



PHILLIPS CROSSING

Sand Lake Rd at I-4, Orlando, FL

Anchored by Whole Foods Market, Phillips Crossing is strategically located at the intersection of Sand Lake Rd and Turkey Lake Rd, just west of I-4. It services the prominent residents of Southwest Orlando, including the affluent areas of Doctor Phillips and Bay Hill. Phillips Crossing delivers a robust tenant mix to the community, including Michaels, Golf Galaxy, Five Guys Burgers & Fries, Seito Sushi, Babbi Babbi Korean Restaurant and Dunkin' Donuts.

**WEINGARTEN
REALTY**

PROPERTY SIZE 145,644 SQ. FT.

LAT/LONG 28.44819 N, -81.47608 W

TRAFFIC COUNTS SAND LAKE RD & TURKEY LAKE RD - 92,581

CONTACT

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TENANTS LIST

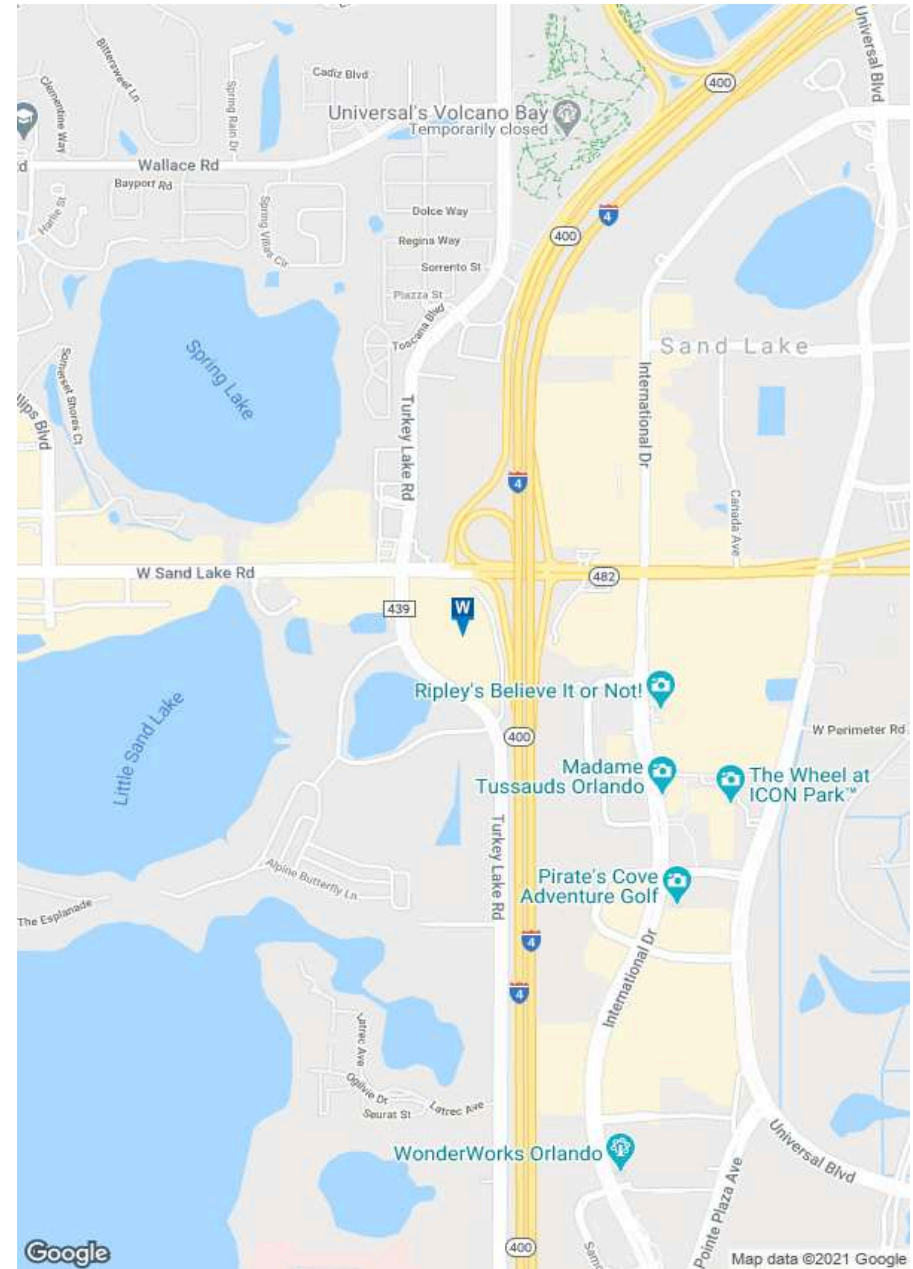
A0A	Dunkin Donuts	1,601 SF
A0B	Hot Krust - Panini Kitchen	1,511 SF
A0C	Pacific Dental	2,392 SF
A0D	Babbi Fresh Korean Kitchen	3,053 SF
A0F	Wild Birds Unlimited	1,452 SF
A0G	Amazing Lash Studio	1,769 SF
A0H	Salon-Salon	1,761 SF
A0K	Mattress Firm	4,003 SF
B0A	Seito Sushi	5,371 SF
B0D	Shoes for Crews	3,599 SF
B0F	Anthony's Coal Fired Pizza	3,435 SF
B0H	Five Guys Burgers & Fries	2,400 SF
COA	Golf Galaxy	16,375 SF
E0A	Available	1,989 SF
E0B	European Wax Center	1,382 SF
E0D	Massage Envy	3,726 SF
E0K	Michaels	21,023 SF
G0A	Sassy Nails & Spa	1,694 SF
G0B	Available	1,694 SF
G0C	Vitalounge	1,694 SF
G0D	Medi Weightloss	1,988 SF
G0E	The Joint Chiropractic	1,694 SF
G0K	Yummy House	7,500 SF
W0A	Whole Foods Market	52,549 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	5,719	19,906	54,084	180,818
Average Household Income	\$121,894	\$128,018	\$111,344	\$88,277
Population Trends				
2000 Population	3,322	13,220	35,447	105,843
2010 Population	3,961	14,449	40,602	143,213
2020 Population	5,719	19,906	54,084	180,818
2025 Population	6,649	22,857	61,427	199,157
Absolute Growth 2010 to 2020'	44.40%	37.76%	33.20%	26.26%
Projected Growth 2020 to 2025'	16.26%	14.82%	13.58%	10.14%
Race & Ethnicity				
% White	58.24%	61.66%	55.17%	44.66%
% Black	8.47%	8.59%	11.78%	16.67%
% Asian	14.65%	12.30%	10.18%	8.09%
% Other	3.46%	3.29%	3.30%	3.48%
% Hispanic	15.19%	14.17%	19.58%	27.11%
Income & Education				
Median Household Income	\$83,485	\$86,737	\$71,378	\$56,830
Average Household Income	\$121,894	\$128,018	\$111,344	\$88,277
% College Graduates	65.66%	63.62%	57.01%	50.37%
Age				
Median Age	42.1	43.5	40.5	36.6
% Age < 18	19.17%	18.08%	19.93%	22.69%
% Age 65 +	17.65%	19.55%	17.65%	12.73%
Households & Housing				
Households	2,242	7,514	20,627	68,557
Average Household Size	2.53	2.63	2.61	2.54
Median Housing Value	\$593,566	\$600,191	\$549,646	\$401,805
% Owner Occupied Housing	40.61%	48.41%	46.81%	38.53%
% Renter Occupied Housing	21.89%	20.62%	27.32%	40.70%
% Vacant Housing	37.50%	30.97%	25.87%	20.77%
Workplace & Workers				
Number of Businesses	882	1,849	3,247	7,455
% White Collar	77.49%	76.60%	69.94%	62.70%
% Blue Collar	22.51%	23.40%	30.06%	37.30%



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