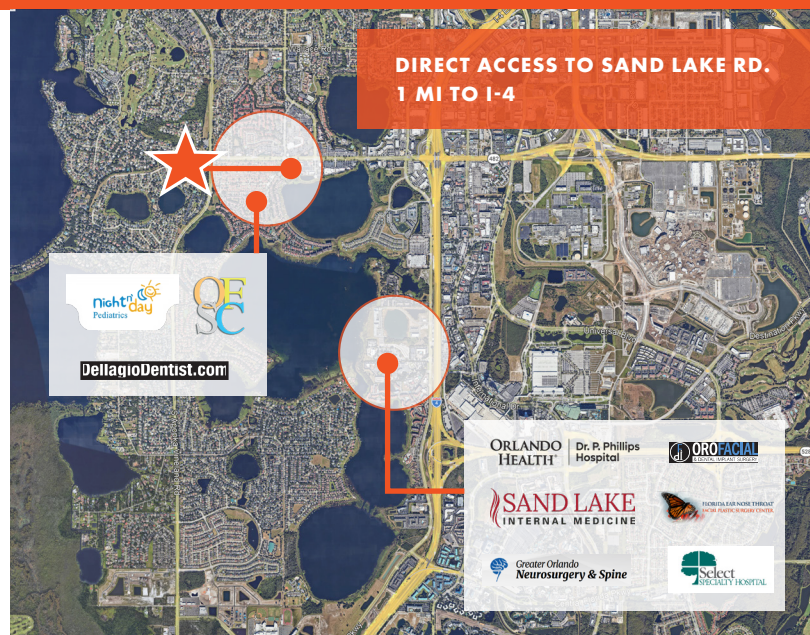


FOR SALE | MEDICAL OFFICE CONDO

# 7932 W SAND LAKE RD, ORLANDO, FL 32819

5,960 SF | \$2,350,000



**DIRECT ACCESS TO SAND LAKE RD.  
1 MI TO I-4**

SALE PRICE

**\$2,350,000**

BUILDING SIZE

**5,960 SF**

## AREA HIGHLIGHTS

- The property is located within the Phoenicia Center on W Sand Lake Road, the gateway to Dr. Phillips, Windermere, and Winter Garden.
- W Sand Lake Road carries approximately 29,000 vehicles per day just 0.18 miles from the property, with traffic volumes reaching 44,000 to 46,000 at the Turkey Lake Road intersection.
- The 3-mile trade area supports nearly 61,000 daytime employees, driven by International Drive, the Orange County Convention Center, and the surrounding hospitality corridor.
- Orlando Health Dr. P. Phillips Hospital, a 285-bed award-winning facility, is located less than one mile south on Turkey Lake Road.
- Median household income within the 3-mile trade area exceeds \$107,000, among the highest in the Orlando metro, with population projected to grow 11% from 2025 to 2030.

## PROPERTY DETAILS

<b>Building Size</b>	5,960 SF
<b>Date Available</b>	1/1/2027
<b>Indicated Value</b>	\$2,350,000
<b>Year Built</b>	2005
<b>County</b>	Orange County
<b>Zoning</b>	P-D

## 3-MILE DEMOGRAPHICS

<b>49,998</b>	<b>20,123</b>
POPULATION	HOUSEHOLDS
<b>\$180,055</b>	<b>53,582</b>
AVG HH INCOME	EMPLOYEES

FOR MORE INFORMATION:

**CHRIS DEMARTINO** | ASSOCIATE  
chris.demartino@foundrycommercial.com  
407.458.5883

**LAWSON DANN** | PARTNER  
lawson.dann@foundrycommercial.com  
407.342.4698