

## MEDICAL OFFICE CONDO FOR SALE

9430 TURKEY LAKE RD , ORLANDO, FL 32819

Doctor Phillips Hospital Medical Office Condo



### OFFERING SUMMARY

Sale Price:	Negotiable
Available SF:	1,596 SF +/-
Year Built:	1985
Zoning:	0419 - Condo-medical Office

### PROPERTY OVERVIEW

Suite 116 is a move-in-ready medical office with check-in/check-out, a large waiting room, 3 exam rooms, rear entrance and exit, central handwashing sink, storage, large x-ray room or procedure room, a doctor's office, and reception. There is also a large covered drop off at the front of the building. The condo is located on the first floor of the medical office building providing easy access from Orlando Health - Doctor Phillips ER. The property does currently have a tenant occupying the premises Mondays, Wednesdays, Fridays, and Saturdays which expires in March 2025.

Signage includes the building directory and suite entrance. This suite is a convenient opportunity for anyone looking to get their practice started or expand into the Doctor Phillips market. Parking is available in the adjacent parking garage for all patients and staff.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical Office For Sale in Doctor Phillips
- Includes 3 Exam Rooms, Reception, Waiting Area, Rear Entrance/Exit for Physicians, and Large X Ray Room or Procedure Room
- Located Within Doctor Phillips Hospital MOB
- First Floor Location

PRESENTED BY  
**DANIELLE KOVIE**  
407.214.4846  
dkovie@millenia-partners.com

OFFICE BUILDING  
**For Sale**

## ADDITIONAL PHOTOS

9430 TURKEY LAKE RD , ORLANDO, FL 32819  
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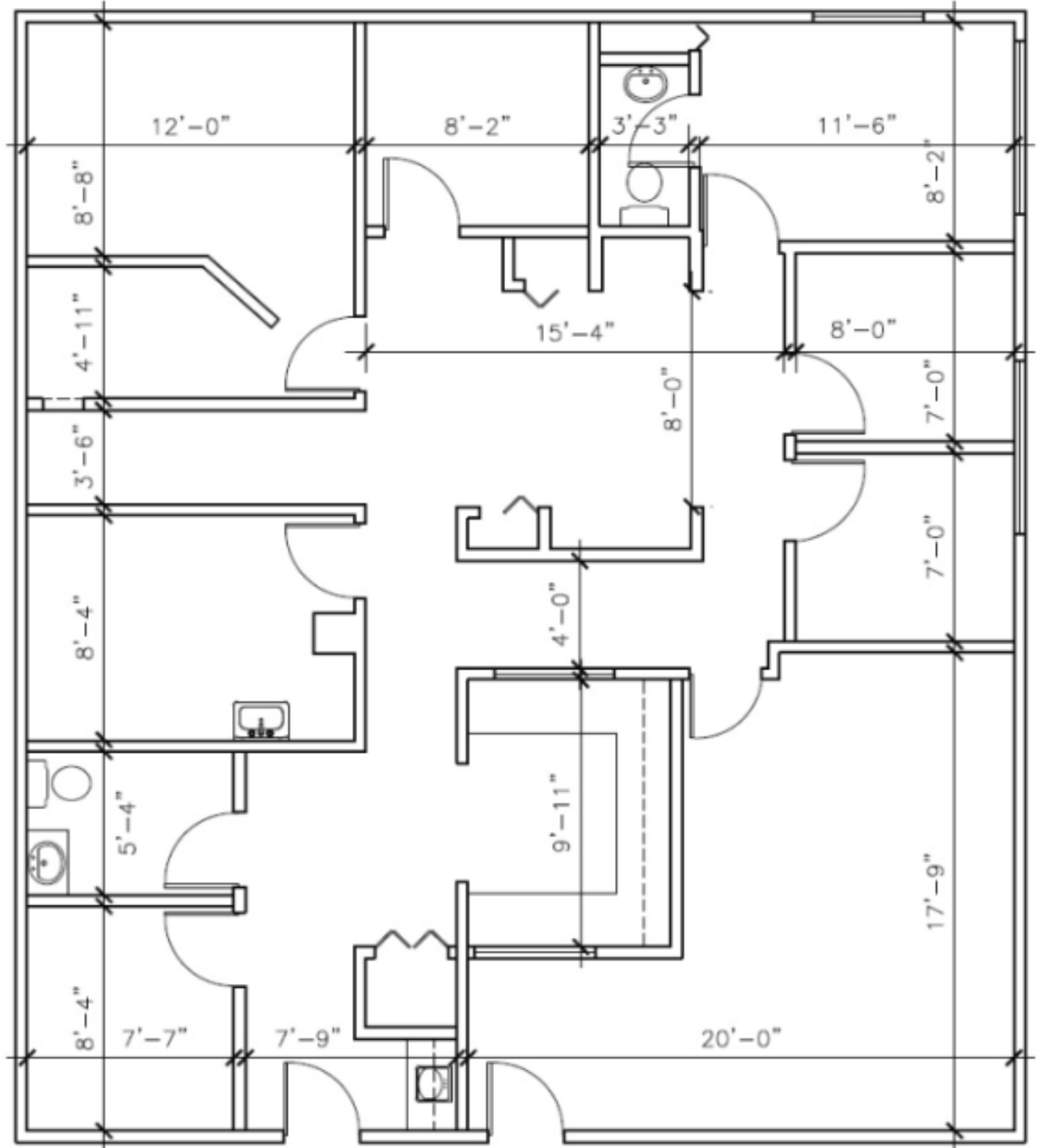


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# FLOOR PLAN

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# LOCATION MAP

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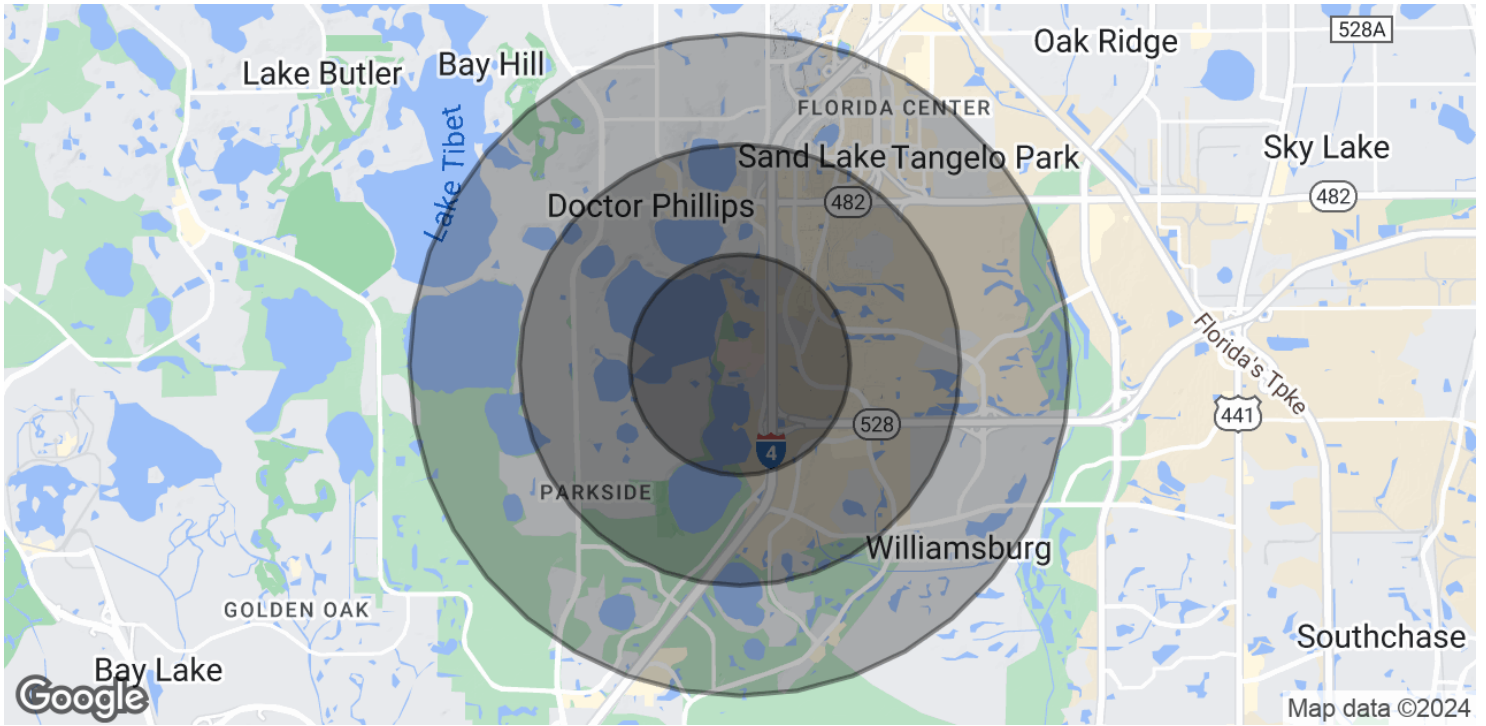


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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,081	14,685	36,114
Average Age	38.2	38.9	39.1
Average Age (Male)	40.2	40.0	40.0
Average Age (Female)	36.4	37.9	38.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,473	10,210	23,117
# of Persons per HH	1.2	1.4	1.6
Average HH Income	\$74,357	\$80,070	\$77,333
Average House Value	\$505,614	\$396,150	\$339,772

2020 American Community Survey (ACS)

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