



7,735± SF Free-Standing Restaurant For Lease

3789 S KIRKMAN RD, ORLANDO, FL 32811

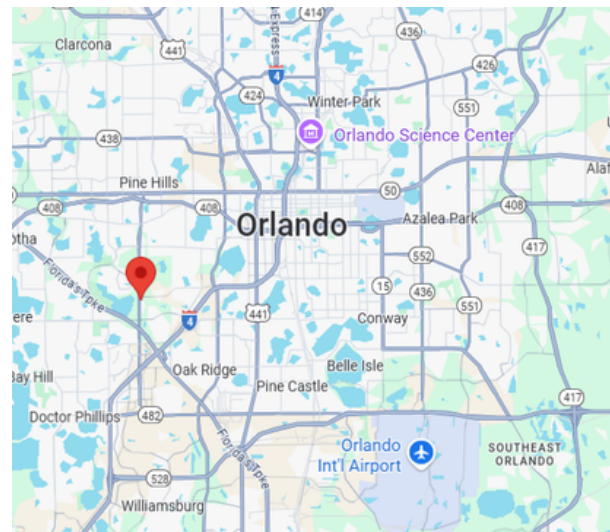
Property Highlight




- 7,735± SF standalone Restaurant and Sport bar on Kirkman Rd
- Existing second-generation restaurant opportunity
- Purpose-built for full-service dining & bar operations
- Commercial-grade kitchen infrastructure
- Back-of-house Zones (Storage & Preparation)
- Walk-in coolers, Bar Stations, and service corridors
- Prime location on SR-435 (Kirkman Rd) with exceptional visibility
- Quick access to I-4, MetroWest, and Universal Orlando Resort
- Surrounded by major retail, dining & entertainment destinations

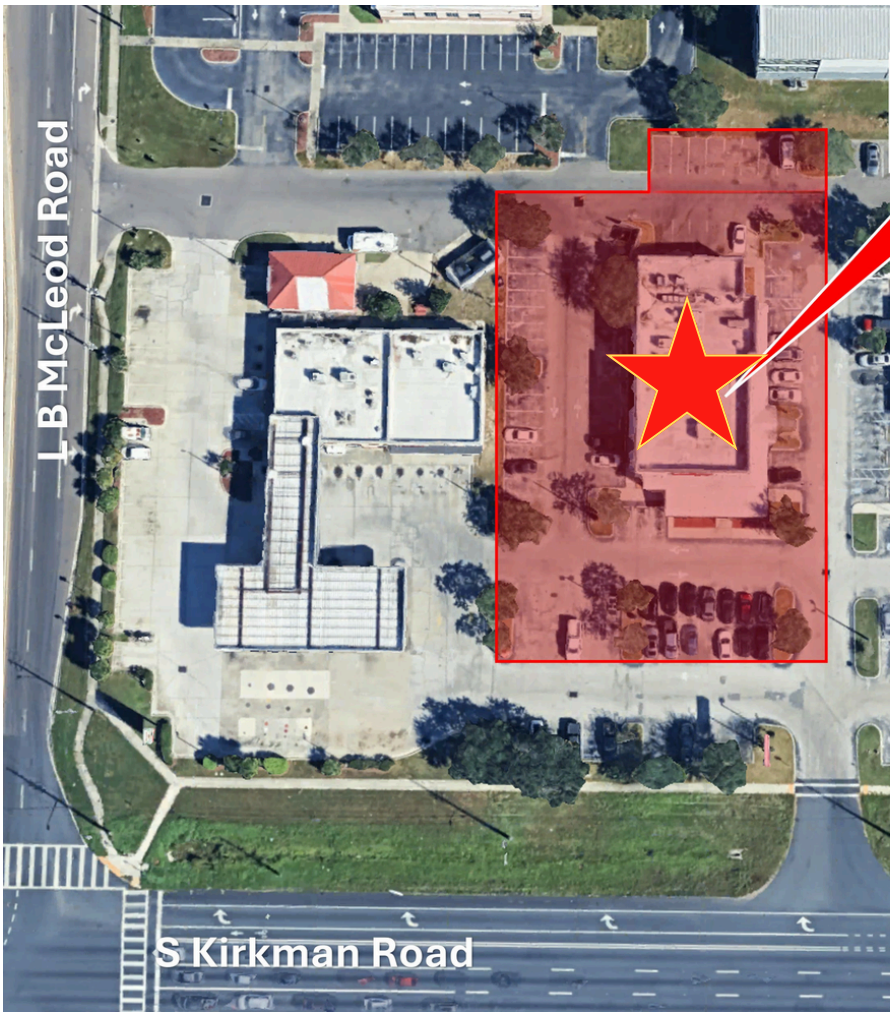


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	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 MEDIAN AGE
1 MILE	21,931	\$56,522	33.9
3 MILE	126,952	\$60,511	34.7
5 MILE	272,595	\$59,796	35.8



SITE

BUILDING DETAILS

Address:	3789 S Kirkman Rd, Orlando, FL 32811
Property Type:	Retail / Restaurant
Property Subtype:	Free Standing Restaurant
Building Size:	7,735± SF
Land Size:	1.22± AC
Parking:	88 Parking Spaces
Zoning:	AC-1
Year Built:	1999, building aligns with late 1990s commercial construction standards

RETAIL | RESTAURANT OPPORTUNITY

Presenting a fully built-out, turnkey restaurant and sports bar located at 3789 S Kirkman Road, one of Orlando’s most active dining and entertainment corridors. Positioned directly on SR-435 with prime visibility and superior access to I-4, Universal Orlando Resort, and MetroWest, the property benefits from strong exposure to both local and tourist traffic.

Originally designed for WingHouse Bar & Grill, the 7,735± SF standalone building features expansive dining and bar areas, a full commercial kitchen with hood systems and walk-ins, and multiple service stations. Purpose-built for full-service hospitality operations, the space is ideally configured to support vibrant restaurant, sports bar, or adaptive reuse concepts.

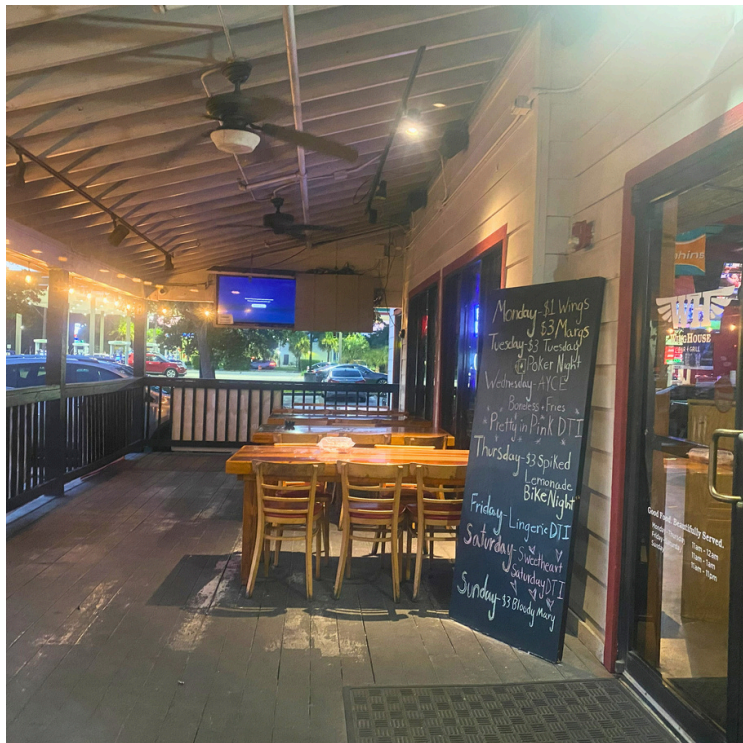
Set on 1.22± acres with substantial private lot parking, the property offers exceptional convenience and accessibility. Surrounded by major retail, dining, and entertainment destinations, it represents a rare opportunity to secure a high-exposure, ready-to-operate venue in one of Orlando’s most dynamic trade areas.





LEASING DETAILS

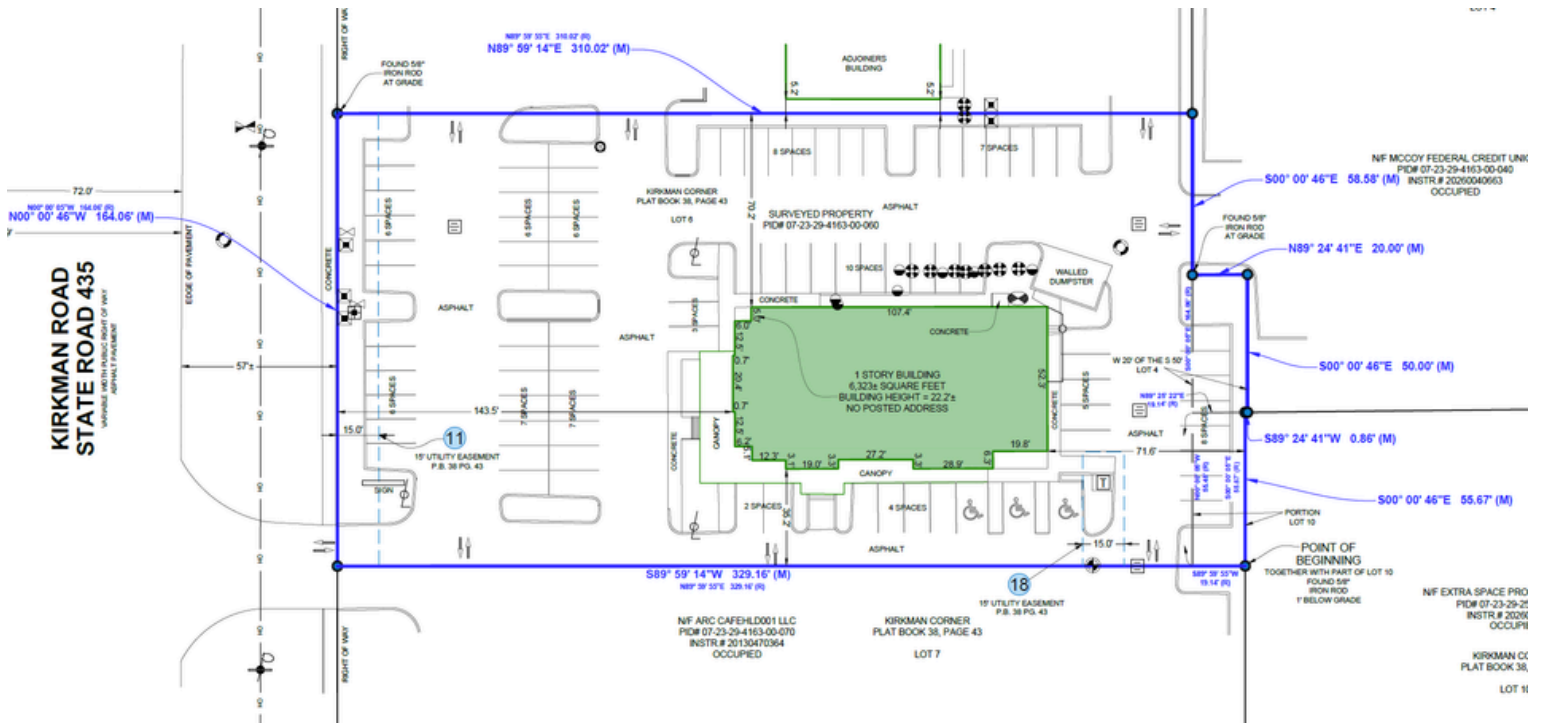
Annual Rent:	Negotiable
Lease Type:	NNN
Listing Type:	Direct
Square Footage:	7,735±
Lease Terms:	Negotiable



PROPERTY SURVEY

LEGEND OF SYMBOLS & ABBREVIATIONS

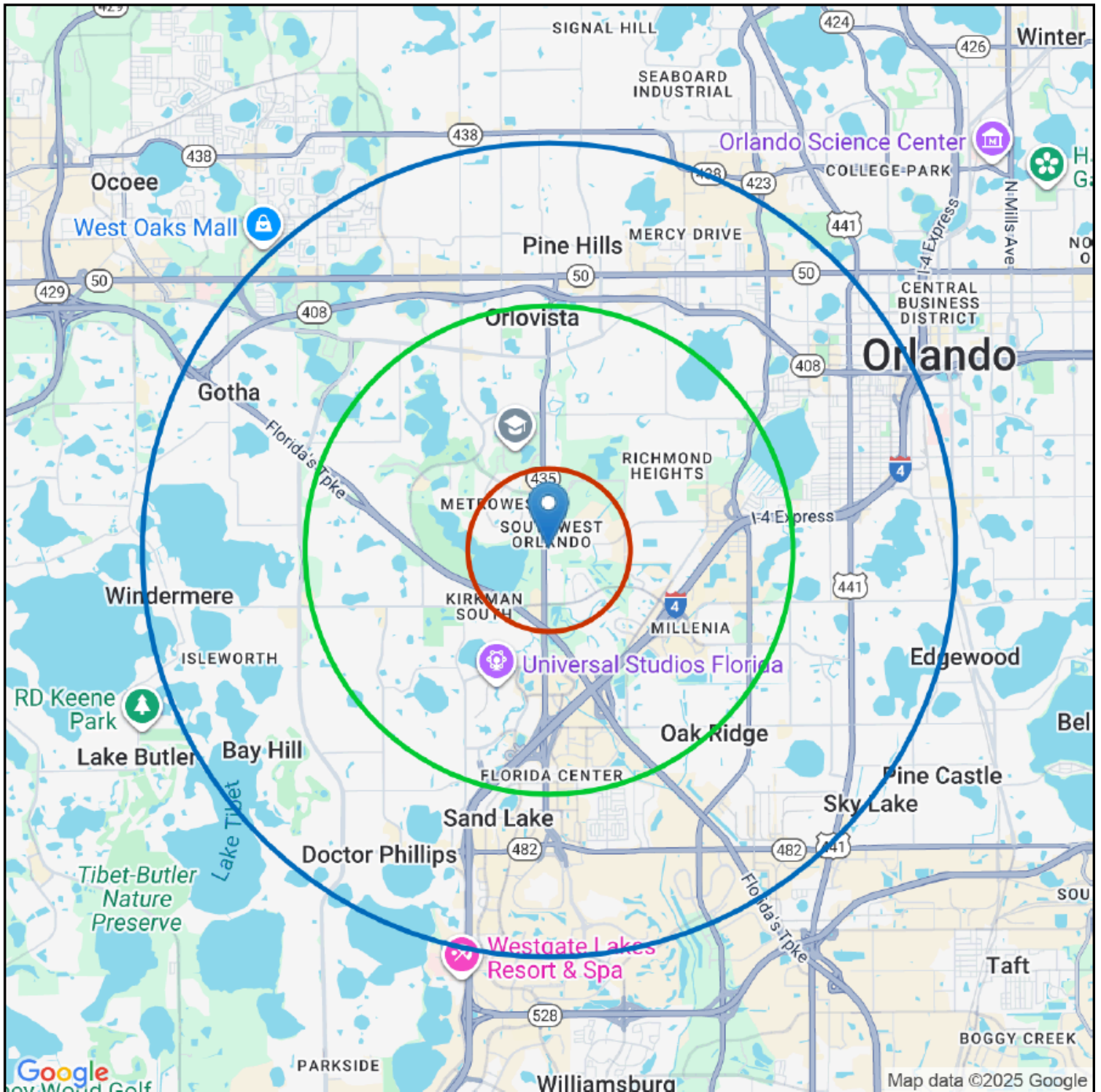
	LIGHT POLE		SIGNAL LIGHT		SANITARY MANHOLE
	POWER POLE (WITH ARMS)		TRAFFIC SIGNAL BOX		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT POLE		GREASE TRAP
	ELECTRIC MANHOLE		VAULT		GAS MANHOLE
	ELECTRIC METER		SIGN (AS NOTED)		GAS VALVE
	ELECTRIC VAULT		TOWER		GAS METER
	TRANSFORMER		MONITORING WELL		HANDICAPPED PARKING
	AIR CONDITIONER UNIT		FLAG POLE		ELECTRIC VEHICLE PARKING
	TELEPHONE MANHOLE		WATER VALVE	(R)	RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT	(M)	MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT	(C)	CALCULATED
	MITERED END SECTION		WATER MANHOLE	(P)	PLAT
	STORM DRAIN MANHOLE		BACKFLOW PREVENTER	PG	PAGE
	STORM DRAIN INLET		WATER METER	O.R.	OFFICIAL RECORDS
	STORM PIPE		WELL HEAD	P.B.	PLAT BOOK
	SET 5/8" IRON ROD & CAP N.O.S. L.B. 7386, UNLESS OTHERWISE NOTED		BENCHMARK	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
	POINT OF ACCESS		BOUNDARY LINE		EASEMENT LINE
	BUILDING LINE		OVERHEAD WIRES		FENCE LINE
	SETBACK LINE				





- **Prime Location:** Strategically positioned along SR-435 (Kirkman Road), one of Orlando's most active and heavily traveled dining and entertainment corridors, this property offers exceptional visibility and immediate access to I-4, Universal Orlando Resort, MetroWest, and surrounding residential communities.
- **Accessibility:** Situated on a 1.22± acre site with substantial private lot parking, the property is designed to accommodate high customer turnover and smooth operational logistics, with direct frontage and signalized access ensuring convenience for both local residents and tourist traffic.
- **High Traffic Exposure:** With prominent frontage on Kirkman Road, the site provides outstanding signage opportunities and brand visibility along a corridor that consistently captures strong year-round activity from residents, professionals, students, and millions of annual visitors.
- **Market Strength:** Located in one of Orlando's fastest-growing and most economically resilient submarkets, the property benefits from a diverse and expanding population base, supported by strong tourism, entertainment, and residential growth that reinforces long-term demand.
- **Business Opportunity:** This property represents a rare opportunity to secure a fully built-out, turnkey restaurant and bar in a proven trade area, ideal for operators or investors seeking a flagship presence in a high-traffic, high-visibility location.

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

21,931
Population

33.9 Median Age



2.47
Average Household Size

8,938
Total Households

EDUCATION

3.58%
No High School Diploma

11.22%
High School Graduate

12.02%
Some College

31.09%
Bachelor's/ Grad

BUSINESS



EMPLOYMENT

105
Manufacturing Employees

1,212
Retail Trade Employees

641
Eating & Drinking Employees

604
Finance/Ins/Real Estate Emp

3.1% Unemployment Rate

INCOME

\$56,522
Median Household Income

\$31,474
Per Capita Income

\$21,515
Median Net Worth

Households by Income

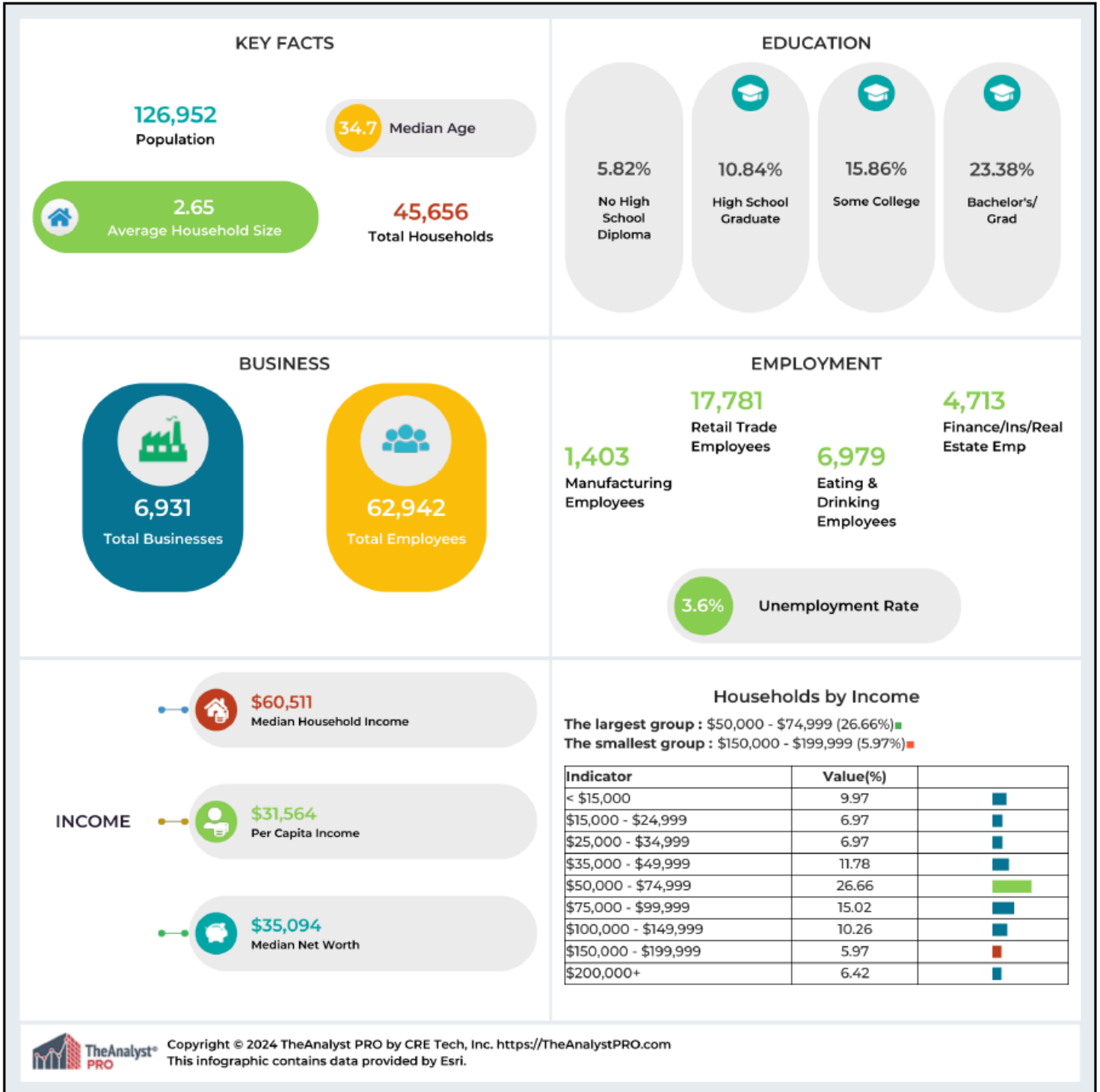
The largest group : \$50,000 - \$74,999 (28.63%)
The smallest group : \$150,000 - \$199,999 (4.06%)

Indicator	Value(%)	
< \$15,000	10.39	■
\$15,000 - \$24,999	5.19	■
\$25,000 - \$34,999	10.92	■
\$35,000 - \$49,999	12.84	■
\$50,000 - \$74,999	28.63	■
\$75,000 - \$99,999	12.61	■
\$100,000 - \$149,999	8.83	■
\$150,000 - \$199,999	4.06	■
\$200,000+	6.51	■

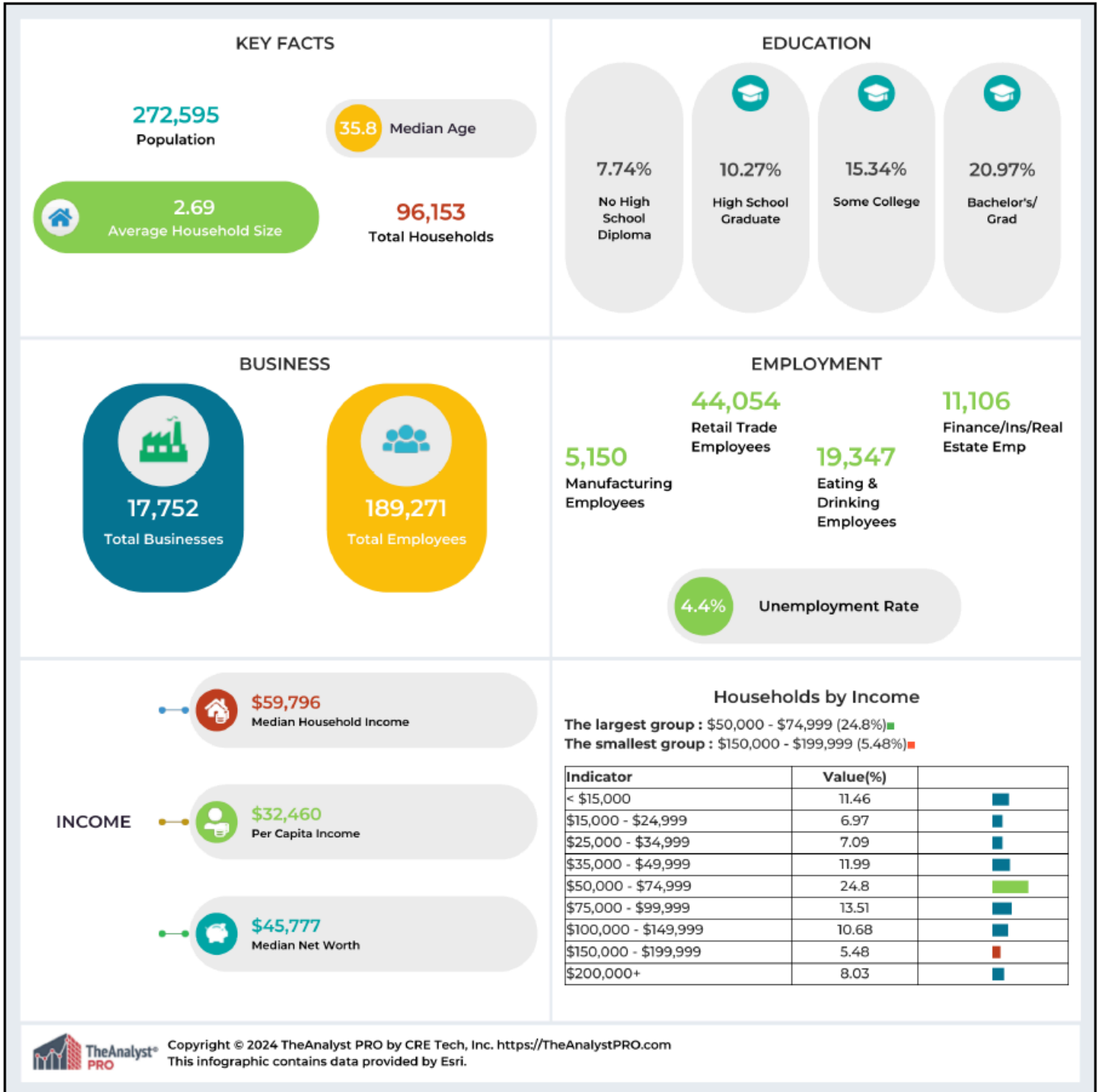


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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



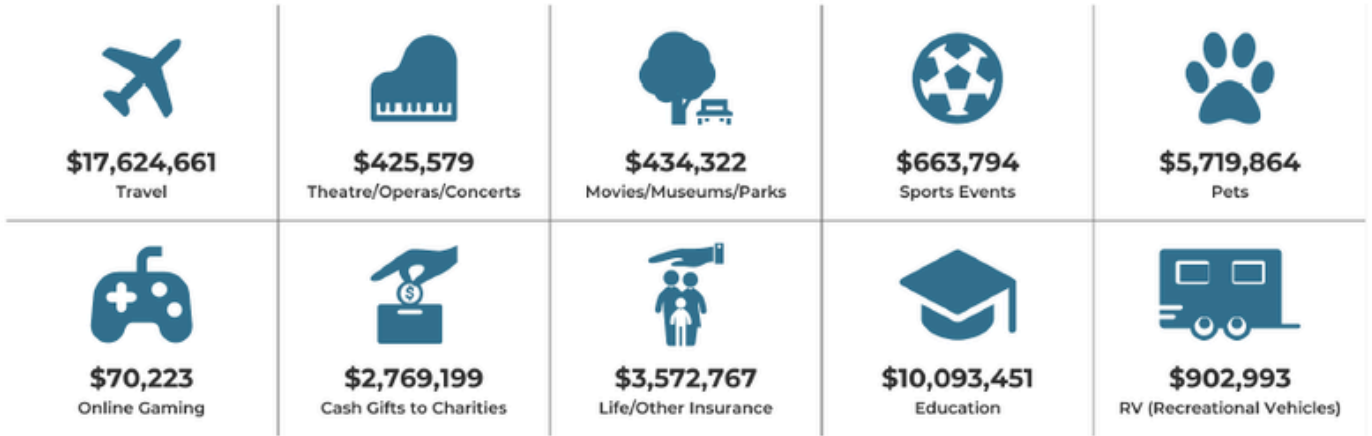
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING

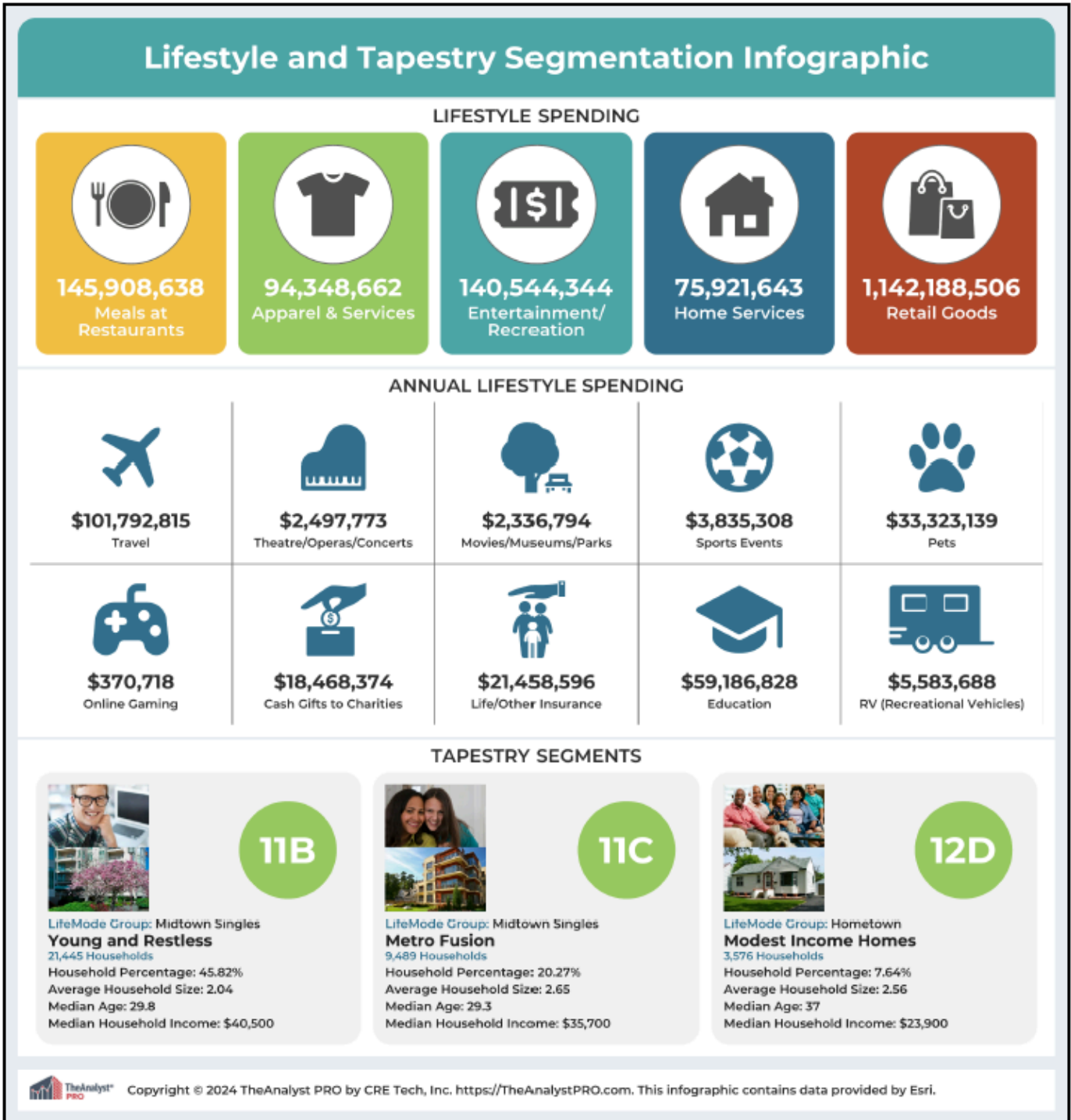


TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



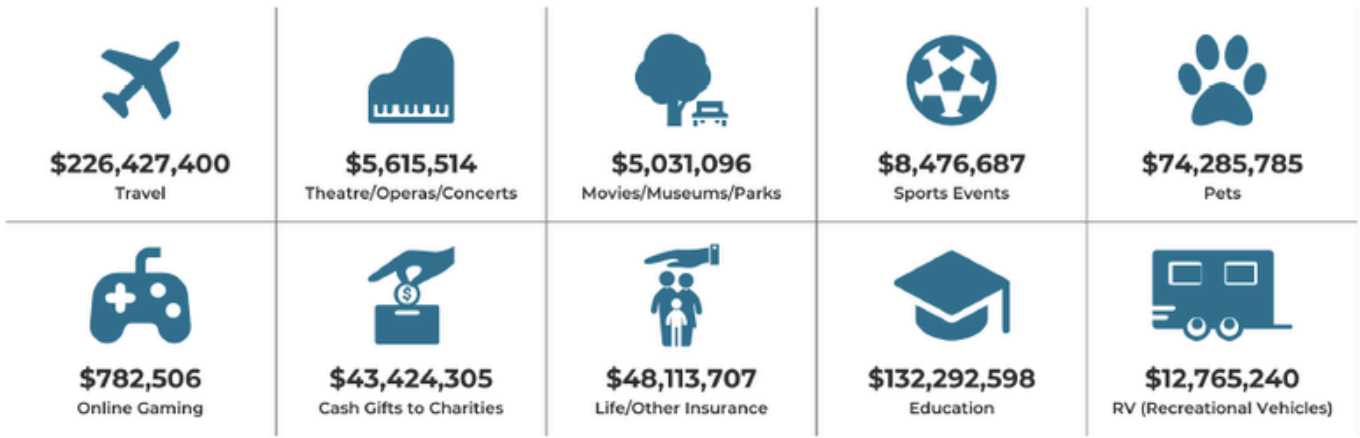
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

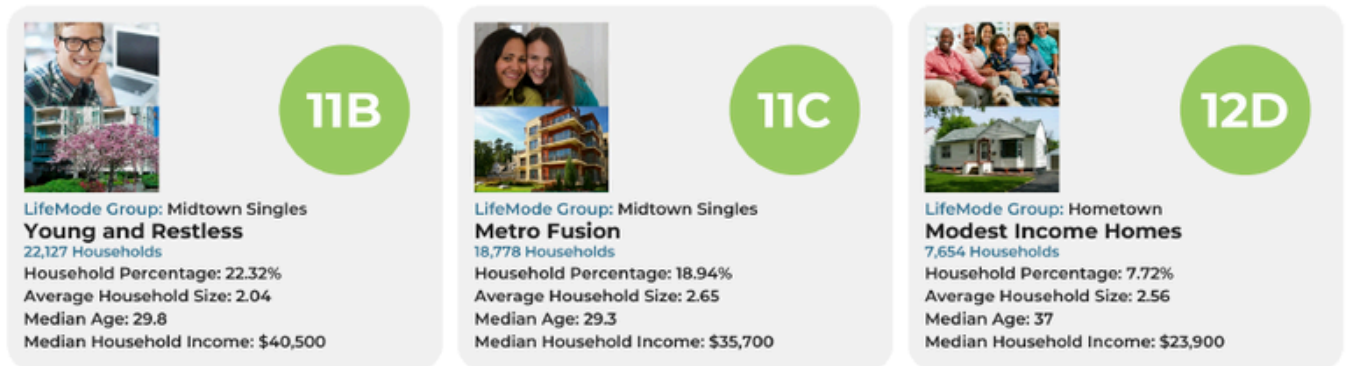
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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For more information about this opportunity, please don't hesitate to contact us.

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