

AVAILABLE FOR SALE

Top-Tier Brand QSR with a drive-thru Prime Location!
with Drive-Thru, Investment Opportunity with cap Rate
3250 W VINE ST, KISSIMMEE, FL 34741



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EXCESS LAND OPPORTUNITY
LOW LANDLORD RESPONSIBILITY
STRONG PASSIVE INCOME 💰
DAY 1 RENTAL INCOME

Property Description:

- Lot Size (Acre) : 1.36 AC
- Building Size(SF) : 2,466
- Year Renovated : 2021
- Traffic(VPD) : 64,913
- Newer Roof , AC & parking Paving .



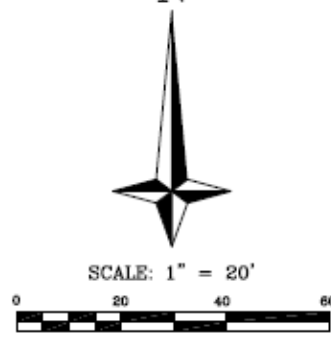
Demographic	2 MILES	5 MILES	10 MILES
Total Population	54,290	195,330	523,867
Total Households	18,831	66,765	179,022
Average Household Income	\$74,016	\$87,705	\$96,140

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Louisa Ghali , Broker , 407-722-9299 , louisaghali@ghalirealty.com

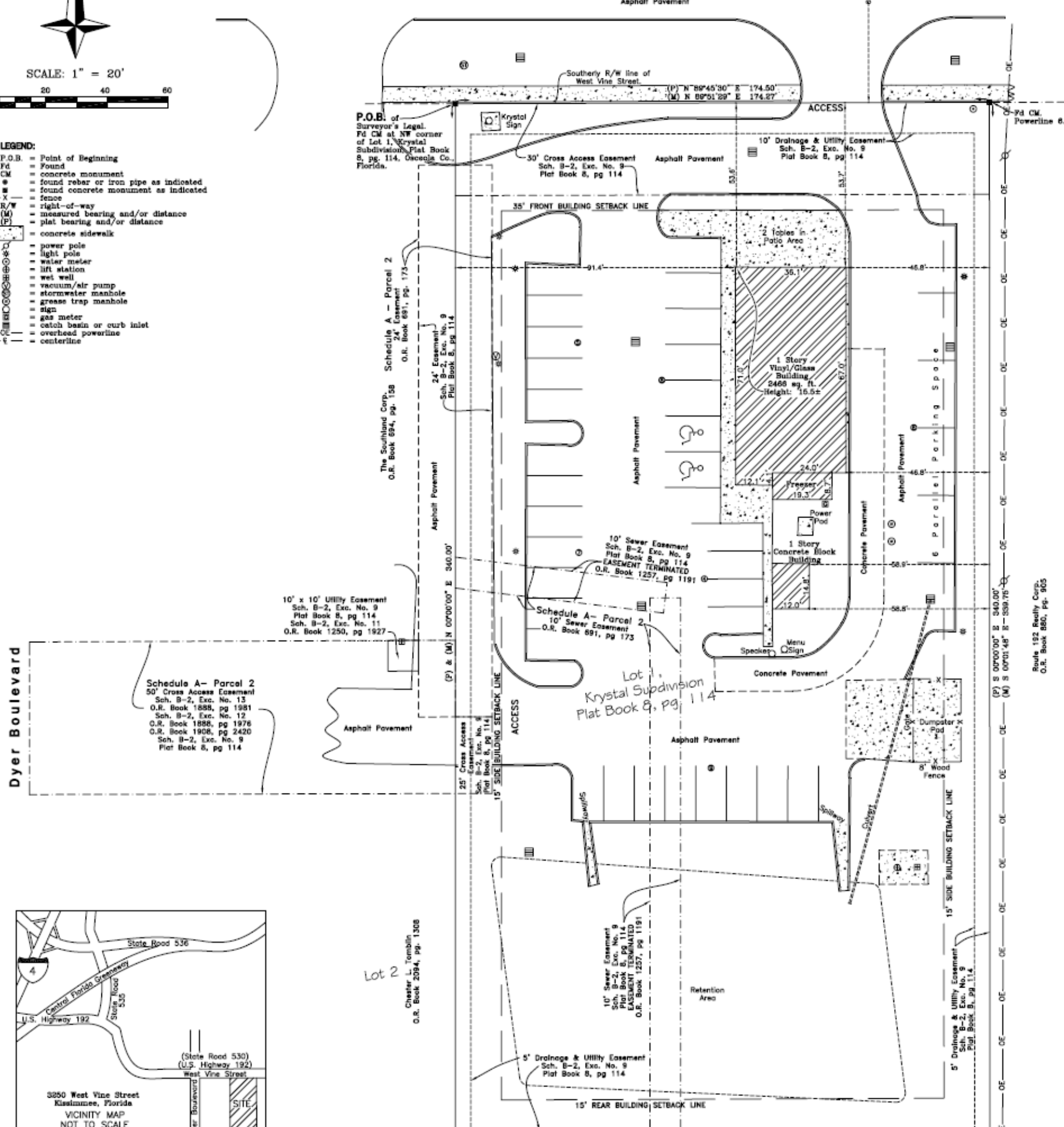


Survey

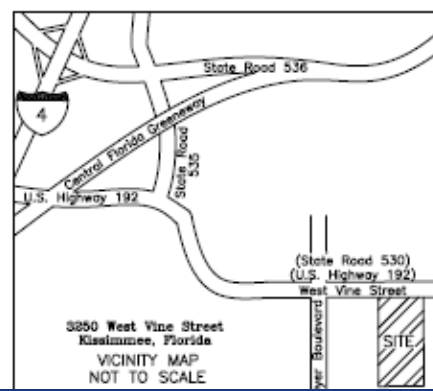


- LEGEND:**
- P.O.B. = Point of Beginning
 - Fd = Found
 - CM = concrete monument
 - = found rebar or iron pipe as indicated
 - = found concrete monument as indicated
 - X- = fence
 - R/W = right-of-way
 - (M) = measured bearing and/or distance
 - (P) = plat bearing and/or distance
 - ▨ = concrete sidewalk
 - ⊙ = power pole
 - ⊙ = light pole
 - ⊙ = water meter
 - ⊙ = lift station
 - ⊙ = wet well
 - ⊙ = vacuum/air pump
 - ⊙ = stormwater manhole
 - ⊙ = grease trap manhole
 - ⊙ = sign
 - ⊙ = gas meter
 - ⊙ = catch basin or curb inlet
 - ⊙ = overhead powerline
 - +— = centerline

West Vine Street 139' R/W
(U.S. Highway 192)
(State Road 530)



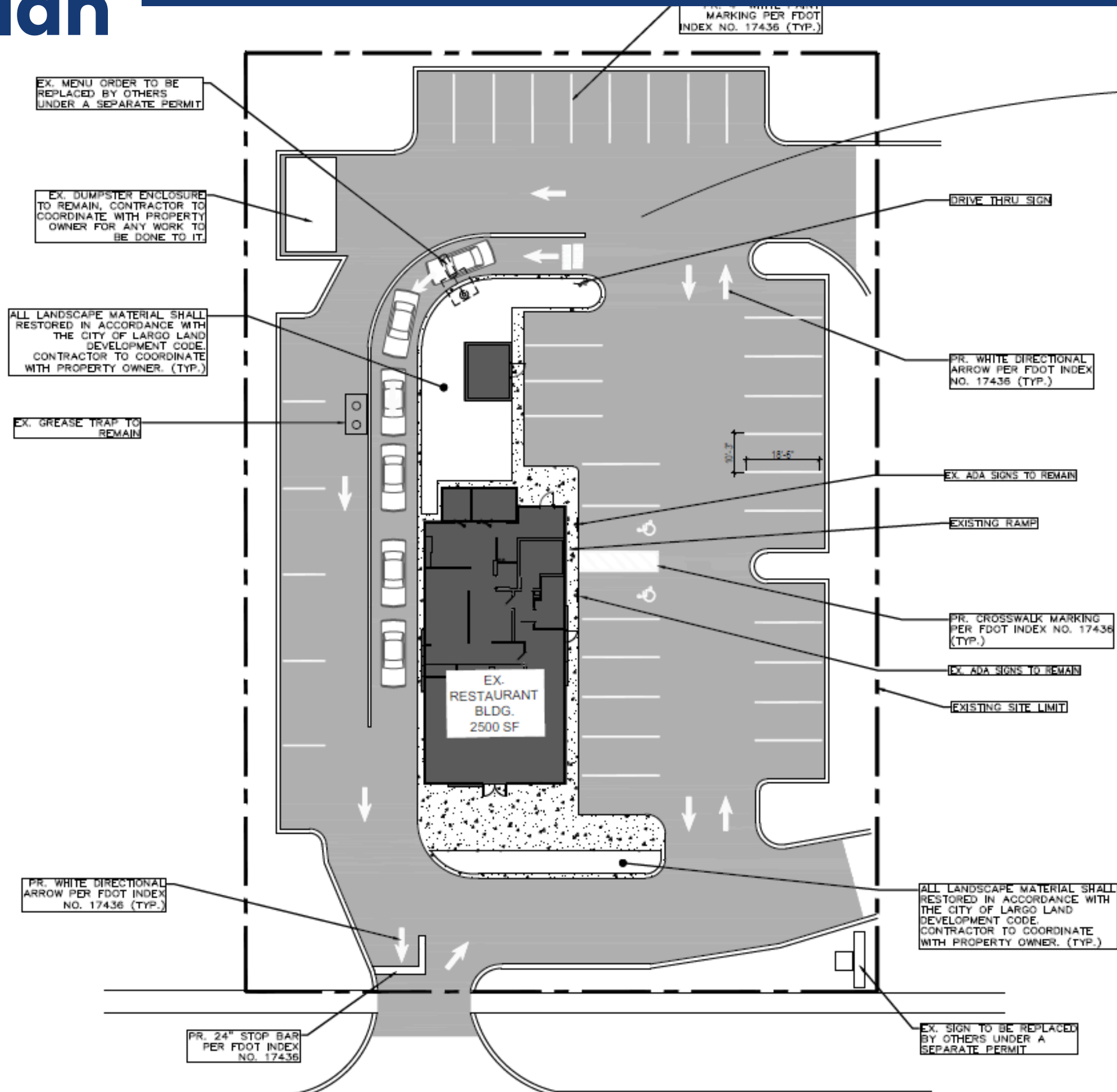
Dyer Boulevard



Lot 2
Chester L. Tomblin
O.R. Book 2094, pg. 1308

Route 192 Realty Corp.
O.R. Book 880, pg. 965

Site plan



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**SECURE 9-YEAR LEASE ON US-192 – MASSIVE EXCESS LAND INCLUDED
PRIME LOCATION! WITH DRIVE-THRU
3250 W VINE ST, KISSIMMEE, FL 34741**

For more information please contact

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Broker

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