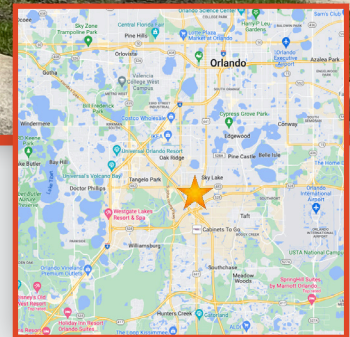


**FOR LEASE**  
Call for Pricing



8586 S. ORANGE BLOSSOM TRAIL, ORLANDO, FL 32809  
**FREESTANDING RESTAURANT PROPERTY -  
(SOON TO BE VACANT)**

### PROPERTY HIGHLIGHTS

- 3,469 SF building on .77 acres
- Freestanding, second-gen fast food restaurant with drive-thru
- Direct frontage along S. OBT with excellent visibility for the 63,000 cars that pass by the site daily
- Just about a half mile south of Florida Mall, attracting tourists and locals
- Close proximity to major thoroughfare interchanges and on/off ramps including Florida's Turnpike, 528 (Beachline Expressway), Sand Lake Road, and S. OBT
- Large pylon sign & excellent parking with over 9/1000
- CONFIDENTIAL OFFERING - CONTACT BROKER

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,413	62,067	200,691
Households	514	21,154	73,172
Avg. HH Income	\$58,659	\$69,203	\$81,762

For More Information:



**Kim Manson**  
407-718-0541  
kim@v3capital.com



**Jeff Tanner**  
407-399-5544  
jeff@v3capital.com



CONFIDENTIAL LISTING - DO NOT DISTURB TENANT

# FOR LEASE

Call for Pricing

8586 S. ORANGE BLOSSOM TRAIL, ORLANDO, FL 32809  
**FREESTANDING RESTAURANT PROPERTY -  
(SOON TO BE VACANT)**

Kim Manson  
407-718-0541  
kim@v3capital.com

Jeff Tanner  
407-399-5544  
jeff@v3capital.com



[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3Capital.com](http://V3Capital.com)



CONFIDENTIAL LISTING - DO NOT DISTURB TENANT

# FOR LEASE

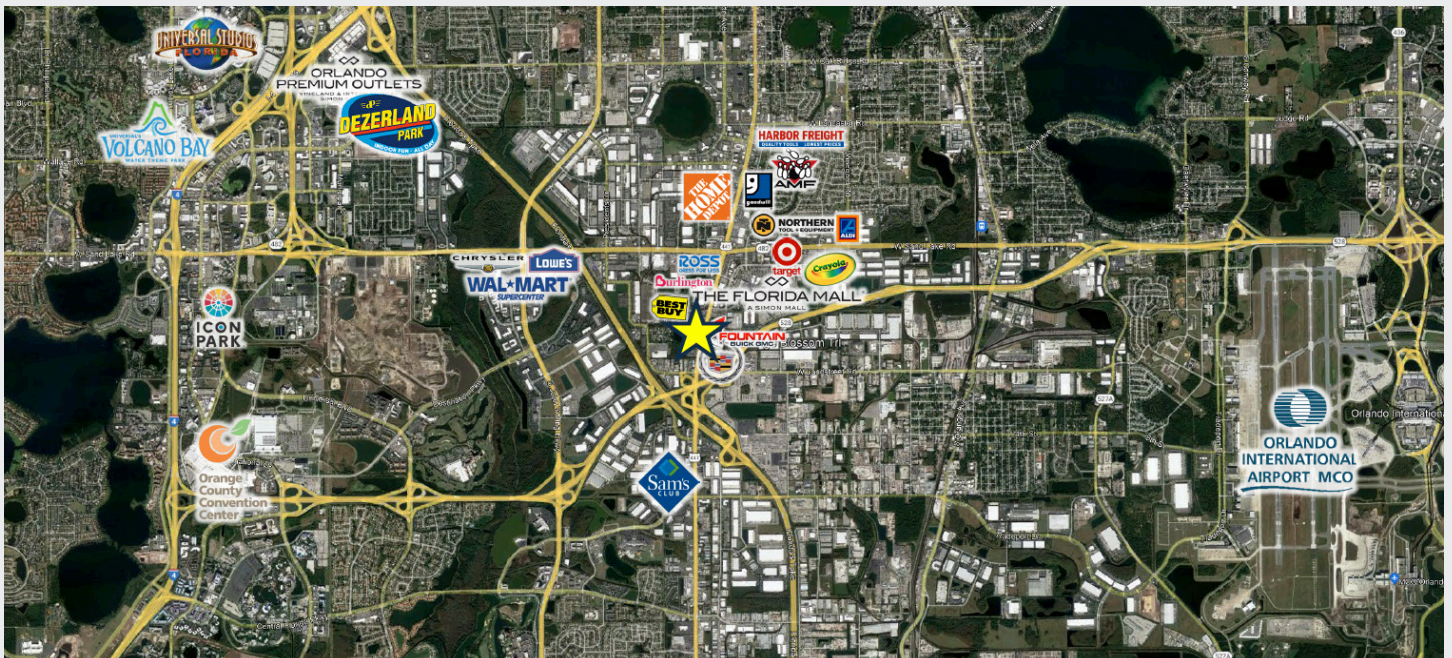
Call for Pricing

8586 S. ORANGE BLOSSOM TRAIL, ORLANDO, FL 32809

**FREESTANDING RETAIL PROPERTY -  
ARBY'S (SOON TO BE VACANT)**

Kim Manson  
407-718-0541  
kim@v3capital.com

Jeff Tanner  
407-399-5544  
jeff@v3capital.com



[www.v3commercialadvisors.com](http://www.v3commercialadvisors.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663  
[V3Capital.com](http://V3Capital.com)