

A photograph of a Whole Foods Market storefront at dusk. The building is a large, modern structure with a prominent sign that reads "WHOLE FOODS MARKET". The interior lights are on, and the parking lot is visible with several cars parked. A street lamp is visible on the right side of the image.

WHOLE
FOODS
MARKET

For Lease

Phillips Crossing

8015 Turkey Lake Rd, Orlando, FL 32819



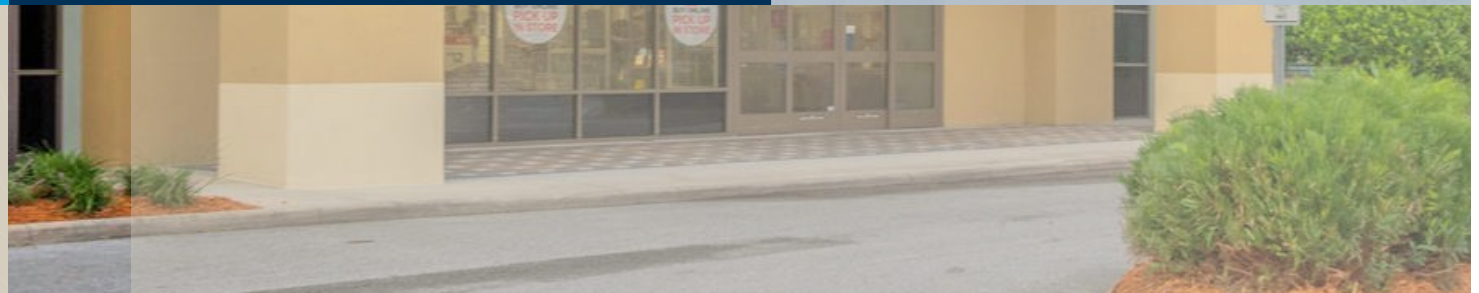
Property Highlights

Phillips Crossing

Introducing the prime retail shopping strategically located in the affluent Dr Phillips District:

- Phillips Crossing, a prime retail center strategically located at the busy intersection of Sand Lake Road and Turkey Lake Road just west of I-4, is anchored by Whole Foods Market.
- A robust tenant mix comprises the site, providing a diverse range of options for the community, from the aforementioned Whole Foods Market to Michaels and Golf Galaxy.
- With five entry/exit points along Sand Lake Road and Turkey Lake Road, customers have convenient accessibility to all retailers within the center.
- The surrounding population in a three-mile radius is expected to grow by 2.54 percent annually, by far exceeding the national average. The five-mile radius population is also anticipated to grow by 1.30 percent annually.
- Sand Lake Road, where the center is located, has a daily traffic volume of 59,900± vehicles. Turkey Lake Road, another key adjacent road, sees 32,500± vehicles daily.
- The center's proximity to Interstate 4 ensures commuters high visibility and easy access.
- Located in the southwest suburbs of Orlando, the affluent Dr Phillips District is home to the largest concentration of millionaires in the Orlando Metro Area.

Key Tenants





Rendering of I-4 South Side Completion

Sand Lake Rd (59,900 AADT)

Turkey Lake Rd (32,500 AADT)



Market Overview

2024 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	7,805	56,348	191,560
🏠 Households	3,318	21,759	72,949
📊 Average HH income	\$152,851	\$137,933	\$110,442
🛒 Businesses	2,093	6,697	15,287
🔍 Employees	20,322	83,550	188,352

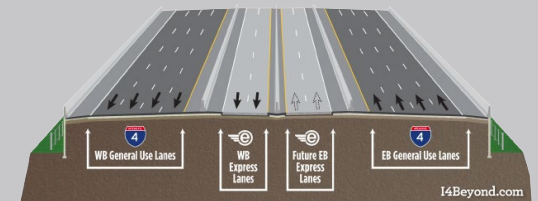




Future Improvements at the I-4 and Sand Lake Road Interchange

To accommodate current and future traffic needs and the population increase, the Florida Department of Transportation (FDOT) is reconfiguring the Interstate 4 (I-4) and Sand Lake Road (State Road 482) interchange as part of I-4 Beyond the Ultimate. **Construction began in spring 2023 and is anticipated to reach completion in 2027.**

1 FDOT is reconstructing the I-4 and Sand Lake Road (S.R. 482) interchange as part of I-4 Beyond the Ultimate. See reverse for more information. The project will reconstruct the I-4 general use lanes and construct two westbound, barrier-separated express lanes. This will extend westbound I-4 Express from west of Kirkman Road to west of Sand Lake Road. FDOT will construct the eastbound express lanes in the future under a separate project.



[Click to Learn More](#)



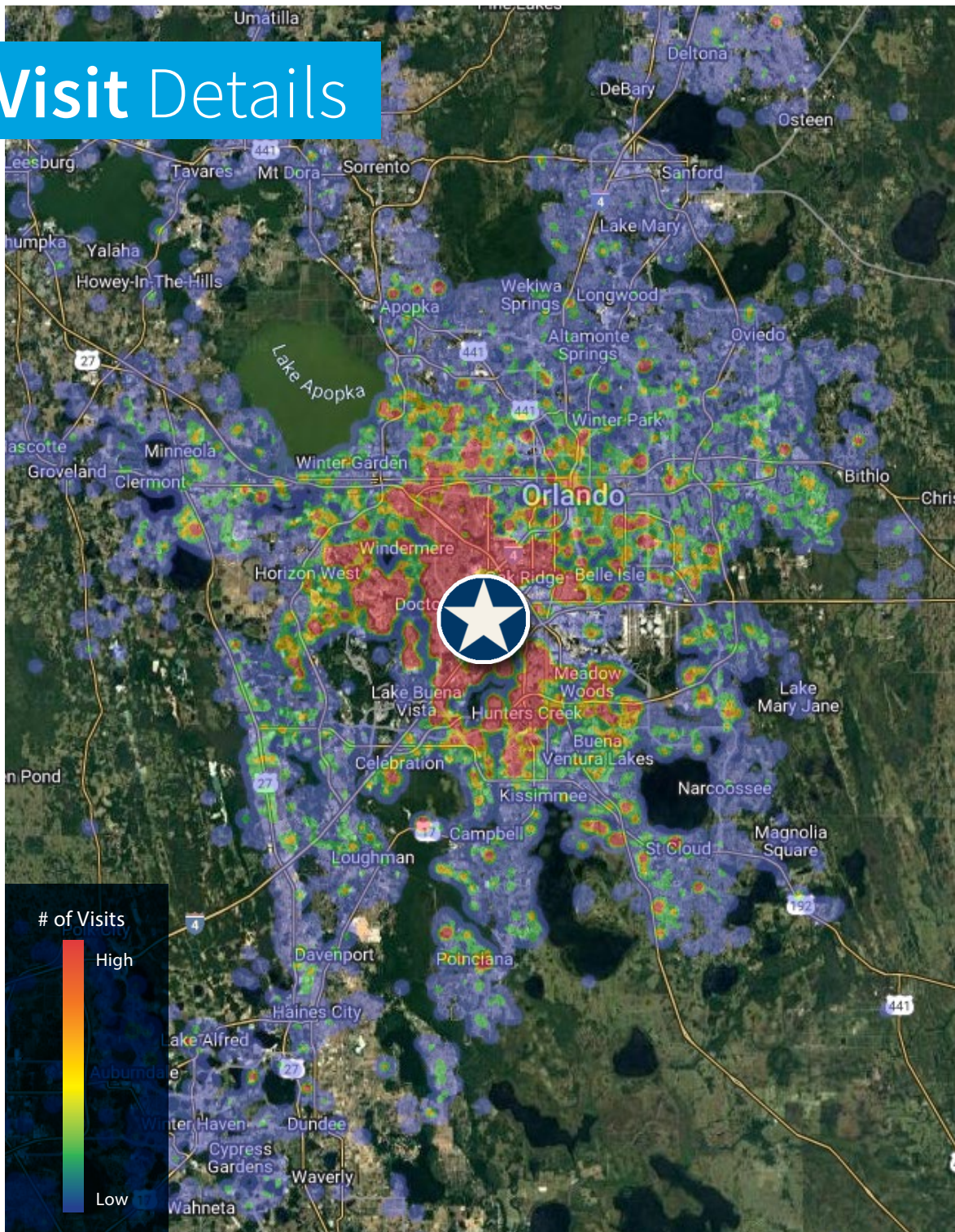
Site Plan

- AVAILABLE
- LEASED



#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Whole Foods Market	52,549	11	Massage Envy	3,726	21	Five Guys Burgers and Fries	2,400
2	Dunkin' Donuts	1,601	12	European Wax Center	1,382	22	Anthony's Coal Fired Pizza	3,435
3	Crepeway Caffe	1,300	↻ 13	AVAILABLE	1,989	23	AVAILABLE	3,599
4	Pacific Dental Services, LLC	2,392	14	Michaels	21,012	24	Seito Sushi	5,371
5	Babbi Fresh Korean Kitchen	3,053	15	CeCi Nail Salon	1,694			
6	AVAILABLE	1,452	16	Semper Laser	1,694			
7	AVAILABLE	1,769	17	Vitalounge	1,694			
8	Salon Dulay Aveda	1,761	18	The Joint Chiropractic	1,694			
9	Mattress Firm	4,003	19	Medi Weightloss	1,988			
10	Golf Galaxy	16,375	20	Yummy House	7,500			

Visit Details



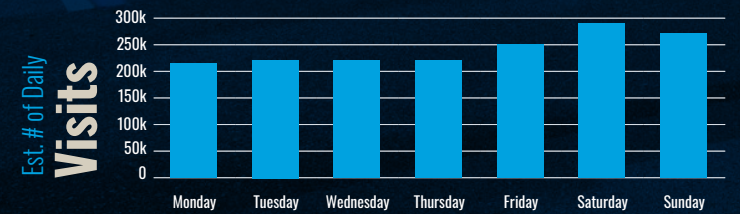
Customer Data

   **1.7M** Est. # of Annual Visits

714.8K Est. # of Annual Customers 

 /  **2.32** Avg. Visits/ Customer Annually

42 Minutes/ Avg. Stay  Minutes/ Med. Stay **28**



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