

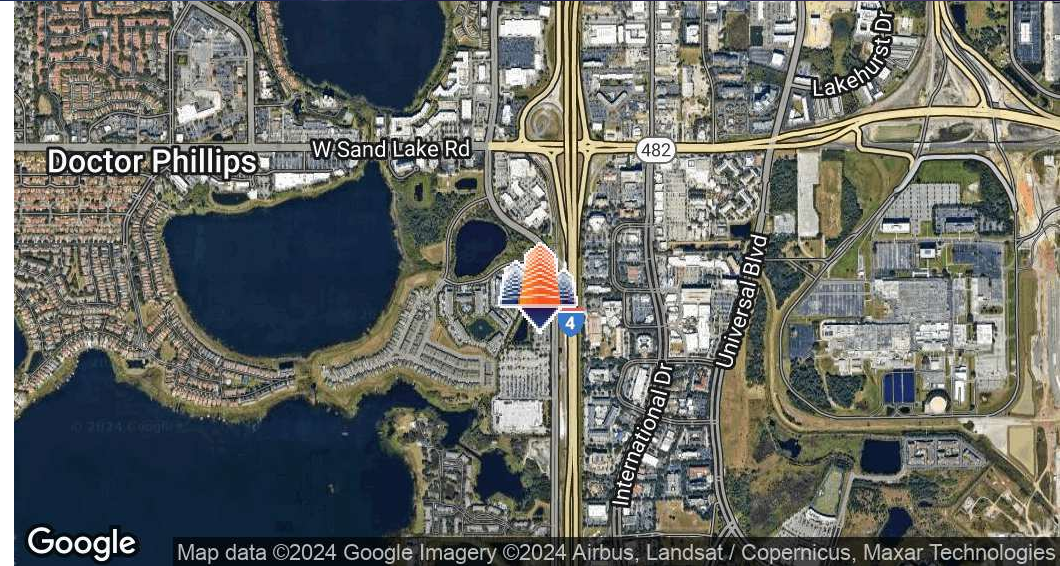
Phillips Village

8972 Turkey Lake Road, Orlando, FL 32819



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Drive Thru Unit Available!
- Shadow Anchored by Super Walmart
- 3,000 SF and 3,337 SF Spaces Available
- Busy Center with Excellent Tenant Mix
- Located on Turkey Lake Road Just South of Sand Lake Road
- Excellent Visibility from I-4
- Average Traffic Count: 40,500+ vehicles per day

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 - 3,337 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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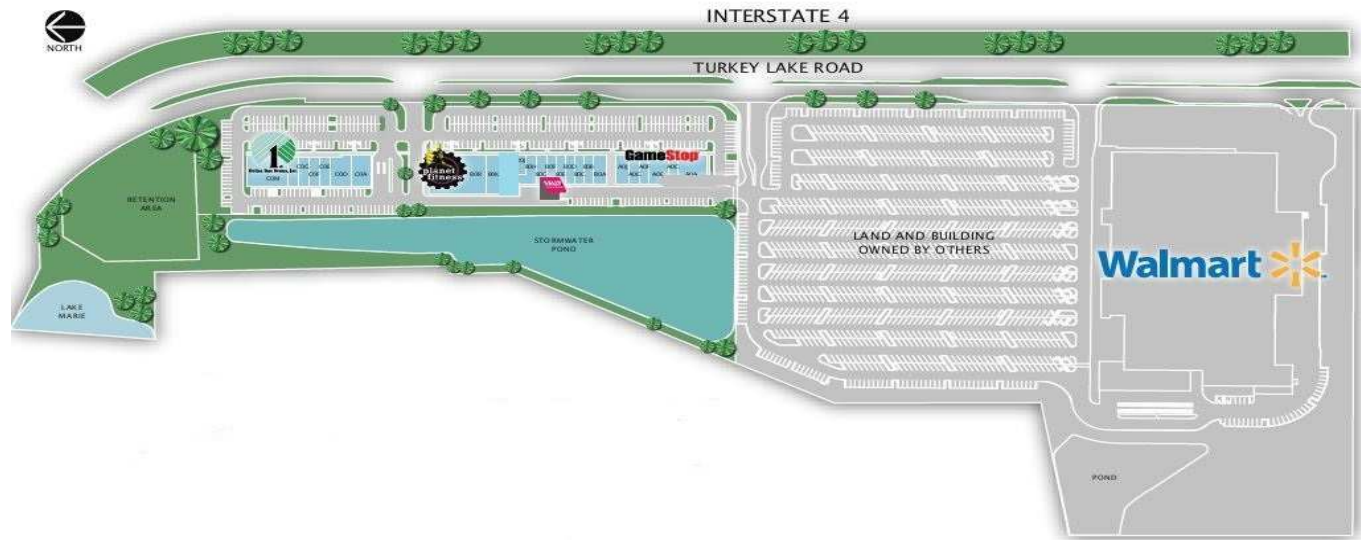
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SITE PLAN/CO-TENANCY

LEASE TYPE		NNN
TOTAL SPACE		3,000 - 3,337 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	Best Shape Med Spa	2,073 SF	NNN
B-0100, B-0200	Ideal Image	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	Available	3,000 SF	NNN
B-1000	Planet Fitness	12,000 SF	NNN
C-0100	Available	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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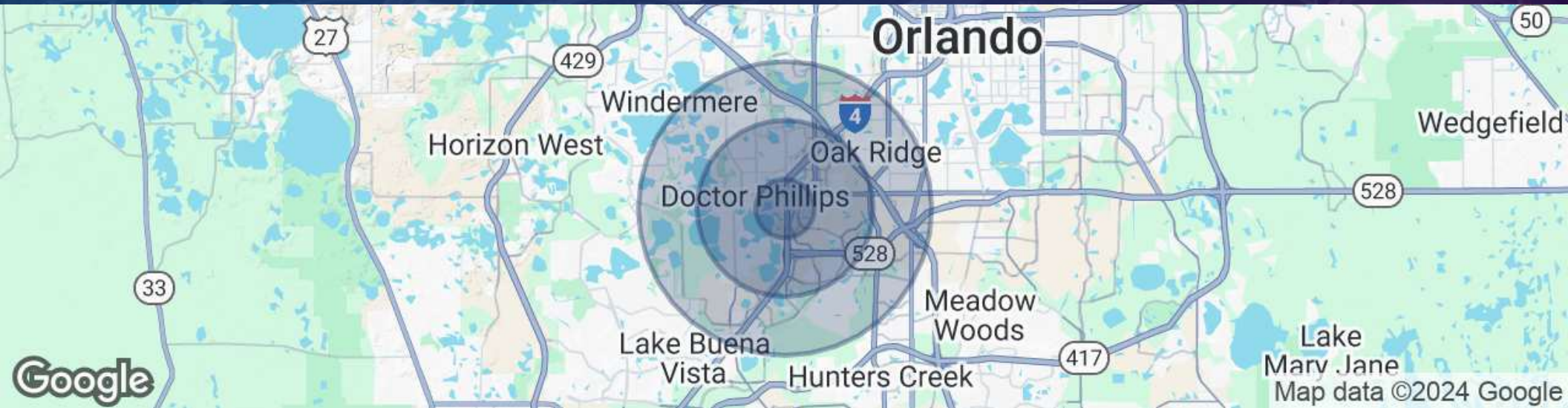
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,335	42,573	168,588
Median age	38.3	38.7	34.9
Median age (Male)	36.8	37.6	34.6
Median age (Female)	40.3	40.2	35.3

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

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