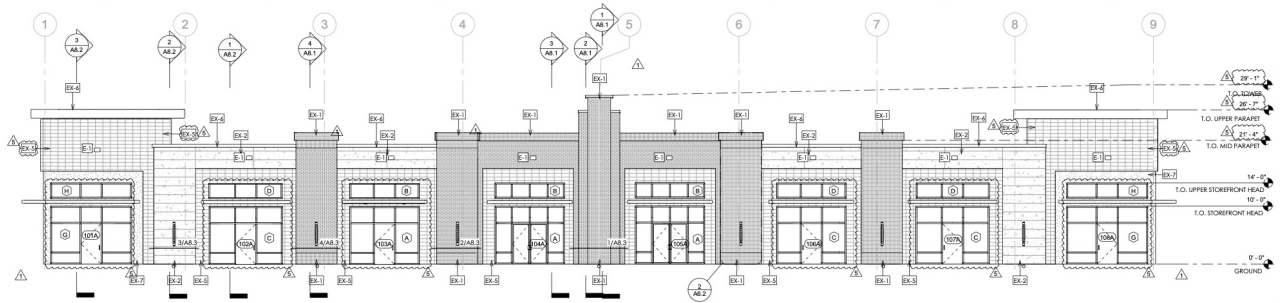


HAMLIN MEDICAL CENTER

7263 Avalon Rd, Winter Garden, FL 34787 | New Construction — Delivering October 2026

\$45.00/SF/YR | NNN | 1,500–10,000 SF | Available October 2026



\$45/SF

Rental Rate
Per Year, NNN

10,000 SF

Space Available
Min. 1,500 SF

5 : 1,000 SF

Parking
Surface — Free

Negotiable

TI Allowance
New Construction

Carlos Ruso | ARC Medical Realty | (407) 797-3991 | carlos@arcmedrealty.com

PROPERTY DETAILS

OVERVIEW

Hamlin Medical Center is a brand-new medical office building delivering October 2026 in one of Central Florida's fastest-growing corridors. Positioned directly adjacent to Orlando Health Horizon West Hospital on Avalon Rd, this Class A development offers rare move-in-ready medical suites in a purpose-built environment surrounded by established healthcare providers.

Suites are divisible from 1,500 SF up to 10,000 SF with a negotiable tenant improvement allowance — making this an ideal opportunity for practices of any size to establish or expand.

MEDICAL ECOSYSTEM

- Orlando Health Horizon West Hospital — directly adjacent
- Orlando College of Osteopathic Medicine — 0.3 miles
- Vado Plastic Surgery — co-tenant in building
- Surrounded by established medical practices in Hamlin West
- Medical corridor with built-in patient referral network

LOCATION HIGHLIGHTS

- Direct access to SR-429 (Western Beltway)
- Average household income \$151K within trade area
- Hamlin Elementary (0.8 mi), Hamlin Middle (0.6 mi), Horizon High (2.9 mi)
- High-growth residential community — families & professionals
- Ample surface parking: 5 spaces per 1,000 SF — free to patients

LEASE SPECIFICATIONS

Rental Rate	\$45.00 /SF/YR
Space Available	1,500 – 10,000 SF
Date Available	October 15, 2026
Service Type	Triple Net (NNN)
TI Allowance	Negotiable
Year Built	2026 (New)
Parking Ratio	5 / 1,000 SF
Property Type	Office / Medical
Center Type	Medical
Gross Leasable Area	89,859 SF
Space Use	Office / Medical
Lease Term	Negotiable

DEMOGRAPHICS

Avg HH Income	\$151,000+
Traffic — Avalon Rd	5,000
Pop. 1-Mile Radius	5,200
Pop. 3-Mile Radius	31,849
Pop. 5-Mile Radius	99,351
Daytime Pop.	7,535



SITE PLAN & LOCATION



Ready to tour? Reach out to Carlos today.

(407) 797-3991 | carlos@arcmedrealty.com

TI allowance, floor plan options, and build-out details available on request.