

PHOENICIA CENTER
Ground Floor - 2,520 SF Available



7488-7932 SAND LAKE ROAD
ORLANDO, FL 32819

RETAIL/OFFICE/MEDICAL SPACE

KATHERINE SCATUORCHIO

Director
407.458.5412
Katherine.Scatuorchio@FranklinSt.com

TERRENCE HART

Senior Director
407.458.5406
Terrence.Hart@FranklinSt.com

KATY TAYLOR

Senior Associate
407.458.5429
Katy.Taylor@FranklinSt.com



FranklinStreet
LICENSED REAL ESTATE BROKER



PROPERTY OVERVIEW

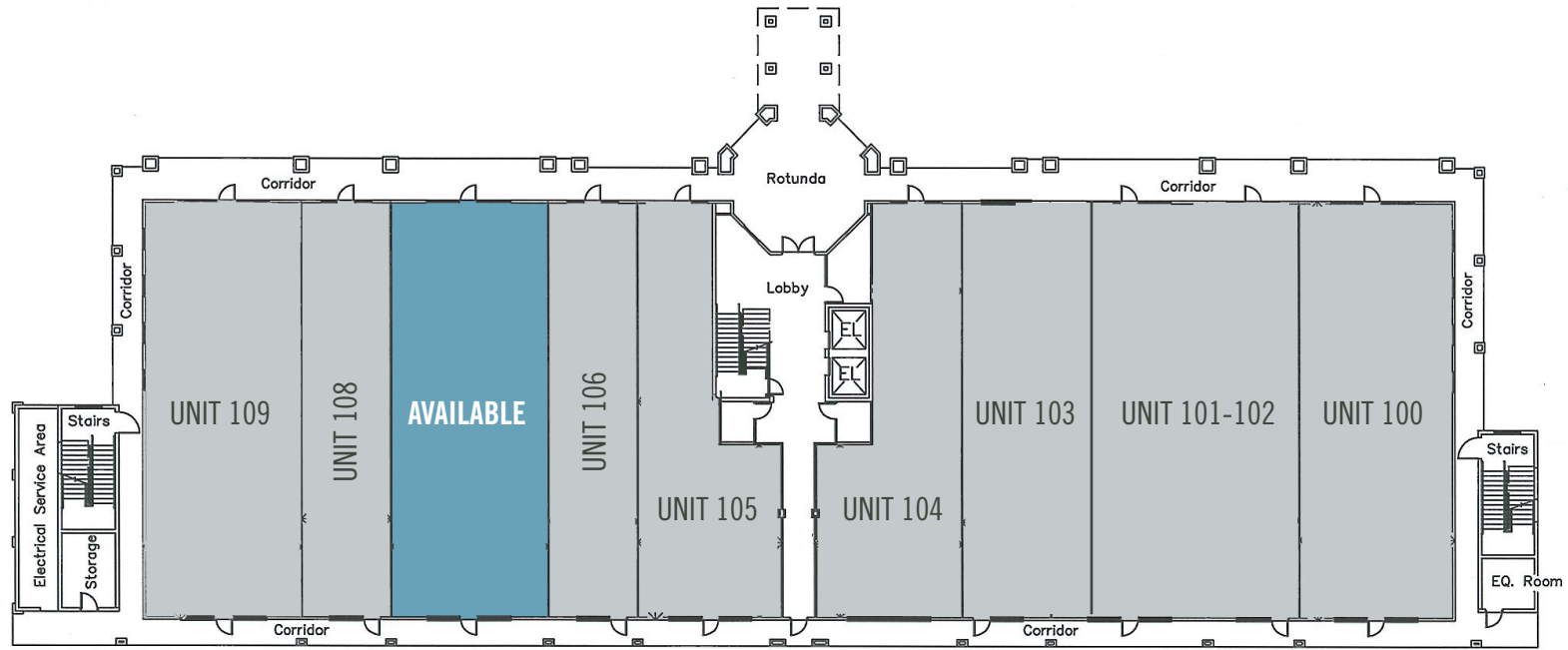
RETAIL/OFFICE/MEDICAL SPACE FOR LEASE

- » Available space: 2,520 SF (first floor)
- » Immediately available
- » Previously occupied by a massage/acupuncture clinic

PROPERTY HIGHLIGHTS

- » Located along Restaurant Row in Dr. Phillips on Sand Lake Road (47,500 AADT)
- » Area serves both Dr. Phillips trade area and tourist traffic
- » Strong daytime population of 72,087 people within a 3-mile radius
- » Nearby retailers include Publix, Barnes and Noble, Eddie V's Prime Seafood, Foxtail Coffee, Rocco's Tacos, Seasons 52, and First Watch
- » Minutes from Disney World, Universal Studios, Sea World, and the Orange County Convention Center
- » Easy access to I-4, International Drive, the Florida Turnpike, SR-408, and the Beachline Expressway

W. SAND LAKE ROAD



UNIT	TENANT	SQ FT
100	Kennedy's Barber Shop	2,400
101-102	Phoenicia Development	2,880
103	Hyperbaric Healing	1,932
104	The Cut & Color Room	1,738
105	Walk-in Dental Clinic	1,636
106	Laser Foot Surgery	1,360
107	AVAILABLE	2,520
108	CeCi Nail Lounge	1,360
109	Oral & Facial Surgery Center	2,400

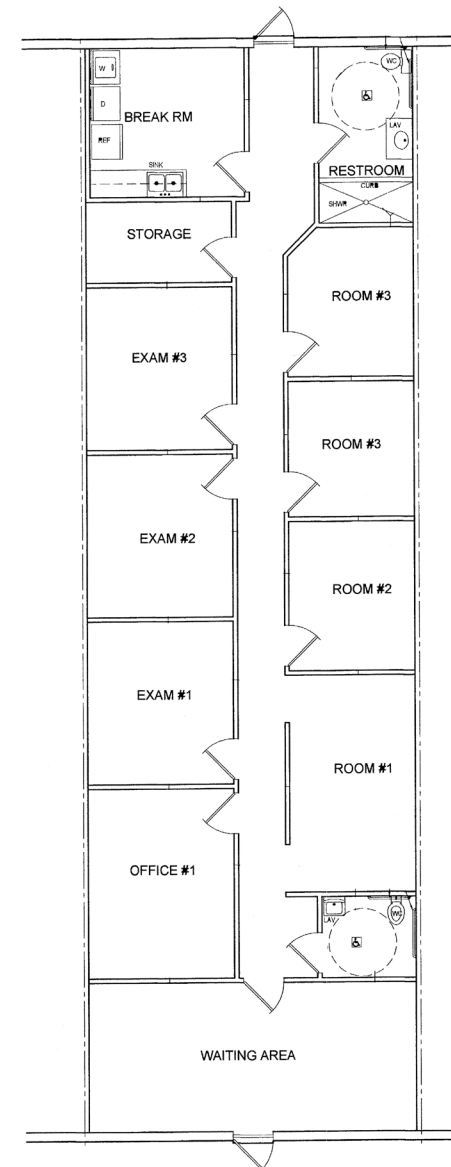
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	9,763	46,833	165,207
Employees	9,161	59,832	141,062
Average HH Income	\$160,716	\$150,666	\$106,268
Median Age	43	39.7	35.6

BUILDING SPECIFICATIONS

Class	B
Building Size	50,778 SF
Number of Floors	3
Year Built/Renovated	2005
Zoning	C-1

UNIT 107 FLOOR PLAN



FRONT SAND LAKE ROAD



MARKETPLACE AT DR. PHILLIPS

HomeGoods
 ULTA BEAUTY
 MORTON'S THE STEAKHOUSE
 Office DEPOT
 OfficeMax
 keke's BREAKFAST CAFE
 BOCAS GRILL
 EINSTEIN BROS. BAGELS
 CHIPOTE MEXICAN GRILL

THE FOUNTAINS AT BAY HILL

RUTH'S CHRIS STEAK HOUSE
 STEAK ON FIRE BRAZILIAN STEAKHOUSE ON BREAD
 CVS
 Wild Fork
 Melting Pot
 cfs
 VINES

RIALTO

OCEAN PRIME SEAFOOD STEAKS COCKTAILS
 FLIPPERS PIZZERIA
 ZOË'S KITCHEN FRESH MADE MEDITERRANEAN
 Chick-fil-A
 pure barre
 NORTH ITALIA
 AMERICAN SOCIAL BAR & GRILL

BAYHILL PLAZA

ROSS DRESS FOR LESS
 Wendy's
 SPROUTS FARMERS MARKET
 GNC LIVE WELL
 PGA TOUR SUPERSTORE
 five BELOW

TRADER JOE'S

SITE

PLAZA VENEZIA

BARNES & NOBLE
 Pizzeria Delfino
 Cedar RESTAURANT
 noodles & COMPANY
 Panera BREAD
 Planet Smoothie
 Season 52 FRESH GRILL WINE BAR

PLAZA VENEZIA

Eddie V's PRIME SEAFOOD
 magoos
 FIRST WATCH THE DAYTIME CAFE
 Rocco's Tacos
 BURGERFI
 Tortail COFFEE CO.
 W

PHILLIPS CROSSING

WHOLE FOODS MARKET
 ANTHONY'S COAL FIRED PIZZA PIZZA WELL DONE
 ME Massage Envy
 Michael's
 FIVE GUYS BURGERS and FRIES
 DN KN!
 YUMMY HOUSE

Walmart

