



PROPERTY DESCRIPTION

9034 Turkey Lake Road offers a rare opportunity to develop in one of Orlando's most active commercial corridors. The offering consists of three contiguous parcels totaling approximately 2.9 acres, zoned PD (Planned Development), with approved plans for a ±27,000 SF office/medical building.

The site features excellent frontage on Turkey Lake Road, providing strong visibility and convenient access for both employees and visitors. Its zoning and planned design make it ideally suited for medical office, professional office, healthcare services, or specialty commercial uses.

Strategically located just minutes from Dr. Phillips, International Drive, and major attractions, the property benefits from close proximity to Restaurant Row, upscale residential neighborhoods, hotels, and regional employers. Easy access to I-4, the Florida Turnpike, and SR 528 (Beachline Expressway) ensures efficient connectivity throughout the Orlando MSA and to Orlando International Airport.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	2.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,533	16,028	55,077
Total Population	3,272	39,094	146,480
Average HH Income	\$145,860	\$142,645	\$119,701

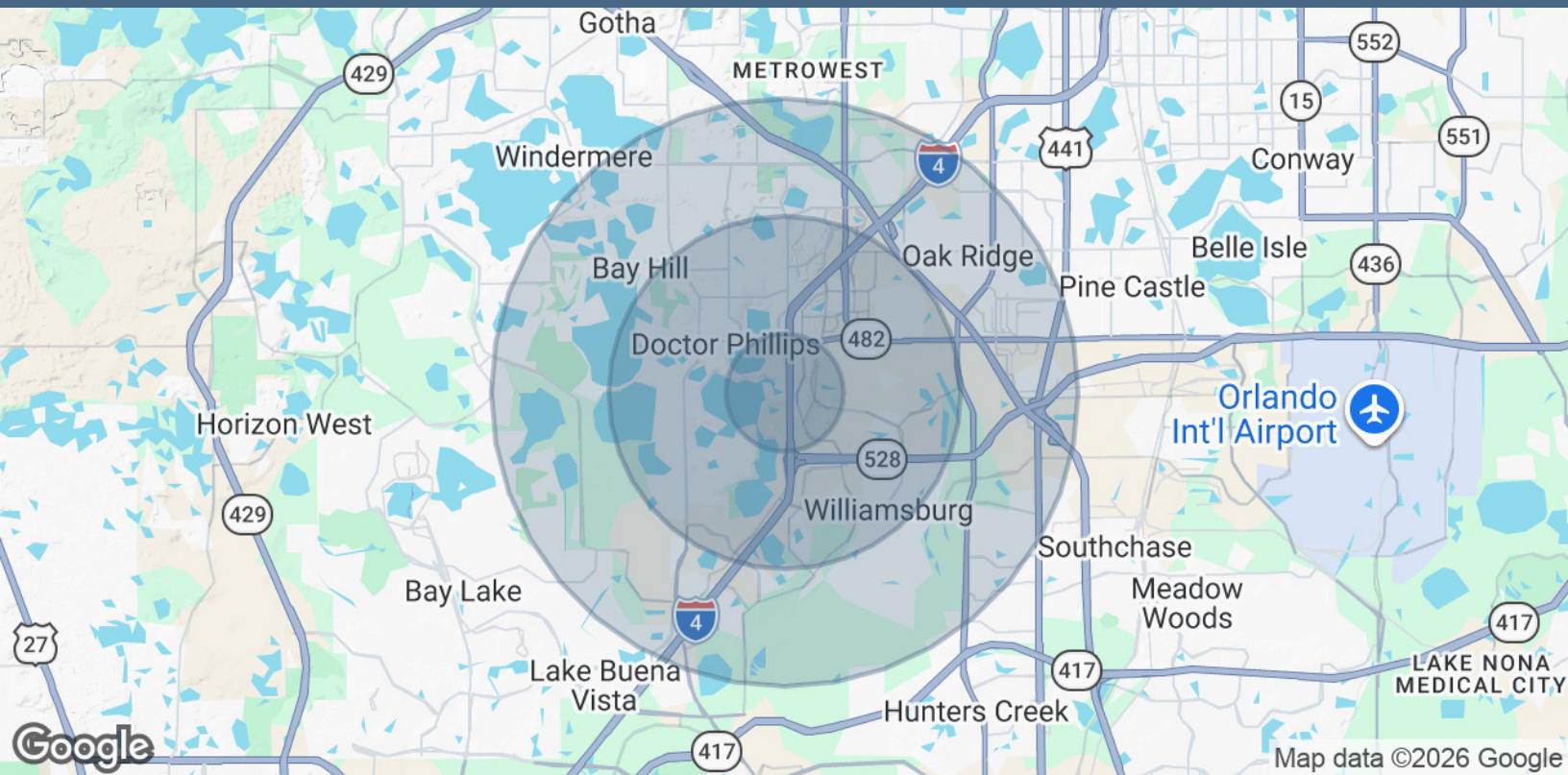
2.9+/- AC TOTAL



**PROPOSED 27,000 SF, 3-STORY
OFFICE/MEDICAL BUILDING**







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,272	39,094	146,480
Average Age	42.7	40.6	37.8
Average Age (Male)	44.3	41.6	37.1
Average Age (Female)	41.8	40.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,533	16,028	55,077
# of Persons per HH	2.1	2.4	2.7
Average HH Income	\$145,860	\$142,645	\$119,701
Average House Value	\$615,269	\$510,613	\$502,866

2023 American Community Survey (ACS)