



# 2nd Gen. Restaurant For Sublease

**3310 Daniels Road, Suite 102**

Winter Garden, FL 34787

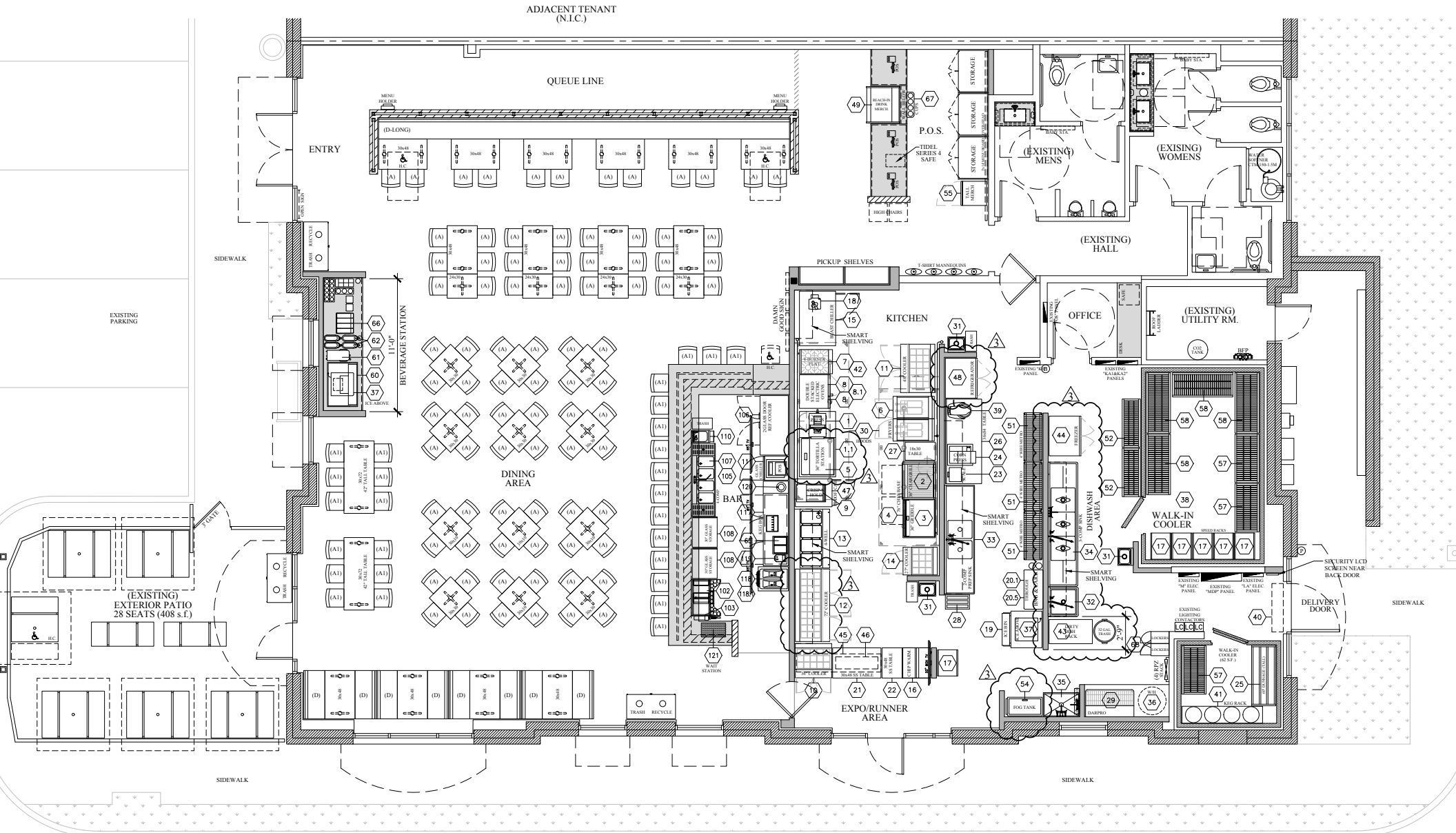
# Space Highlights

## Premier Restaurant Infrastructure: 4,582 SF

- **Seating Capacity:** 168 Total Seats
  - Interior: 140 Seats
  - Patio: 28 Seats
- **Grease Trap:** 1,500-gallon underground grease interceptor
- **Hoods:** Two (2) Type 1 hoods with fire suppression
  - Hood 1: 16' 2" L x 4' 0" W
  - Hood 2: 12' 0" L x 4' 0" W
- **Walk-In Coolers:**
  - Main cooler: 10' 2" x 16' 2<sup>3</sup>/<sub>4</sub>" (approx. 165 SF)
  - Secondary cooler: 62 SF
- **HVAC:**
  - Kitchen: 30-ton dedicated outdoor air system (DOAS)
  - Dining: 7.5-ton rooftop unit (RTU)
- **Plumbing & Hot Water:**
  - Water Heater: High-capacity commercial unit
  - Sinks: 3-compartment, prep, & hand sinks in place
- **Electrical:** 3-phase power (208V/120V)
- **Gas:** 2-inch high-capacity gas line



# PROPERTY Floor Plan





## Winter Garden Village

Winter Garden Village is a major open-air shopping center in West Orange County featuring a diverse mix of national retailers, including big-box anchors like Target, Lowe's, and Best Buy. Two primary traffic generators anchor the corridor: first, the adjacent AdventHealth Winter Garden hospital provides a substantial daytime population. Second, the center directly serves the dense, high-earning residential communities that define the region. Positioned at a major interchange on State Road 429, the corridor offers unmatched access, making it one of Orlando's most active and convenient trade areas.

### SURROUNDING 3-Mile Demographics



**57,003**  
TOTAL POPULATION



**\$166,676**  
AVERAGE HH INCOME



**38.9**  
MEDIAN AGE



**51,213**  
DAYTIME POPULATION

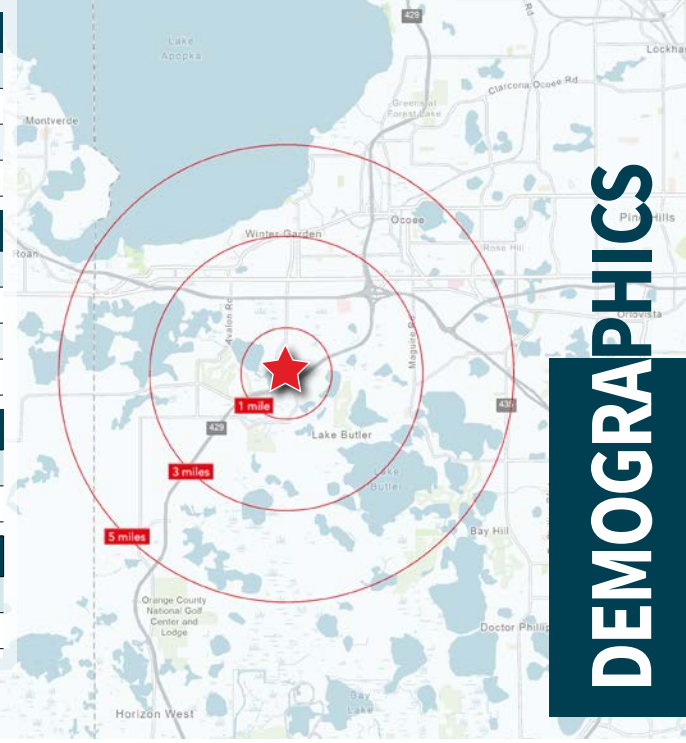


# About WINTER GARDEN



West Orange County is one of Central Florida's most dynamic regions, defined by a powerful convergence of affluent communities. The area blends the established luxury of **Windermere**, known for its pristine lakes and high-net-worth residents, with the explosive expansion of **Horizon West**, one of the nation's top-selling master-planned communities. This growth is fueled by high-earning professional families drawn to the A-rated schools and exceptional quality of life. The region is anchored by major economic drivers, including the **Walt Disney World** resort complex and a robust healthcare sector, which provide tens of thousands of stable jobs and cement its status as a top destination in the Orlando MSA.

Population Summary			
1 Mile	3 Miles	5 Miles	
6,552	57,003	132,150	
Estimated growth in 5 years			
6,487	57,883	136,845	
Average HH Income			
1 Mile	3 Miles	5 Miles	
\$186,316	\$166,676	\$162,334	
Estimated growth in 5 years			
\$204,957	\$185,204	\$180,005	
Total Daytime Population			
1 Mile	3 Miles	5 Miles	
6,672	51,213	119,231	
Median Age			
1 Mile	3 Miles	5 Miles	
39.2	38.9	38.7	



# DEMOGRAPHICS

# WHO LIVES HERE:



**Boomburbs**  
*High-earning suburban families in the South and West*  
**Median Age:** 34.5  
**Median HH Income:** \$131,202  
**LifeMode Group:** Family Prosperity

**Socioeconomic Traits:** The Boomburbs represent residents who are family-oriented with a tendency to spend around their children, including kids' clubs and activities. They often pay for personal services and like to spend time outdoors, reading and traveling.



**Savvy Suburbanites**  
*Dual-income households in well-established and newly-developed areas*  
**Median Age:** 44.0  
**Median HH Income:** \$139,696  
**LifeMode Group:** Premier Estates

**Socioeconomic Traits:** Savvy Suburbanites work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.



**Professional Pride**  
*High-income households in tech, engineering and management roles in the South and West*  
**Median Age:** 38.6  
**Median HH Income:** \$187,750  
**LifeMode Group:** Premier Estates

**Socioeconomic Traits:** Professional Pride households earn top salaries and frequently work from home. Living in new suburban developments near major metros, they shop at large retailers, buy organic foods, and favor fast-casual dining. Fitness and recreational sports are key priorities.



**Welcome Waves**  
*Young families and workers in Urban centers of MSAs, DIY-ers*  
**Median Age:** 30.0  
**Median HH Income:** \$50,427  
**LifeMode Group:** Urban Threads

**Socioeconomic Traits:** Welcome Waves encompasses young families with many working in construction, manufacturing and service industries. They are budget-conscious renters who prioritize necessities such as clothing, maintain their own vehicles and save money to visit family while building new lives in America.

# MARKET Area Overview

CLICK TO VIEW ON GOOGLE MAPS

Subject
Retail
Schools



**SITE**

3 MILES

1 MILE

5 MILES

LEGACY HIGH SCHOOL  
192 students

HOPE CHARTER SCHOOL  
410 students

WEST OAKS MALL

HIGHLAND LAKES CENTER

WINTER GARDEN REG. SHOPPING CENTER  
ALDI, HARBOR FREIGHT TOOLS, DOLLAR GENERAL

WEST OAKS TOWNE CENTER  
MICHAEL'S, PETSMART, BEST BUY, CARBIDE TIME, Seabra Foods

Dillard's Clearance Centers, JCPenney, AMC THEATRES

CONN'S HomePlus, AMERICAN SIGNATURE FURNITURE, BeautyMaster, ROSS DRESS FOR LESS, Marshalls, Burlington, DOLLAR TREE

GOOD HOMES PLAZA  
Publix, bealls

WEST OAKS ELEMENTARY  
470 students

ROBINSWOOD MIDDLE SCHOOL  
997 students

MAXEY ELEMENTARY  
508 students

Walmart

ORLANDO HEALTH  
276 beds

ALDI, LOWE'S

WEST COLONIAL OAKS  
Walmart, SKY ZONE TRAMPOLINE PARK, FAMILY DOLLAR, superfresh

SUNRIDGE MIDDLE SCHOOL  
1,178 students

SUNRIDGE ELEMENTARY  
687 students

Advent Health  
176 beds

LAKE WHITNEY ELEMENTARY  
580 students

WHISPERING OAKS ELEMENTARY  
536 students

WINTER GARDEN VILLAGE  
ROSS, TARGET, Bealls Florida, Marshalls, ULTA, WORLD MARKET, Burlington, Market by macys, STAPLES, Kirklands, HomeGoods, HAVERTYS, PETSMART, LOWE'S, OLD NAVY, BEST BUY, LA FITNESS

METROWEST ELEMENTARY  
559 students

WESTPOINTE ELEMENTARY  
734 students

METROWEST  
Publix, Walmart

BRIDGWATER MIDDLE SCHOOL  
1,500 students

WINDERMERE HIGH SCHOOL  
3,156 students

WINDERMERE PREPARATORY SCHOOL  
1,600 students

OLYMPIA HIGH SCHOOL  
2,952 students

HAMLIN ELEMENTARY  
845 students

HAMLIN ELEMENTARY  
641 students

HAMLIN  
Publix, Walmart Supercenter, Cinépolis, FORD'S GARAGE, MILLER'S ALE-HOUSE, POPSTROKE

DR PHILLIPS

UNIVERSAL STUDIOS FLORIDA

Walmart

ICON PARK






## Leasing Agents:



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