

OVER \$100,000 FF&E AVAILABLE



615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2024 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

2ND GEN DRIVE-THRU RESTAURANT AVAILABLE

1960 E Semoran Blvd Apopka, FL 32703

Contact: Trey Gravenstein Vice President of Brokerage Services

Contact: Michael Castrilli Senior Sales & Leasing Associate E: Trey@FCPG.com

P: 407.872.0177 ext. 119

E: Michael@FCPG.com P: 407.872.0177 ext. 130

For Sale: Negotiable For Lease: Negotiable

Full Building: 2,683 SF (0.92 acres) Parcel ID: 12-21-28-8398-00-040



2nd gen. freestanding drive-thru restaurant with full-building renovations completed in 2021 including new metal roof, 28-ton HVAC, dining room and bar improvements and full FF&E installations

Brand new FF&E including furnishings installed 2021 available

Well positioned between Pep Boys, Wash City, and Double O's Coffee with over 500ft of direct frontage on East Semoran Blvd boasting 36,500 AADT

Building-length fully furnished patio with metal overhang and 2 glass garage door access

210 ft wrap-around drive-thru with easy access to East Semoran Blvd and a strong parking ratio of 6 / 1,000

Building façade signage & large marquee signage available

DEMOGRAPHICS

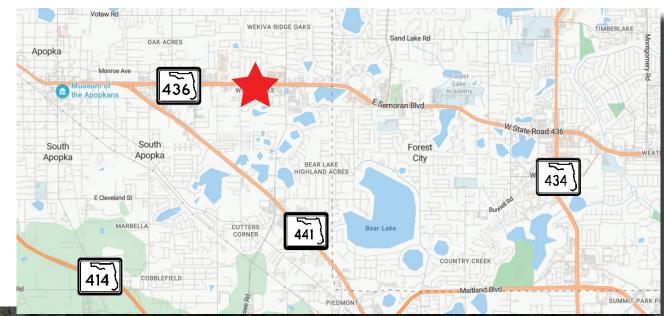
2023	Total Population	Total Households	Average HH Income			
1 _{Mile}	12,186	4,368	\$77,856			
3 _{Miles}	70,993	25,303	\$100,403			
5 міеs	187,930	69,701	\$95,415			

LOCATION



36,500 AADTEast Semoran
Boulevard







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The property is accessed by two points of ingress / egress from East Semoran Boulevard to dedicated access road shared with Double O's Coffee, Wash City Car Wash and Pep Boys.

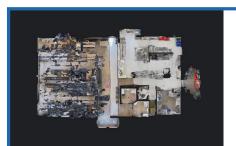
Monica Rose Drive provies west-bound traffic off of East Semoran Boulevard access via a dedicated left turn lane across east-bound traffic. Monica Rose Drive is one of two access points to Willow Lake Apartments with 428 affordable units.

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FLOORPLAN



TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: https://fcpg.com/ 1960 e semoran blvd/



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IMAGES



















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EQUIPMENT SCHEDULE

Brand new FF&E including furnishings installed 2021 available

*Equipment Schedule available upon request





	EQU	IPMENT SCHEDULE														
	QTY	DESCRIPTION	MANUFACTURER	MODEL NO.	С	Н	DR	GAS	wc	BTUH	V	PH	Α	HP	FURNISHED BY	INSTALLED BY
1A	LOT	ORDER TERMINAL	TBD	TBD							120	1	20 20		TBD	TBD
1B 1C	LOT	DISPLAY CASH TRAY DRAWER	TBD	TBD							120	1	20		TBD	TBD
1D	LOT	TELEPHONE	TBD	TBD											TBD	TBD
1E	LOT	FAX MACHINE/PRINTER	TBD	TBD							120	1	20		TBD	TBD
1G	LOT	POS PRINTER	TBD	TBD							120	1			TBD	TBD
2 3A	8	PIZZA PREP TABLE FOOD CARRIER DOLLY	CONTINENTAL REFRIGERATOR CAMBRO	CPA93-D CD1826PDB		ļ			-		115	1	14.4	1/2	1ST CHOICE 1ST CHOICE	1ST CHOICE 1ST CHOICE
4	1	DOUGH MIXER	GLOBE	SP60							208	3	9	3	1st CHOICE	1st CHOICE
4A	1	SLICER ASSEMBLY	GLOBE	XVXCH											1st CHOICE	1st CHOICE
4B	1	POT FILLER FAUCET	T&S	B-0605	1/2"										1st CHOICE	1st CHOICE
4C 5	1	FILTER SYSTEM POT RACK	WATERLOO JOHN BOOS	WL2PF-331 PRW21A	1/2"										1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
6	-	HOT BAG SYSTEM	HOT BAG	TRD		-					120	1	2		TRD	TRD
6A	LT	HOT BAG RACK (SHELVING)	METRO	PER SPEC							120				1ST CHOICE	1ST CHOICE
7	LT	TICKET HOLDERS	SAN JAMAR	CK6544A											1ST CHOICE	1ST CHOICE
8 8A	1	WALK-IN COOLER COOLER REFRIGERATION	TBD	CUSTOM CUSTOM			3/4" ID				120 208/230	3	20 10.8	3/4	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
8B	LT	WALK-IN COOLER SHELVING	METRO	VARIES		-	3/4" ID				208/230	3	10.8	3/4	1st CHOICE	1st CHOICE
9	1	3-COMP DISHTABLE - CLEAN SIDE	JOHN BOOS	CUSTOM		1	(3) 2"								1st CHOICE	1st CHOICE
9A	2	SPLASH MOUNT FAUCET	KROWNE	14-812	1/2"	1/2"									1st CHOICE	1st CHOICE
9B	LT 1	DISH ROOM WALL SHELVING DISH MACHINE	JOHN BOOS	BHS1863-TS MD2000LT		751	- 04				400		40		1st CHOICE	1st CHOICE
10	LT	EXHAUST HOOD FOR DISH MACHINE	MOYER DIEBEL CAPTIVE AIRE	MD2000L1 CUSTOM		.75"	2"		-		120	1	16		1st CHOICE 1st CHOICE	1st CHOICE
11A	1	EXHAUST FAN FOR DISH HOOD	CAPTIVE AIRE	TBD		-					120	1	20		1st CHOICE	GC GC
12	1	SOILED DISH TABLE	JOHN BOOS	JDTS-20-72R			2"								1st CHOICE	1st CHOICE
12A	1	PRE-RINSE	KROWNE	17-108WL	.5"	.5*									1st CHOICE	1st CHOICE
12B	LT	DISH ROOM WALL SHELVING	JOHN BOOS METRO	BHS1842-TS VARIES	 	 			 						1st CHOICE	1st CHOICE
13 14	LT	DISHROOM FLOOR SHELVING DRY STORAGE SHELVING	METRO METRO	VARIES VARIES	l —	1	 	-	l —	l	 				1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
15	1	SECURITY SHELVING	METRO	VARIES	 	t —	-		l	-	 				1st CHOICE	1st CHOICE
16	1	SODA SYSTEM DISPENSER	TBD	TBD	.5"F						120	1	20		VENDOR	VENDOR
17	LT	BNB RACK AND CARBONATORS	TBD	TBD	.5"F						120	1	20		VENDOR	VENDOR
18 19	LT_	CO2 TANKS FILTER FOR BEVERAGE SYSTEMS	TBD WATERLOO	1BD TBD	.5"	1	1	\vdash	 	1	1	—		—	VENDOR 1st CHOICE	VENDOR -
20	SN	SPARE NUMBER		100		t —	-		l	 	 				1st CHOICE	1st CHOICE
21	2	ICE MACHINE	MANITOWOC	IYT1200A	.5"F		.75*				208-230	3	15		1st CHOICE	1st CHOICE
22	1	COFFEE / TEA BREWER & DISPENSER	FETCO	TBS-21A	.5"F						115	1	18		1st CHOICE	1st CHOICE
23	LT 1	CONDIMENT ORG BINS BEVERAGE COUNTER	TBD	TBD											1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
25	LT	CONDIMENT CONTAINER	SAN JAMAR	E2228		-									1st CHOICE	1st CHOICE
26	1	UC BUS TUB CART	CUSTOM	CUSTOM											1st CHOICE	1st CHOICE
27	3	HAND SINK WITH SIDE SPLASHES	JOHN BOOS	PBHS-W-1410-SSLR	1/2"	1/2"	1-1/2" OD								1st CHOICE	1st CHOICE
28	LOT	TRASH CAN - SLIM JIM	RUBBERMAID	J3251											1st CHOICE	1st CHOICE
29 30	1 1	SERVICE SINK SERVICE SINK FAUCET	JOHN BOOS KROWNE	PBMS2016-12 16-127	1/2"	1/2"	3" OD		-						1st CHOICE 1st CHOICE	GC GC
31	1	MOP RACK	CARLISLE	4J3005	1/2	1/2									1st CHOICE	1st CHOICE
32	1	HOT WATER HEATER	SELECTED BY OWNER	SELECTED BY OWNER	3/4"		3/4" ID								GC	GC
33	1	DUNNAGE RACK (FLOUR)	JOHN BOOS	JB08											1st CHOICE	1st CHOICE
34	SN	SPARE NUMBER WALL SHELVING (DOUGH PREP)	John Boos	WS72											1st CHOICE	1st CHOICE
35 36	LT 1	SS WORK TABLE	JOHN BOOS	W572 ST4R1.5-3084-SBK		-									1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
37	1	DOUGH BALLER	SOMMERSET	SDR-400T							120	1	20		1st CHOICE	1st CHOICE
38	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
39	1	CAN OPENER	EDLUND	K5809											1st CHOICE	1st CHOICE
40 41	1	KNIFE RACK FLOOR SAFE	EDLUND	K5832											1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
42	-	LOCKER	WINHOLT	WI-66		-									1st CHOICE	1st CHOICE
43	2	FIRE EXTINGUISHER	SELECTED BY OWNER	SELECTED BY OWNER											1st CHOICE	1st CHOICE
44	2	FIRST AID KIT	RESPOND	100164											1st CHOICE	1st CHOICE
45 46	1 SN	MUSIC SYSTEM SPARE NUMBER	TBD	TBD							120	1	20		1st CHOICE 1st CHOICE	1st CHOICE
46	200	PANEL BOARD	EXISTING	EXISTING		-									1st CHOICE	1st CHOICE 1st CHOICE
48	SN	SPARE NUMBER	EXISTING	LAIGTING											1st CHOICE	1st CHOICE
49	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
50	3	PAPER TOWELL DISPENSER	SYSCO	ENMOTION											1st CHOICE	1st CHOICE
51 52	SN	HAND SOAP DISPENSER SPARE NUMBER	AMERICAN SPECIALTIES	342		ļ			-						1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
53	1	REACH-IN FREEZER	CONTINENTAL REFRIGERATOR	1F	 	t —	-		l	 	115	1	9.8		1st CHOICE	1st CHOICE
54	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
55	1	CUT TABLE WITH OVER STRUCTURE	JOHN BOOS	ST4R1.5-3696SSK		1									1st CHOICE	1st CHOICE
56 57	1	HOT FOOD WARMER HOT FOOD WARMER	HATCO HATCO	HW-FUL W-43V	 	1	 	!		 	120 120	1	10 12.5	—	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
58	1	CHEESE MELTER	STAR	518CM	 	t —	-		l	 	120	1	10.5		1st CHOICE	1st CHOICE
59	<u>i</u>	SS CHESE MELTER STAND	CUSTOM	CUSTOM							ــــــــــــــــــــــــــــــــــــــ				1st CHOICE	1st CHOICE
60	1	TIMER	ANTUNES	TTS-8		1					L			L	1st CHOICE	1st CHOICE
61 62	1	REFRIGERATED EQUIPMENT STAND 4-BURNER HOT PLATE	CONTINENTAL REFRIGERATOR GLOBE	D60GN-X GHP24G	l	!	 	.75"		88K	115	1	4.2	1/4	1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
63	2	FRYFR	DEAN	SR152G	l -	 	-	./5" 2x.75"	<14"	120K	 				1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
64	SN	SPARE NUMBER			l	l	l	1	l		l				1st CHOICE	1st CHOICE
65	LT	COOKLINE EXHAUST HOOD	CAPTIVE AIRE	CUSTOM							120	1	20		1st CHOICE	1st CHOICE
66	1	COOKLINE EXHAUST FAN	CAPTIVE AIRE	TBD		<u> </u>					208	3			1st CHOICE	1st CHOICE
67 68	1 1	COOKLINE MUA FAN (UNTEMPERED) PIZZA OVEN EXHAUST FAN	CAPTIVE AIRE CAPTIVE AIRE	A15 TRD	-	 		_			208 120	3	20		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
69	LT	ANSUL FIRE PROTECTION SYSTEM	CAPTIVE AIRE	ANSUL	l	l	l	l	l	l	120	1	20 20		1st CHOICE	1st CHOICE
70	SN	SPARE NUMBER													1st CHOICE	1st CHOICE
71	2	PIZZA PEEL HOLDER	CUSTOM	CUSTOM		1									1st CHOICE	1st CHOICE
72	SN	SPARE NUMBER SPARE NUMBER			 	1	 	l	 	 	l				1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
73 74	SN	SPARE NUMBER SPARE NUMBER				!						-			1st CHOICE 1st CHOICE	1st CHOICE
75	LT	POS STORAGE SHELVING	METRO	VARIES		l									1st CHOICE	1st CHOICE
76	1	KEG COOLER	GLASTENDER	C1FB72-L							115	1	3	1/3	1st CHOICE	1st CHOICE
77	LT	BEER TAP AND SYSTEM	GLASTENDER	BT-4-PB		1	.5"				l				1st CHOICE	1st CHOICE
78 79	1 1	BACK BAR REFRIGERATOR UNDER BAR SINKS - 3-COMP	GLASTENDER GLASTENDER	C2FB108-LH TSA-60S	.5"	.5*	3x1.5"	 	 	 	115	1	7		1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
80	1	SALAD PREP TABLE	EXISTING	SW72N18-FB	.5	.5	UAI.U	l	l	l	115	1	6.1	1/3	1st CHOICE	1st CHOICE
81	1	SS PASS-THROUGH	CUSTOM	CUSTOM		1								.,,	1st CHOICE	1st CHOICE
82	2	SS WALL SHELF UNDER PASS-THROUGH	JOHN BOOS	BHS1260											1st CHOICE	1st CHOICE
83 84	SN 1	SPARE NUMBER UNDER BAR SINKS - HAND SINK	GLASTENDER	HAS-12-D	.5"	E*	1.5"	l	 	 	l				1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
85	SN	UNDER BAR SINKS - HAND SINK SPARE NUMBER	GLASTENDER	MAS-12-D	.5	.5*	1.5					-			1st CHOICE 1st CHOICE	1st CHOICE 1st CHOICE
86	SN	SPARE NUMBER			l	1	l	l	l	l	l				1st CHOICE	1st CHOICE
87	SN	SPARE NUMBER				<u> </u>									1st CHOICE	1st CHOICE

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