



Neighborhood Spotlight: Dr. Phillips

Prepared by Brian LeMay, Realtor, Roman Realty Group, LLC. Contact me anytime at [321-314-5412](tel:321-314-5412)



Current Scene: Want to live in a **prime neighborhood that is centrally located to just about everywhere** in Orlando? Then consider making your next home in Dr. Phillips, considered **one of the city's most desirable zip codes** among homebuyers. Perhaps most recognized for serving as host to the PGA Tour's **Arnold Palmer Invitational**, Dr. Phillips is also widely-known for its iconic **Restaurant Row** along Sand Lake Road and for having one of the better school systems in Orlando. And for theme park enthusiasts, Dr. Phillips offers some of the **closest neighborhoods to both Disney and Universal Studios** (both CityWalk and Disney Springs are within a 10 minute drive!).

Local Hotspots: The list is virtually endless! From long-time mainstays like Seasons 52 and Ruth's Chris Steakhouse, to foodie-approved newcomers in Domu (coming soon), Bar Taco, The H, and Slate, there is certainly **no shortage of dining options** along the aforementioned Restaurant Row on Sand Lake Road. And the list of great choices expands even further with just a short drive over to the bright lights of **International Drive** where you'll find a number of standout restaurant chains like Danny Meyer's Shake Shack, Del Frisco's Steakhouse, Cooper's Hawk Winery, and Darden's newest addition to its impressive portfolio, Yardhouse.

Activities: Dr. Phillips residents have a ton of entertainment options to choose from as well! From new state-of-the-art facilities in **Top Golf and NASCAR's indoor go-carting, to the revolutionary I-drive 360 featuring the Orlando Eye and the impressive Orlando StarFlyer**, there are so many activities right at Dr. Phillips' doorstep. Shopping at nearby premium outlet malls and Disney Springs, a picnic in Turkey Lake Park...the list goes on and on!

Infrastructure: Whether you work to the north in Maitland, south in Kissimmee, or even out by the Airport, **commuting from Dr. Phillips is manageable to just about anywhere in Greater Orlando**. Its central location offers very easy access to I-4 (no tolls!), which seamlessly connects to the Florida Turnpike, 528, 417, and 408 (toll roads). And, Sand Lake and Apopka Vineland Roads, both of which are lined with restaurants, retail, and grocery stores, streamline commutes for residents who do not need to take a major interstate.

Great Perks: New restaurants are continuously opening and they keep getting better and better. There's so much to do in Dr. Phillips itself these days that you really don't need to venture elsewhere if you don't want to. Like having multiple grocery store options? You're in luck – **Trader Joe's, Whole Foods, and Publix (x2) are all on Sand Lake!**

A look ahead: Continuous higher-end real estate development and an influx of foodie hot spots (in addition to new high-end chains) are key signs of the general expectation that Dr. Phillips real estate will continue to **maintain its strong value compared to other Orlando zip codes in the years to come**.

Other areas you may like: Windermere, Lake Nona, Ocoee, Winter Park