

## MEDICAL OFFICE TIMESHARE

9430 TURKEY LAKE RD , ORLANDO, FL 32819

Doctor Phillips Hospital Medical Office Condo



### OFFERING SUMMARY

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

### PROPERTY OVERVIEW

\*\*\*TIMESHARE (Monday and Friday Availability)\*\*\*

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 procedure room, a doctor's office, and reception. Utilities, CAM, and internet are included in the timeshare. Tenants shall be responsible for janitorial on the days of the timeshare and their own biowaste removal.

The suite is located on the first floor of the medical office building adjacent to Orlando Health - Doctor Phillips Hospital. Signage includes the building directory and suite entrance. This suite is a convenient opportunity for anyone looking to get their practice started in the Doctor Phillips market. Ideal complementing users include lymphatic massage and plastic surgery.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical Office Timeshare in Doctor Phillips
- Includes 3 Exam Rooms, Reception, Waiting Area, Rear Entrance/Exit for Physicians, and Large Procedure Room
- Located Within Doctor Phillips Hospital MOB
- Includes Utilities and CAM are Included in Rate
- Days Available Include Monday and Friday Starting July 1, 2025

PRESENTED BY  
**DANIELLE KOVIE**

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OFFICE BUILDING

For Lease

## ADDITIONAL PHOTOS

9430 TURKEY LAKE RD , ORLANDO, FL 32819  
Doctor Phillips Hospital Medical Office Condo



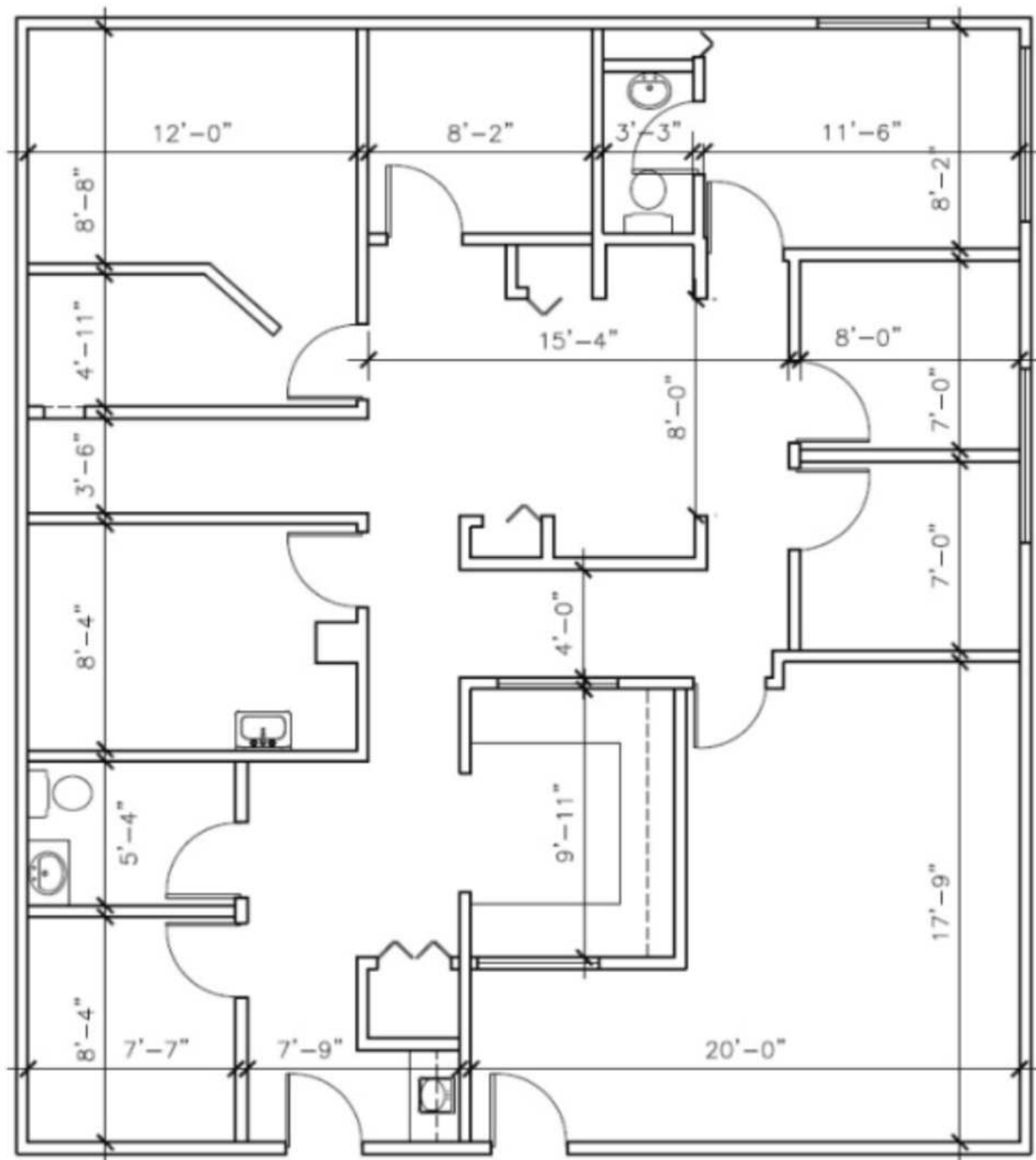
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## FLOOR PLAN

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## LOCATION MAP

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Google

Map data ©2024 Google Imagery ©2024 Airbus,  
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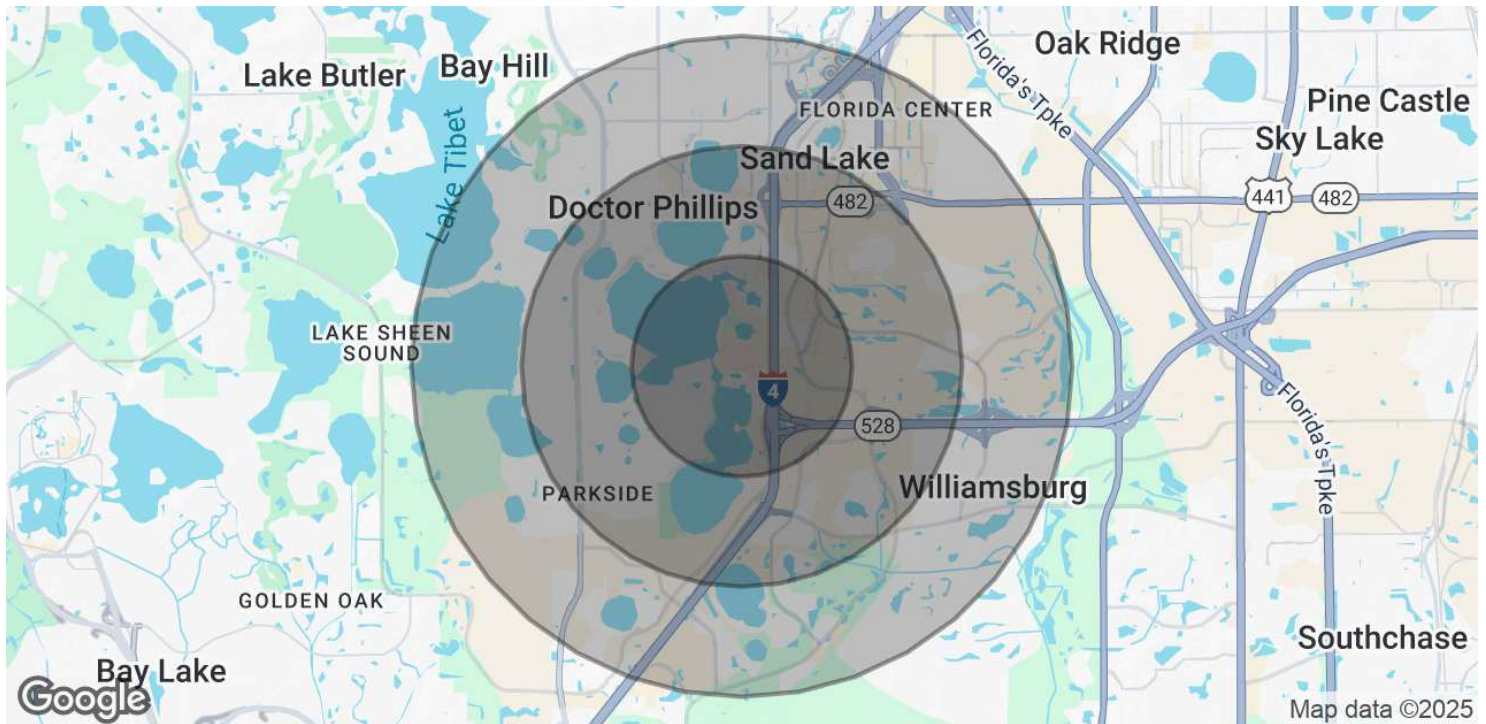
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## DEMOGRAPHICS MAP & REPORT

9430 TURKEY LAKE RD , ORLANDO, FL 32819

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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

\* Demographic data derived from 2020 ACS - US Census

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