



## PRIME DEVELOPMENT OPPORTUNITY WITH UNMATCHED I-4 VISIBILITY

9278 TURKEY LAKE ROAD  
ORLANDO, FL 32819

AVAILABLE - CALL FOR PRICING

Jamison Commercial Partners is pleased to present a 5.45 acre premier development opportunity. This property provides flagship visibility from Interstate 4, adjacent to one of Central Florida's leading hospitals and near many tourism attractions.

### PROPERTY OVERVIEW

- » Size: 5.45 Acres.
- » Zoning: PD, Unincorporated Orange County.
- » Approved uses: Timeshare, Hotel, Retail, Office and Medical/Hospital.
- » Traffic capacity reserved and in place.
- » Ideal proximity to award winning Orlando Health Dr. P Phillips Hospital.
- » Located within the convergence of a strong residential community and the tourist corridor, which offers exposure and convenience like none other.
- » Traffic Count AADT: (Interstate 4 189,000) (Turkey Lake 34,000).

GUNNER  
**LESLIE**  
CHUCK  
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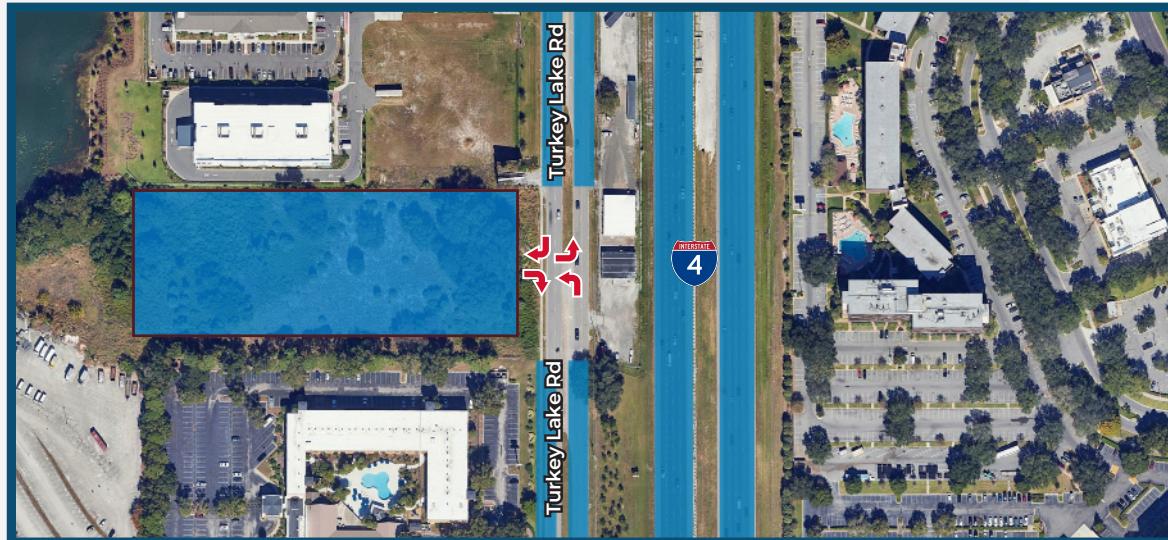


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LOCATION



- » The Property is uniquely positioned for maximum exposure to visitors and transplants both nationally and internationally. As one of the top tourist destinations in the country, Orlando's tourism corridor sees over 74 million visitors annually. A significant majority of these visitors are traveling Turkey Lake Road and I-4 throughout their stay. Much of the elevated growth rate of this SW Orlando community is attributed to the exposure it drives from tourists.

**2024  
DEMOGRAPHICS**



DEMOCAL  
POPULATION



NUMBER OF  
HOUSEHOLDS



Avg HOUSEHOLD  
INCOME

1 MILE

2,304 1,545 \$144,521

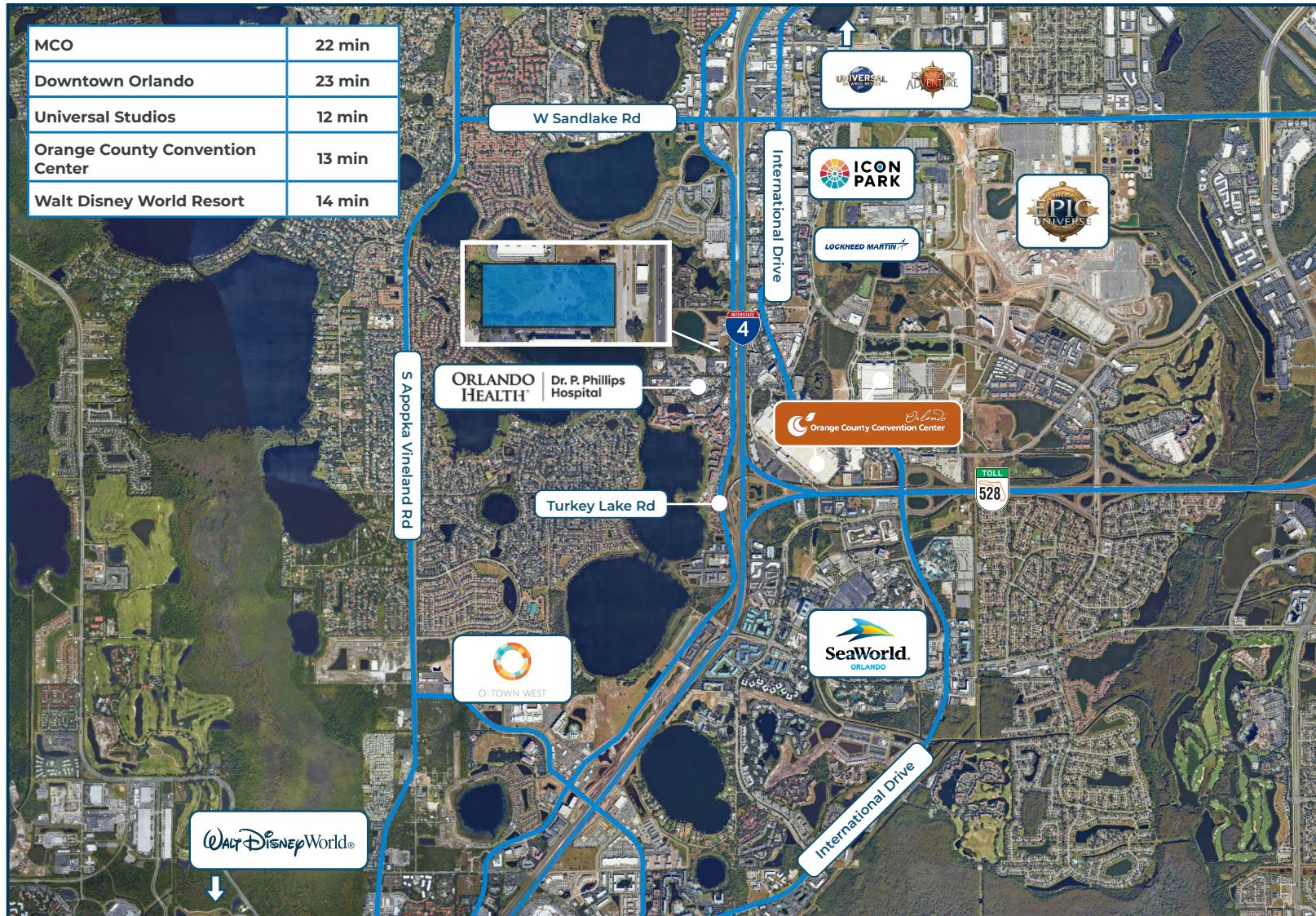
3 MILE

52,445 21,083 \$134,178

6 MILE

162,025 61,141 \$114,856

# PROXIMITY MAP



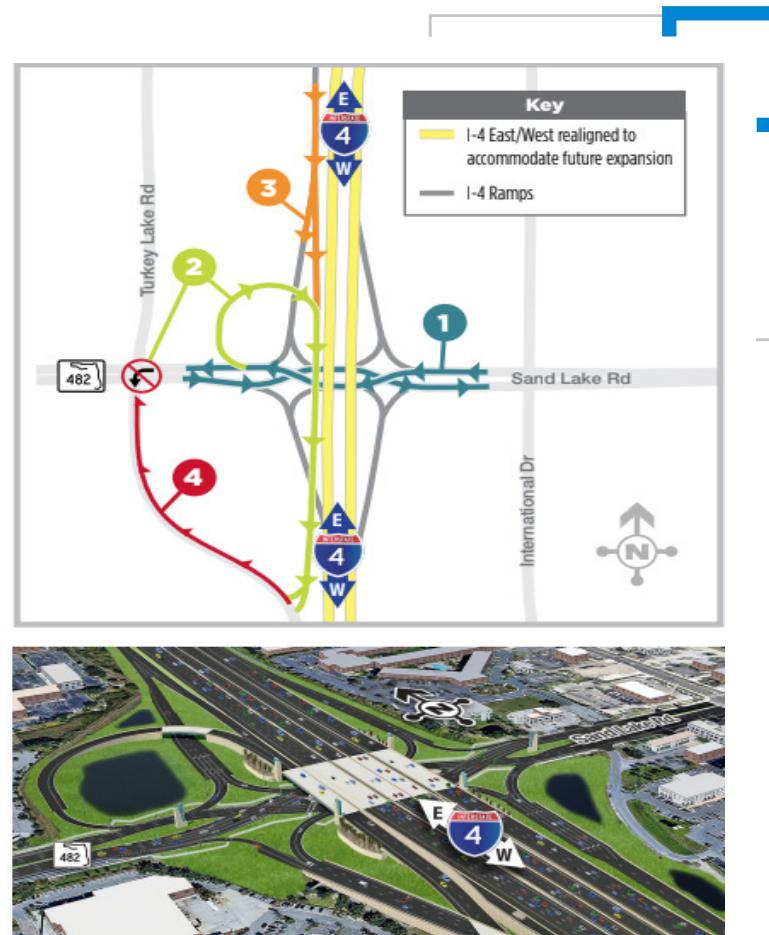
JAMISON COMMERCIAL PARTNERS - 135 W. CENTRAL BLVD., STE. 450, ORLANDO, FL 32801

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# FUTURE IMPROVEMENTS AT INTERSTATE 4 (I-4) AND SAND LAKE ROAD (STATE ROAD 482) INTERCHANGE

- 1** The interchange will be reconfigured as a diverging diamond interchange (DDI), an innovative design that improves safety and adds capacity by moving traffic more efficiently. Motorists traveling through the interchange on Sand Lake Road will temporarily cross to the opposite side of the road, where they can turn left to enter the interstate without having to cross in front of oncoming traffic.
- 2** In a variation of the typical DDI design, the reconfigured interchange will include a loop ramp from westbound Sand Lake Road to Turkey Lake Road. Motorists traveling westbound on Sand Lake Road who want to access Turkey Lake Road south of the interchange will no longer turn left across traffic. Instead, they will enter the loop ramp on the right and pass over Sand Lake Road. At the end of the ramp, they can choose to travel north or south on Turkey Lake Road.
- 3** The westbound I-4 exit ramp (Exit 74A) will split into two ramps, one to Sand Lake Road and one to Turkey Lake Road.
- 4** The project will add a third lane on northbound Turkey Lake Road from the end of the new ramp to Sand Lake Road.



- » To accommodate current and future traffic needs, 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 spring 2023 and is anticipated to reach completion in 2027.