

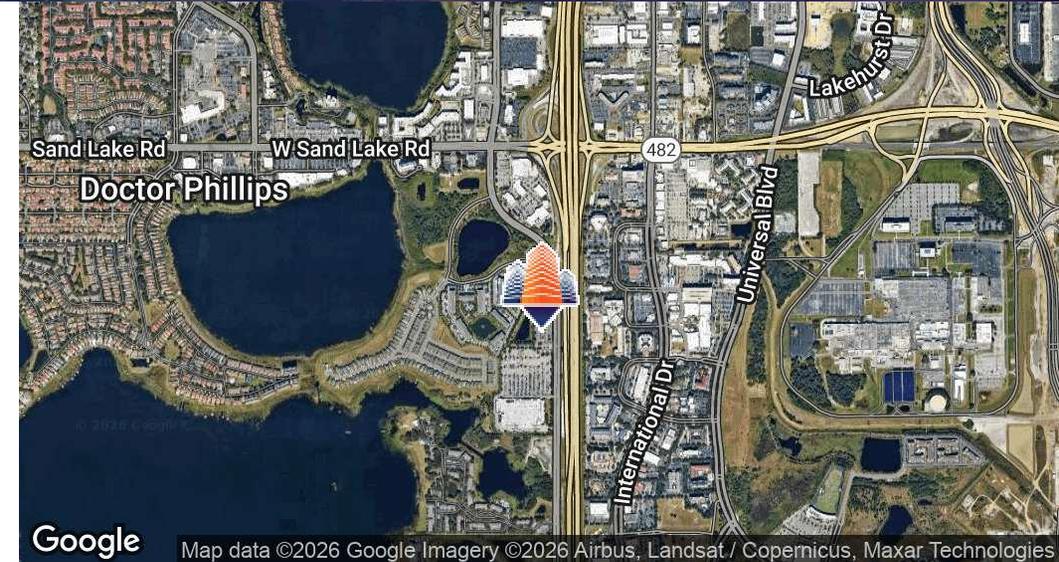
Phillips Village

8972 Turkey Lake Road, Orlando, FL 32819



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 3,525 SF Available May 1st 2026
- Shadow Anchored by Super Walmart
- Busy Center with Excellent Tenant Mix
- Located on Turkey Lake Road Just South of Sand Lake Road
- Excellent Visibility from I-4 which sees over 200,000 cars per day
- Traffic Count on Turkey Lake Road: +/- 40,500 cars per day
- Phillips Village sees over 900k visitors per year
- Adjacent Walmart is in the 78th percentile in Florida per Placer with over 2.7m visitors per year

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,525 SF
Lot Size:	7.06 Acres
Building Size:	66,218 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	585	16,358	63,325
Total Population	1,335	42,573	168,588
Average HH Income	\$177,864	\$120,194	\$87,645

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PROPERTY PHOTOS



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RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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SITE PLAN/CO-TENANCY

LEASE TYPE		NNN
TOTAL SPACE		3,525 SF
LEASE TERM		Negotiable
LEASE RATE		Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE
A-0100	Sherwin Williams	4,500 SF	NNN
A-0300	Atomic Tattoos	1,500 SF	NNN
A-0400	Paramount Urgent Care	3,000 SF	NNN
A-0500	GameStop	1,500 SF	NNN
A-0600	Selena Imports	1,500 SF	NNN
A-0700	Leased	2,079 SF	NNN
B-0100, B-0200	Available	3,525 SF	NNN
B-0300	WingStop	1,625 SF	NNN

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SITE PLAN/CO-TENANCY

SUITE	TENANT	SIZE (SF)	LEASE TYPE
B-0400	Paris Nails	1,500 SF	NNN
B-0500	Paymore Electronics	1,500 SF	NNN
B-0600	Sally Beauty	1,500 SF	NNN
B-0700	Tomatoes	1,500 SF	NNN
B-0750	Red Wing Shoes	1,968 SF	NNN
B-0800	Wax by Claudia	1,000 SF	NNN
B-0900	Cosmo Prof	3,000 SF	NNN
B-0950	MedStation Clinic	3,000 SF	NNN
B-1000	Planet Fitness	12,000 SF	NNN
C-0100	The Dough Show	3,337 SF	NNN
C-140A	Fish With You	1,737 SF	NNN
C-0140-B	Orchid Spa	1,608 SF	NNN
C-0200	Barber House	1,675 SF	NNN
C-0300	Taste of Asia	1,675 SF	NNN
C-0400	R and S Liquors	1,675 SF	NNN
C-0500	Dollar Tree	8,320 SF	NNN

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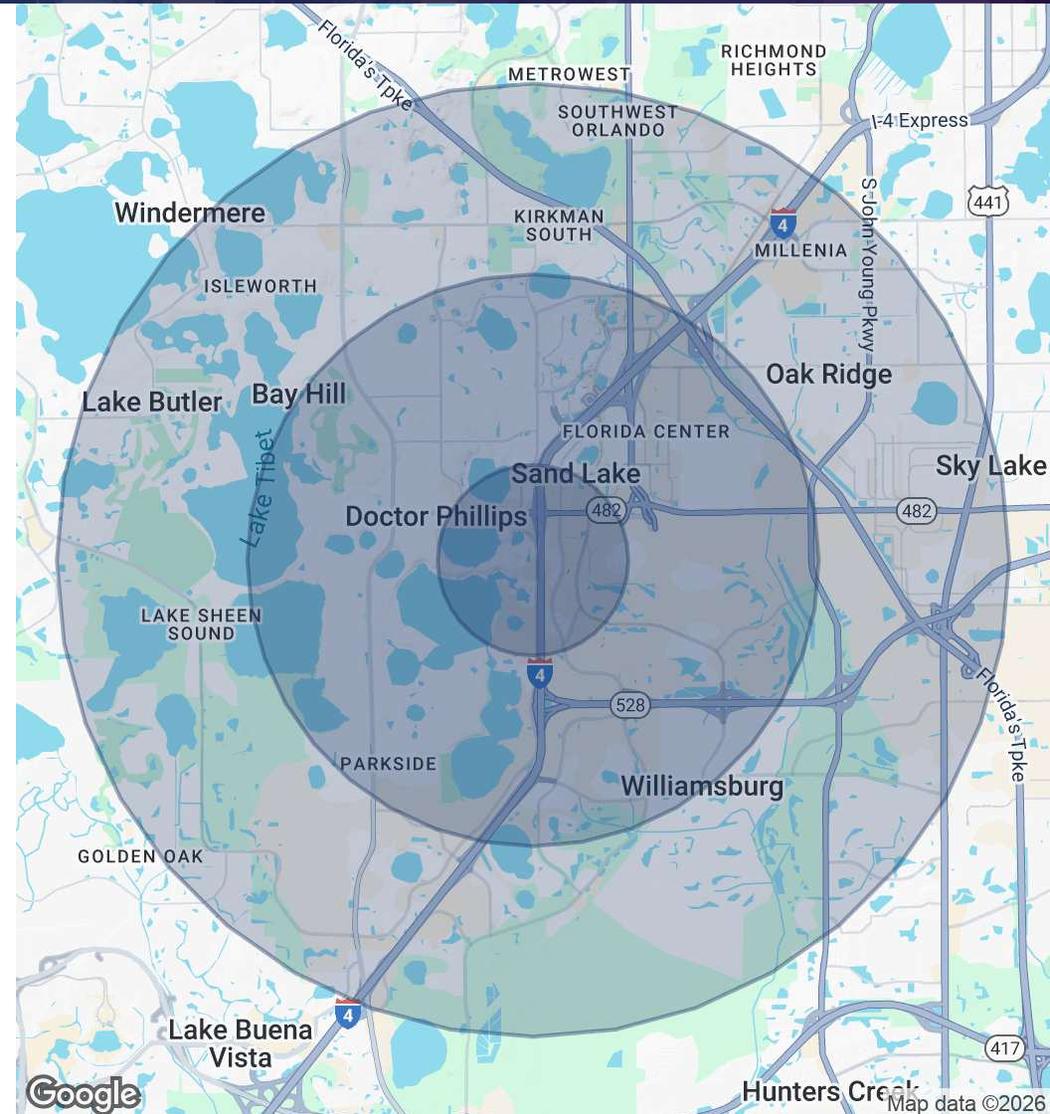
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,335	42,573	168,588
Average Age	38.3	38.7	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	585	16,358	63,325
# of Persons per HH	2.28	2.59	2.58
Average HH Income	\$177,864	\$120,194	\$87,645
Average House Value	\$682,609	\$468,601	\$426,667
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,807	23,468	78,680
Total Population - Black	384	3,589	18,453
Total Population - Asian	425	3,421	9,497
Total Population - Hawaiian	0	28	191
Total Population - American Indian	0	11	169
Total Population - Other	127	1,465	11,495



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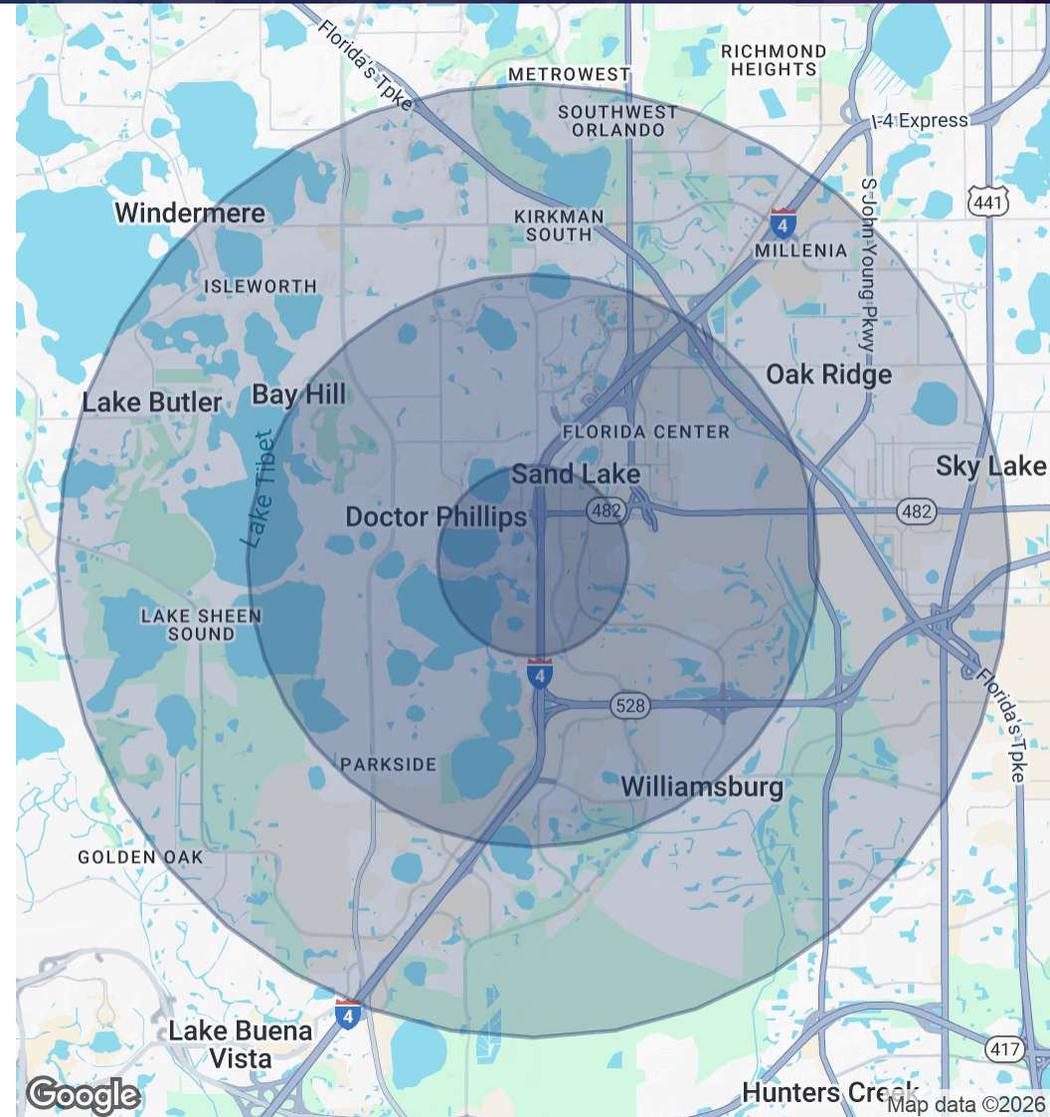
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	113	2,233	9,637
5 - 9	128	2,335	10,275
10 - 14	179	2,648	11,145
15 - 17	108	1,591	6,921
18 - 20	119	1,861	7,410
21 - 24	151	2,526	10,000
25 - 34	560	7,652	33,708
35 - 44	552	6,841	29,225
45 - 54	509	6,556	25,230
55 - 64	481	6,535	21,339
65 - 74	408	5,194	14,641
75 - 84	212	2,613	6,667
85+	75	789	1,985



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