

FOR SALE | MEDICAL OFFICE CONDO

# 9430 TURKEY LAKE RD, ORLANDO, FL 32819

2,128 SF | \$1,100,000



SALE PRICE

**\$1,100,000**

BUILDING SIZE

**2,128 SF**

## AREA HIGHLIGHTS

- The property is located on the Orlando Health Dr. P. Phillips Hospital campus, a 285-bed award-winning medical and surgical facility that has served southwest Orange County for over 35 years.
- Turkey Lake Road carries over 34,000 vehicles per day within a third of a mile, with I-4 seeing 184,000 to 196,000 vehicles less than half a mile from the property.
- The 3-mile trade area supports nearly 68,000 daytime employees, driven by International Drive, the Orange County Convention Center, and the surrounding hospitality corridor.
- The 3-mile population is projected to grow approximately 12% from 2025 to 2030, with household formation expected to increase 12% over the same period.
- The Sand Lake Road corridor is one of Orlando's premier retail and dining destinations, with Orlando Health Dr. P. Phillips Hospital anchoring a dense medical services cluster.

## PROPERTY DETAILS

<b>Building Size</b>	2,128 SF
<b>Date Available</b>	1/1/2027
<b>Indicated Value</b>	\$1,100,000
<b>Year Built</b>	1985
<b>County</b>	Polk County
<b>Zoning</b>	PD, Orange County

## 3-MILE DEMOGRAPHICS

<b>57,601</b>	<b>24,556</b>
POPULATION	HOUSEHOLDS
<b>\$147,959</b>	<b>61,483</b>
AVG HH INCOME	EMPLOYEES

FOR MORE INFORMATION:

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