



For Lease

Phillips Crossing

8015 Turkey Lake Rd, Orlando, FL 32819



Property Highlights

Phillips Crossing

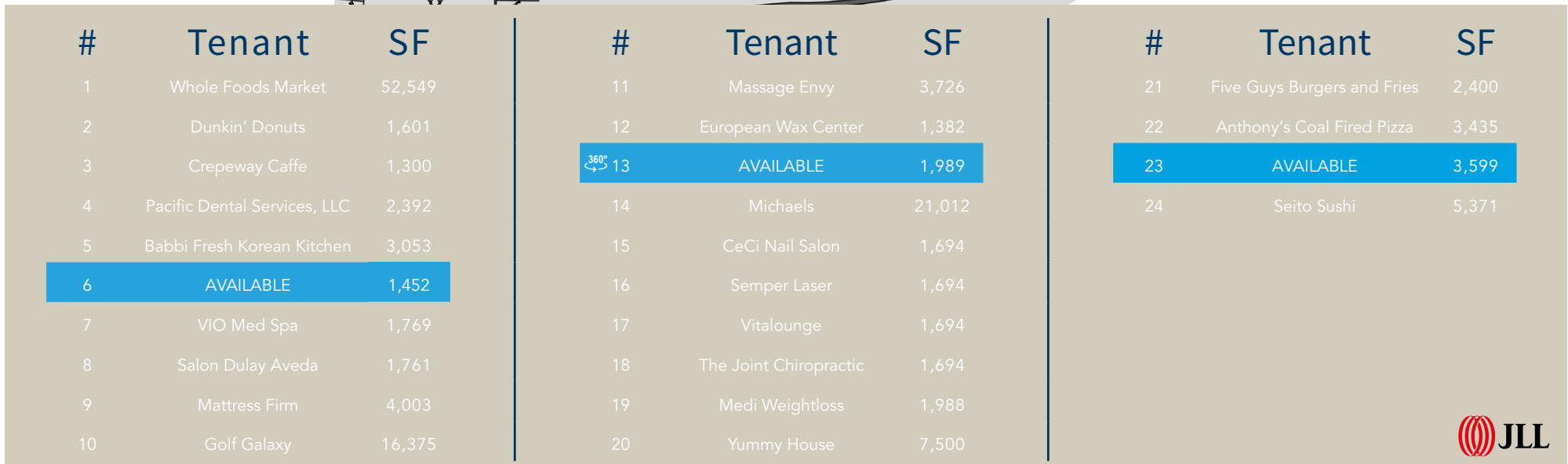
Introducing the prime retail shopping strategically located in the affluent Dr Phillips District:

- Phillips Crossing, a prime retail center strategically located at the busy intersection of Sand Lake Road and Turkey Lake Road just west of I-4, is anchored by Whole Foods Market.
- A robust tenant mix comprises the site, providing a diverse range of options for the community, from the aforementioned Whole Foods Market to Michaels and Golf Galaxy.
- With five entry/exit points along Sand Lake Road and Turkey Lake Road, customers have convenient accessibility to all retailers within the center.
- The surrounding population in a three-mile radius is expected to grow by 2.54 percent annually, by far exceeding the national average. The five-mile radius population is also anticipated to grow by 1.30 percent annually.
- Sand Lake Road, where the center is located, has a daily traffic volume of 43,500± vehicles. Turkey Lake Road, another key adjacent road, sees 34,000± vehicles daily, for a combined intersection total of 77,500± vehicles daily.
- The center's proximity to Interstate 4 ensures commuters high visibility and easy access.
- Located in the southwest suburbs of Orlando, the affluent Dr Phillips District is home to the largest concentration of millionaires in the Orlando Metro Area.

Key Tenants



☒ AVAILABLE
☐ LEASED





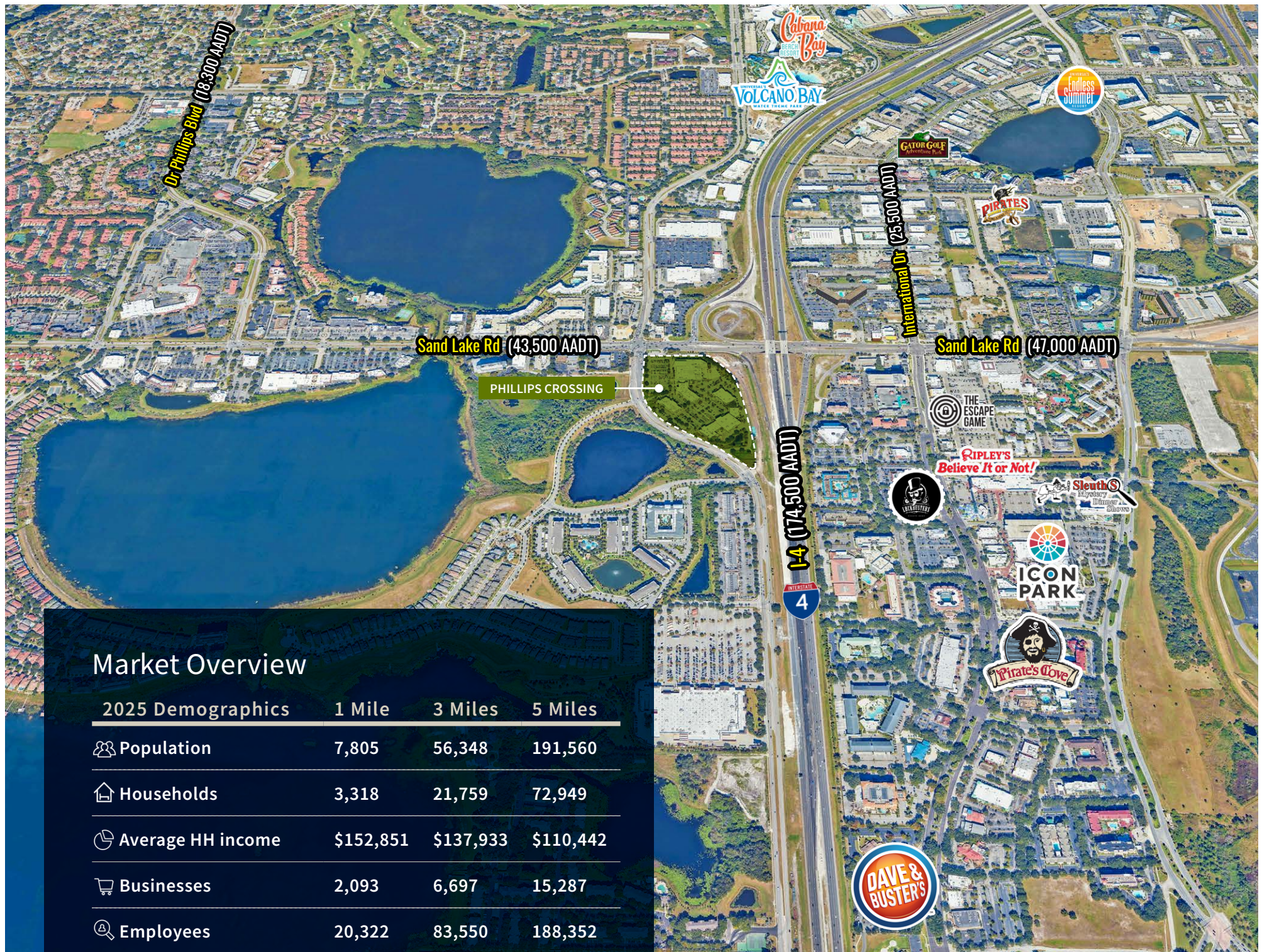
As part of I-4 Beyond the Ultimate, the Florida Department of Transportation (FDOT) is designing Interstate 4 (I-4) interchange improvements at Sand Lake Road (State Road 482). The I-4 and Sand Lake Road design-build project includes:

- Reconstructing I-4 general use lanes from west of Sand Lake Road to the end of the I-4 Ultimate project, west of Kirkman Road (State Road 435).
- Reconstructing the Sand Lake Road interchange into a diverging diamond interchange with a loop ramp to Turkey Lake Road.
- Constructing two westbound, barrier-separated, express lanes from west of Sand Lake Road to the existing express lanes near Kirkman Road. These will transition to a single westbound, buffer-separated, express lane from west of Sand Lake Road and tie in just west of Central Florida Parkway. This express lane will be constructed in three separate projects with the finished lane extending from west of Sand Lake Road to west of State Road 536.



Source: FDOT, Financial ID#: 444315-1, 444315-3

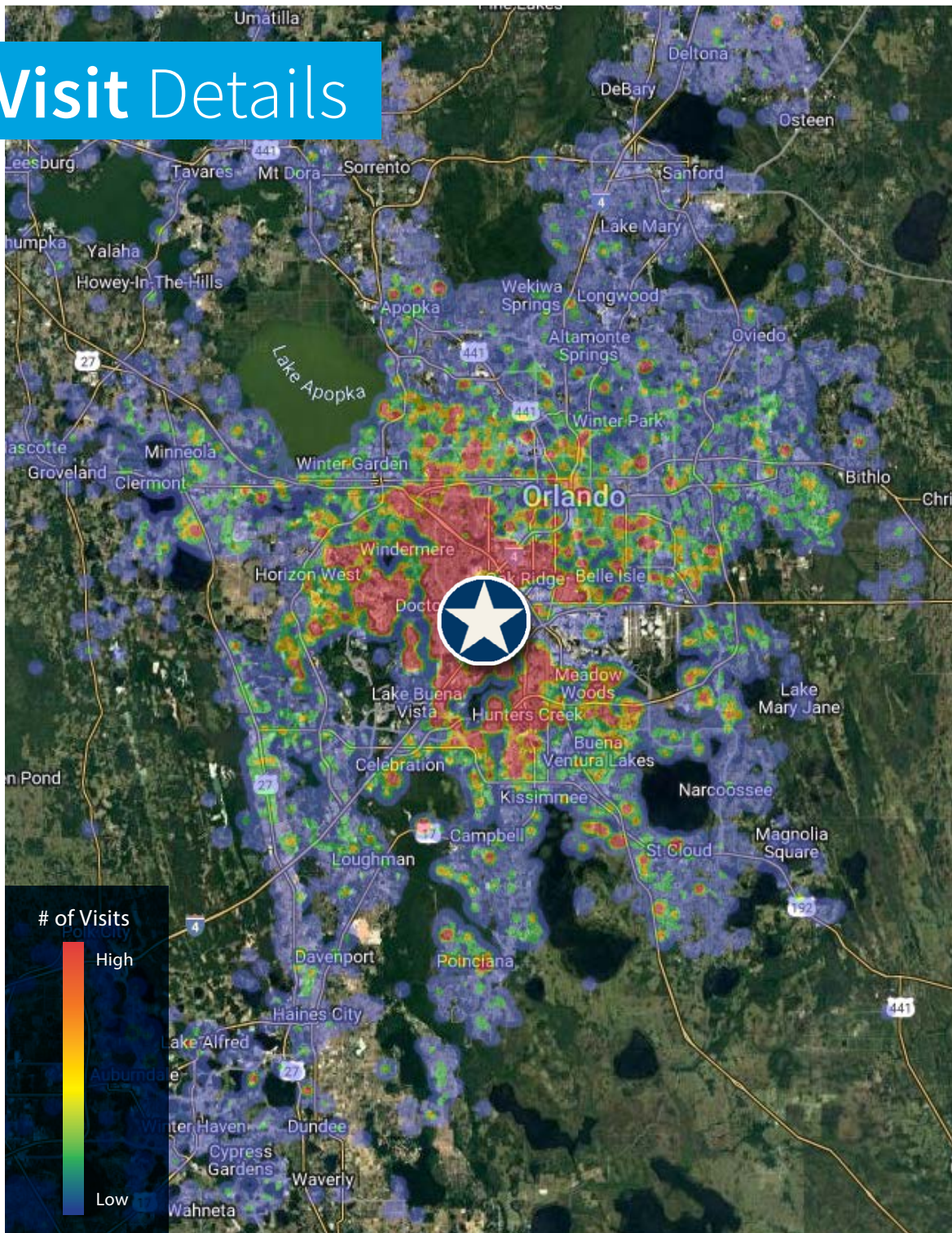




Market Overview


2025 Demographics	1 Mile	3 Miles	5 Miles
👤 Population	7,805	56,348	191,560
🏠 Households	3,318	21,759	72,949
📊 Average HH income	\$152,851	\$137,933	\$110,442
🛒 Businesses	2,093	6,697	15,287
🔍 Employees	20,322	83,550	188,352

Visit Details



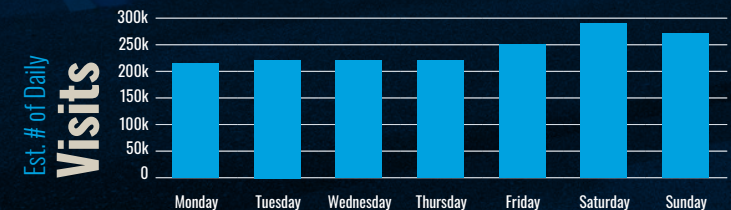
Customer Data

   **1.6M** Est. # of Annual Visits

670.6K Est. # of Annual Customers 

 /  **2.32** Avg. Visits/ Customer

40 Minutes/ Avg. Stay  Minutes/ Med. Stay **28**



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