

FOR SALE | MEDICAL OFFICE CONDO

7932 W SAND LAKE RD, ORLANDO, FL 32819

UNIT 202 | 3,580 SF | \$1,410,000



SALE PRICE

\$1,410,000

UNIT 202 SIZE

3,580 SF

AREA HIGHLIGHTS

- The property is located within the Phoenicia Center on W Sand Lake Road, the gateway to Dr. Phillips and Windermere.
- W Sand Lake Road carries approximately 29,000 vehicles per day just 0.18 miles from the property, with traffic volumes reaching 44,000 to 46,000 at the Turkey Lake Road intersection.
- The 3-mile trade area supports nearly 61,000 daytime employees, driven by International Drive, the Orange County Convention Center, and the surrounding hospitality corridor.
- Orlando Health Dr. Phillips Hospital, an award-winning facility, is located less than one mile south on Turkey Lake Road.
- Median household income within the 3-mile trade area exceeds \$107,000, among the highest in the Orlando metro, with population projected to grow 11% from 2025 to 2030.

PROPERTY DETAILS

Unit 202 Size	3,580 SF
Date Available	1/1/2027
Unit 202 Indicated Value	\$1,410,000
Year Built	2005
County	Orange County
Zoning	P-D

3-MILE DEMOGRAPHICS

49,998

POPULATION

20,123

HOUSEHOLDS

\$180,055

AVG HH INCOME

53,582

EMPLOYEES

FOR MORE INFORMATION:

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