

I.52 AC REDEVELOPMENT OPPORTUNITY

5715 TURKEY LAKE ROAD | ORLANDO, FLORIDA 32819



INVESTMENT HIGHLIGHTS



Prime Universal Orlando Infill Location:

1.52± acres positioned within the Universal Orlando trade area, minutes from Universal Studios, Epic Universe, I-4, International Drive and Restaurant Row.



Multiple Value-Creation Strategies:

Re-tenant the existing facility, reposition for a new owner-user, expand the current improvements or pursue a comprehensive redevelopment plan.



Flexible Repositioning Potential:

Well suited for medical, dental, therapy, childcare, education, financial services or professional-office concepts.



High-Visibility Three-Road Location:

Prominent exposure near Turkey Lake Road, Lake Cane Drive and Vineland Road, with 20,490 AADT on Turkey Lake Road and 25,439 AADT.



Dual Residential and Employment Demand:

Surrounded by established neighborhoods while benefiting from Universal Orlando's expanding tourism, hotel and employment base—supporting recurring demand for healthcare, education and professional services.

Parcel ID	13-23-28-4356-00-020
Location	Turkey Lake Road & Universal Orlando Service Corridor
Site Acreage +/-	1.52 Acres
Zoning	P-O (Professional Office)
Future Land Use	P-O (Professional Office)
Existing Improvements	2,982 SF Childcare Building
Access	(2) one on Turkey Lake Rd, one on Lake Cane Dr
Traffic Counts (AADT)	- Turkey Lake Rd: 20,490 - Vineland Rd: 25,439
Price	\$1,925,000



**INVESTMENT
SALES
ADVISORY**

John Krzyminski
Senior Managing Director
+1 708 289 8115
John@GreenTowersRealty.com

Max Krzyminski
Managing Director
+1 708 289 1115
Max@GreenTowersRealty.com

