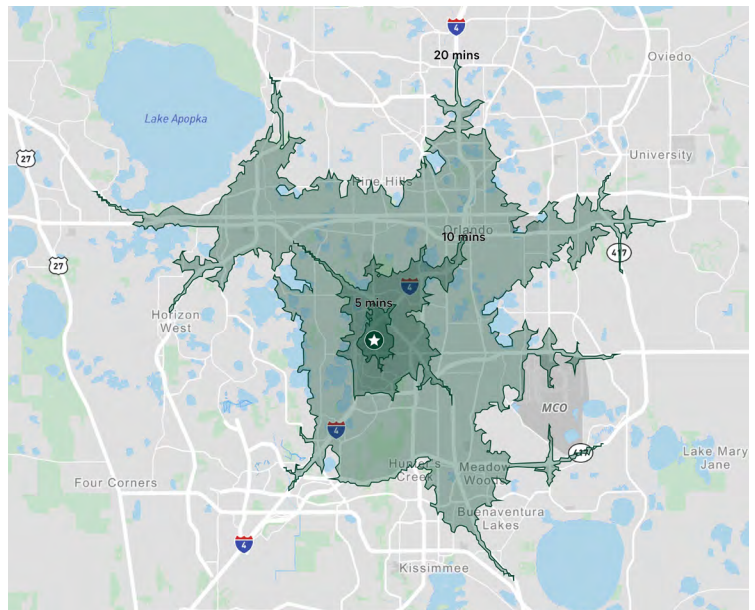
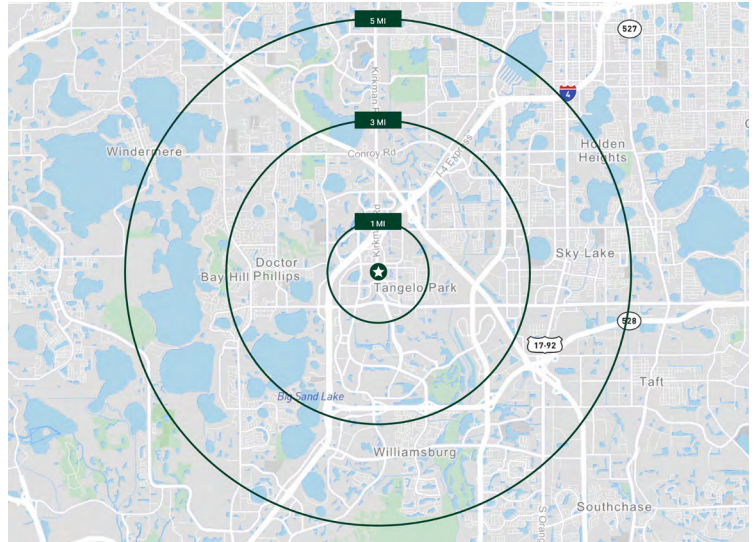
Retail Trade Aerial Overview



Demographics

2025 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	5,766	79,494	235,231
2025-2030 Annual Population Growth Rate	9.13%	1.31%	0.85%
Households	1,866	30,779	87,647
2025-2030 Annual Household Growth Rate	9.19%	1.25%	0.88%
Average Household Income	\$77,473	\$101,333	\$101,278
Median Household Income	\$64,780	\$71,847	\$69,110
Daytime Population	17,604	143,443	321,815

2025 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	6,978	85,451	733,639
2025-2030 Annual Population Growth Rate	9.41%	1.20%	0.78%
Households	2,382	31,972	277,863
2025-2030 Annual Household Growth Rate	9.41%	1.20%	0.84%
Average Household Income	\$75,614	\$83,828	\$108,227
Median Household Income	\$64,015	\$64,719	\$76,764
Daytime Population	29,059	158,657	990,135



For more information contact:

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