

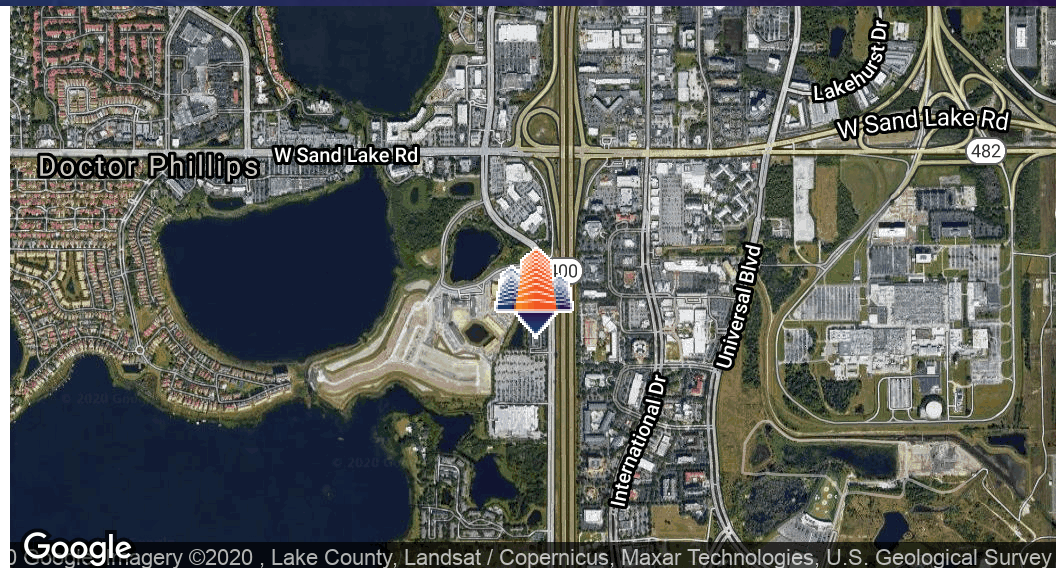
# Phillips Village

8972 Turkey Lake Road, Orlando, FL 32819



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Shadow Anchored by Super Walmart
- 1,000 SF, 1,500 SF & 1,700 SF 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:	1,000 - 1,700 SF
Building Size:	66,218 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,018	12,319	46,167
Total Population	2,797	32,907	121,881
Average HH Income	\$111,747	\$99,570	\$81,485

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## ADDITIONAL PHOTOS



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## RETAILER MAP



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## SITE PLAN/CO-TENANCY

LEASE TYPE		NNN
TOTAL SPACE		1,000 - 1,700 SF
LEASE TERM		Negotiable
LEASE RATE		Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE
1	Sherwin Williams	4,500 SF	NNN
2	Atomic Tattoo	1,500 SF	NNN
3	Paramount Urgent Care	3,000 SF	NNN
4	GameStop	1,500 SF	NNN
5	Vapor	1,500 SF	NNN
6	Best Shape Med Spa	2,073 SF	NNN
7	Ideal Image	2,150 SF	NNN
8	I Love NY Pizza & Subs	1,375 SF	NNN

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## SITE PLAN/CO-TENANCY

SUITE	TENANT	SIZE (SF)	LEASE TYPE
9	WingStop	1,625 SF	NNN
10	Nail Salon	1,500 SF	NNN
11	Available	1,500 SF	NNN
12	Sally Beauty Salon	1,500 SF	NNN
13	Life Extension Vitamins	1,500 SF	NNN
14	Red Wing Shoes	1,968 SF	NNN
15	Available	1,000 SF	NNN
16	First Place Fitness Equipment	3,000 SF	NNN
17	Nite Lite Pediatrics	3,000 SF	NNN
18	Planet Fitness	12,000 SF	NNN
19	Fairwinds	3,337 SF	NNN
20	Available	1,700 SF	NNN
21	Chris Brooks Realty	1,675 SF	NNN
22	Taste of Asia	1,675 SF	NNN
23	R&S Liquors	1,675 SF	NNN
24	Dollar Tree	8,320 SF	NNN

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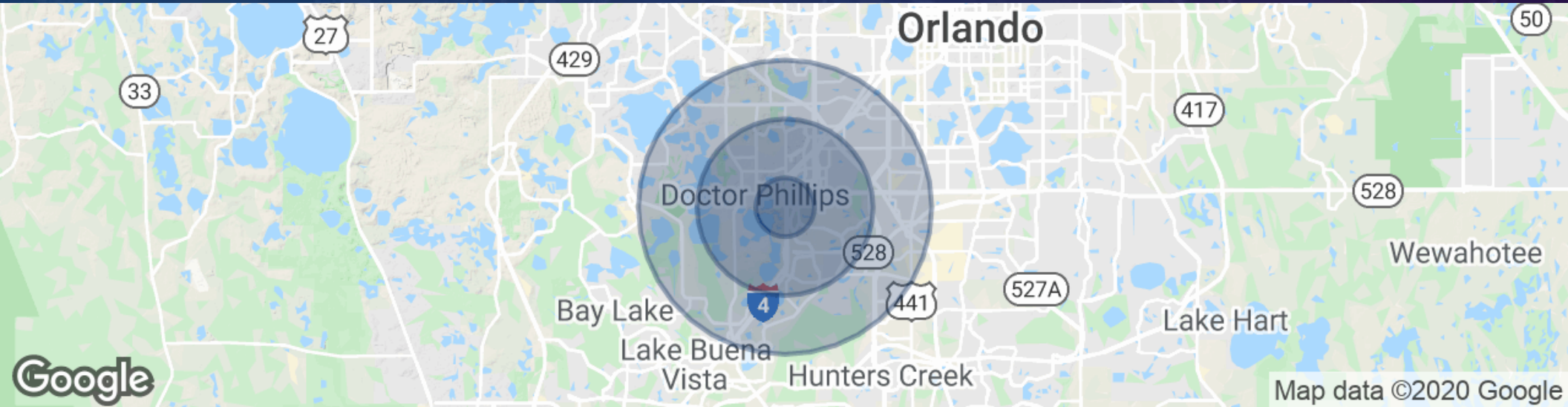
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,797	32,907	121,881
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	1,018	12,319	46,167
# of persons per HH	2.7	2.7	2.6
Average HH income	\$111,747	\$99,570	\$81,485
Average house value	\$592,693	\$547,773	\$454,732

\* Demographic data derived from 2010 US Census

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