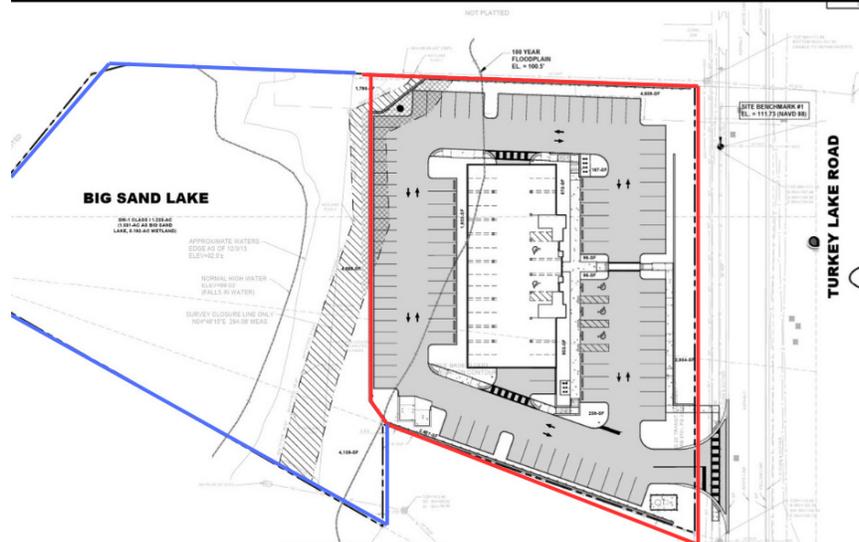


LAND FOR SALE

9034 Turkey Lake Blvd



2.9+/- AC TOTAL



PROPOSED 27,000 SF, 3-STORY
OFFICE/MEDICAL BUILDING

OFFERING SUMMARY

Sale Price:	Please Inquire
Lot Size:	46,185 SF
Zoning:	P-D

PROPERTY OVERVIEW

9034 Turkey Lake Road offers a rare opportunity to develop in one of Orlando's most active commercial corridors.

Strategically located just minutes from Dr. Phillips, International Drive, and major attractions, the property benefits from close proximity to Restaurant Row, upscale residential neighborhoods, hotels, and regional employers. Easy access to I-4, the Florida Turnpike, and SR 528 (Beachline Expressway) ensures efficient connectivity throughout the Orlando MSA and to Orlando International Airport.

PROPERTY HIGHLIGHTS

- 3 contiguous parcels totaling ± 2.9 acres
- Plans for a proposed $\pm 27,000$ SF office/medical building
- Prime frontage on Turkey Lake Road with strong visibility
- Ideal for medical office, professional office, or healthcare use
- Located near Dr. Phillips, Restaurant Row, and International Drive
- Excellent access to I-4, Florida Turnpike, and SR 528
- Surrounded by dense residential, hospitality, and commercial development

PRESENTED BY
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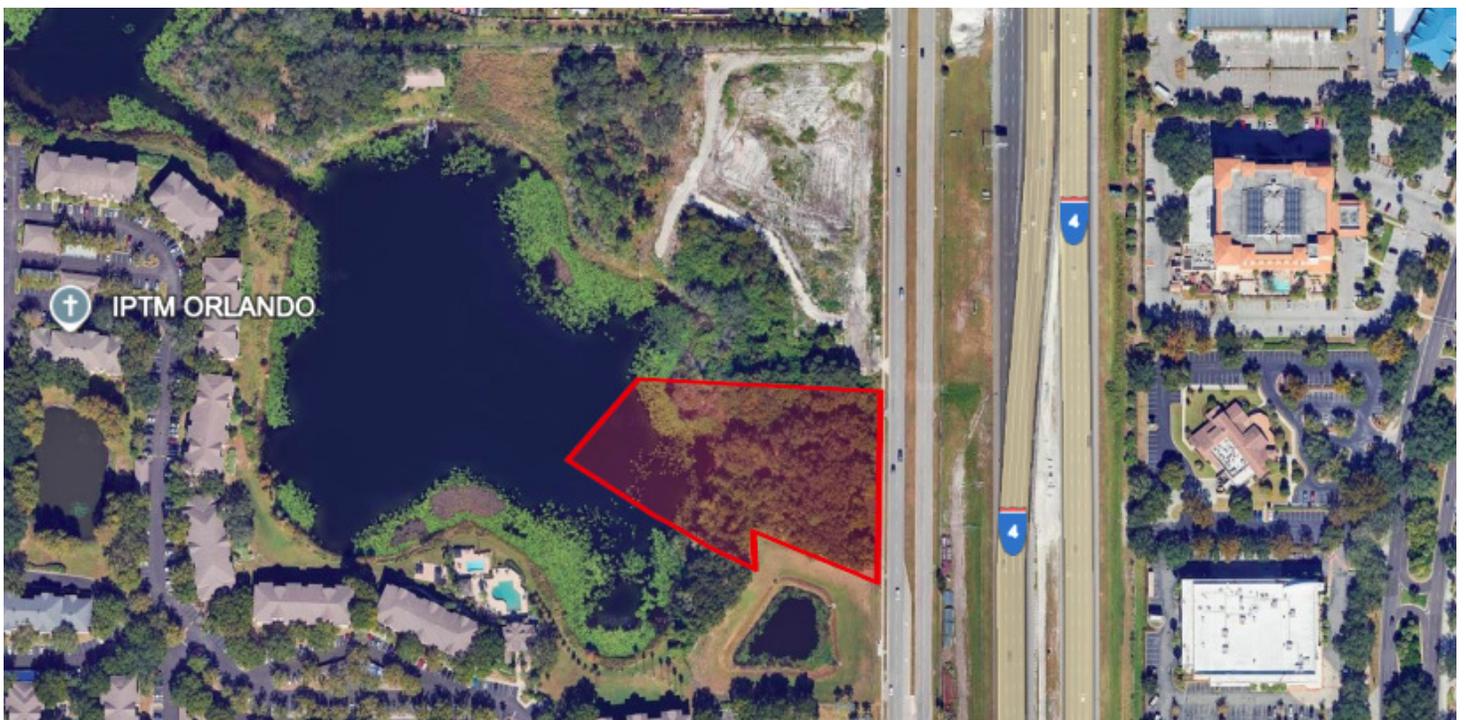
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ADDITIONAL PHOTOS

9034 TURKEY LAKE RD, ORLANDO, FL 32819

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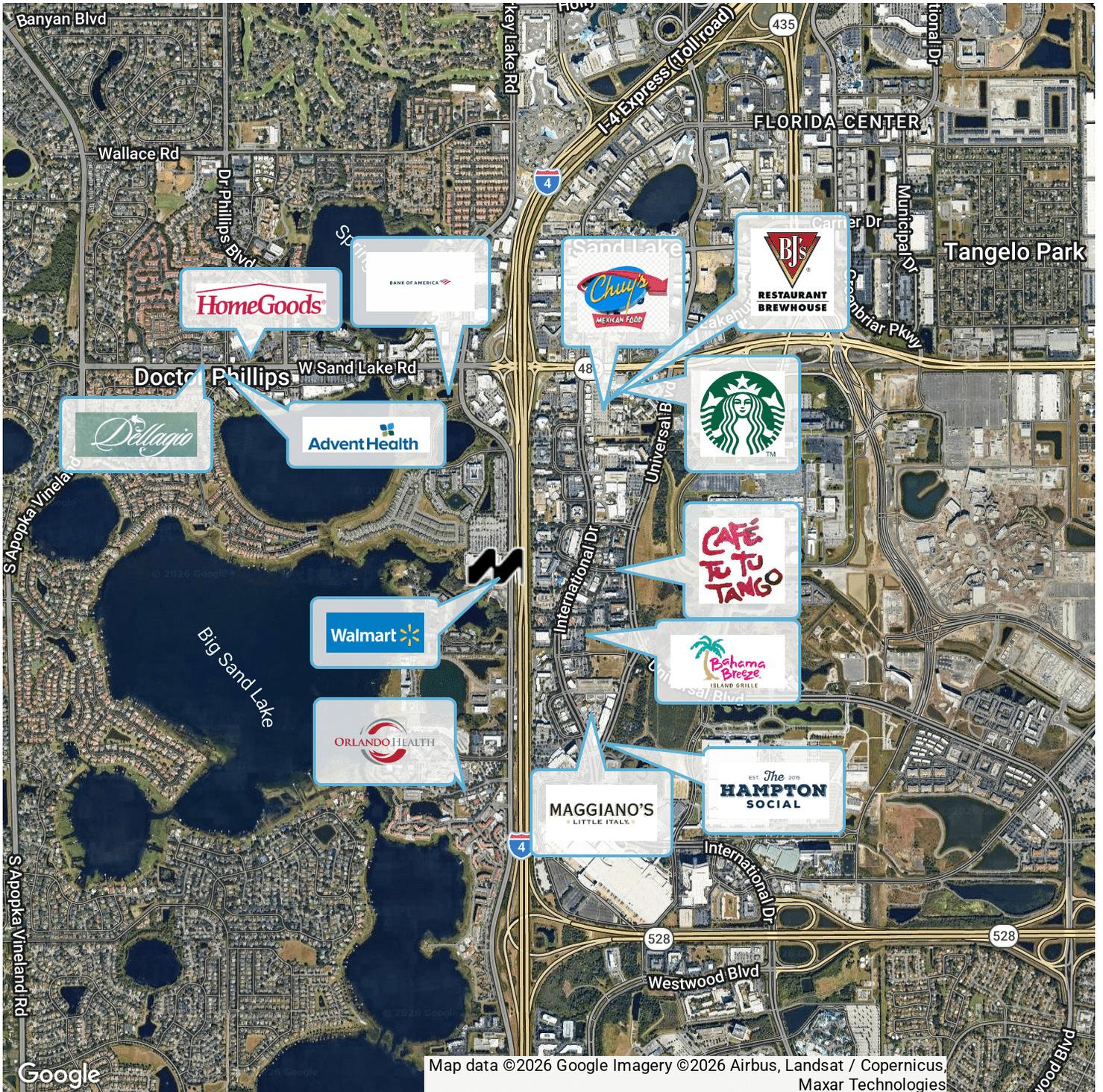
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RETAILER MAP

9034 TURKEY LAKE RD, ORLANDO, FL 32819

9034 Turkey Lake Blvd



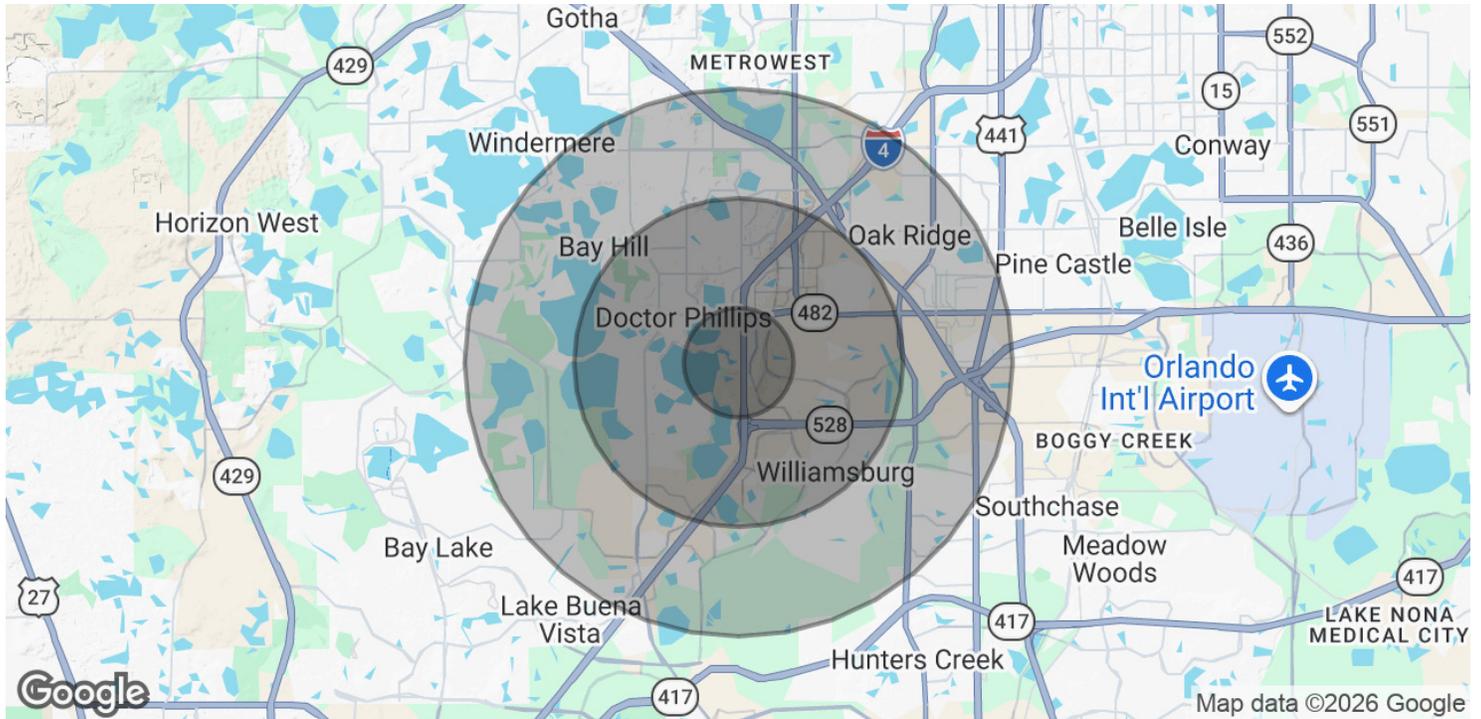
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DEMOGRAPHICS MAP & REPORT

9034 TURKEY LAKE RD, ORLANDO, FL 32819

9034 Turkey Lake Blvd



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	3,151	47,264	174,187
Average Age	42	41	38
Average Age (Male)	41	41	38
Average Age (Female)	43	42	39

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,494	18,850	65,132
# of Persons per HH	2.1	2.5	2.7
Average HH Income	\$132,072	\$134,870	\$110,015
Average House Value	\$797,514	\$604,481	\$480,406

Demographics data derived from AlphaMap

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