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*Hamlin*TM

PREMIER MEDICAL OFFICE FOR SALE
Lake Hamlin Trl

WINTER GARDEN, FL 34787

WHY HAMLIN?

One of the fastest growing master plan developments in the country.

POPULATION GROWTH

By The Numbers

OVER **516,000** RESIDENTS

70% POPULATION GROWTH SINCE 2010 CENSUS

950 AC MIXED USE CITY CENTER

6 TIMES THE GROWTH RATE OF THE STATE OF FLORIDA

OVER **6 FIGURES** AVERAGE HOUSEHOLD INCOME

ACCESSIBILITY

10 MINUTES

TO DISNEY WORLD

15 MINUTES

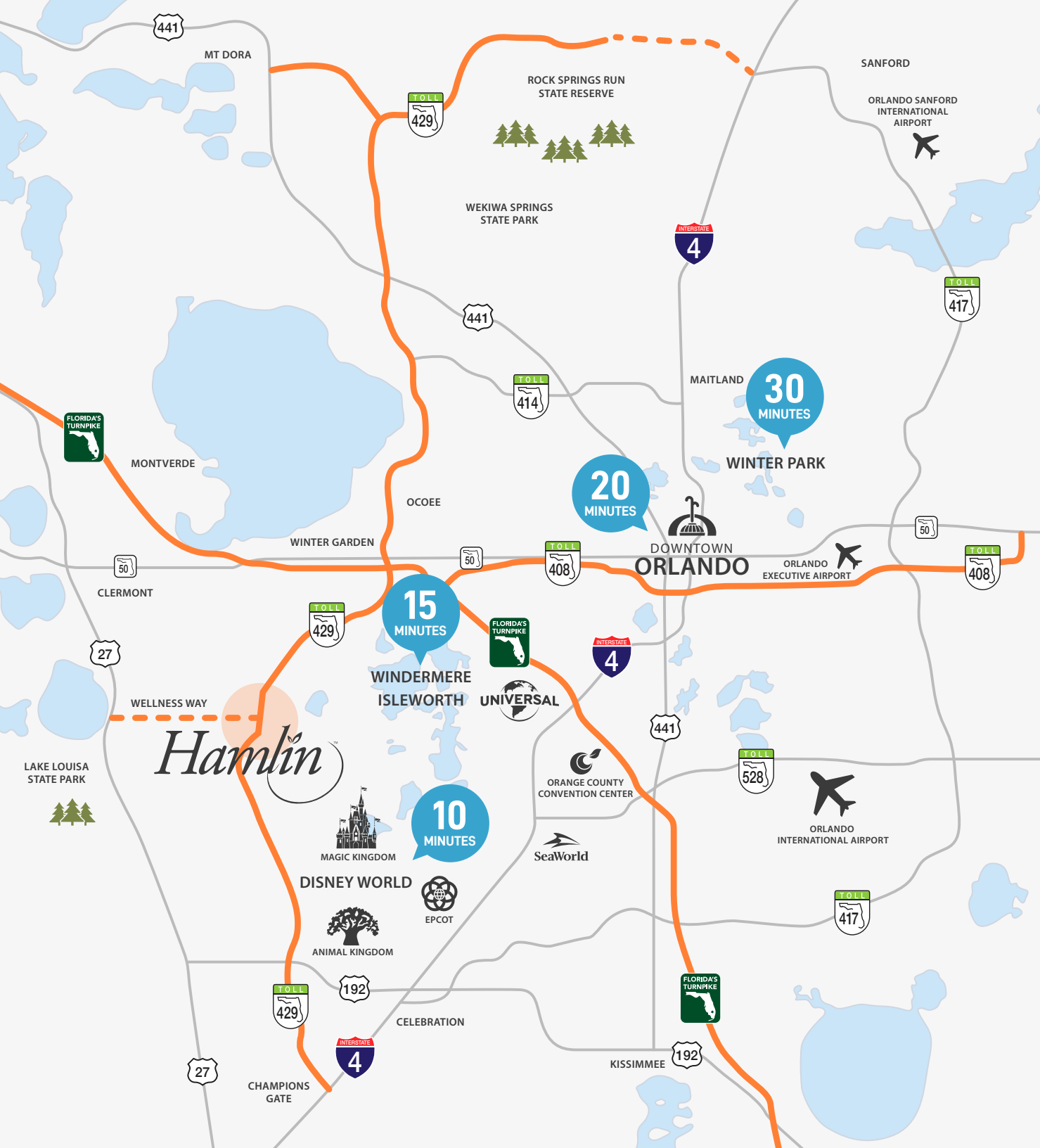
TO WINDERMERE AND ISLEWORTH

20 MINUTES

TO DOWNTOWN ORLANDO

30 MINUTES

TO WINTER PARK



MAP OF FUTURE GROWTH



Hamlin Wellness District

LEASE PLAN



BUILDING STATUS

	OPEN		UNDER CONSTRUCTION
	COMMITTED		AVAILABLE
	PENDING		

LAND USE

	COMMERCIAL
	MEDICAL/OFFICE
	RESIDENTIAL

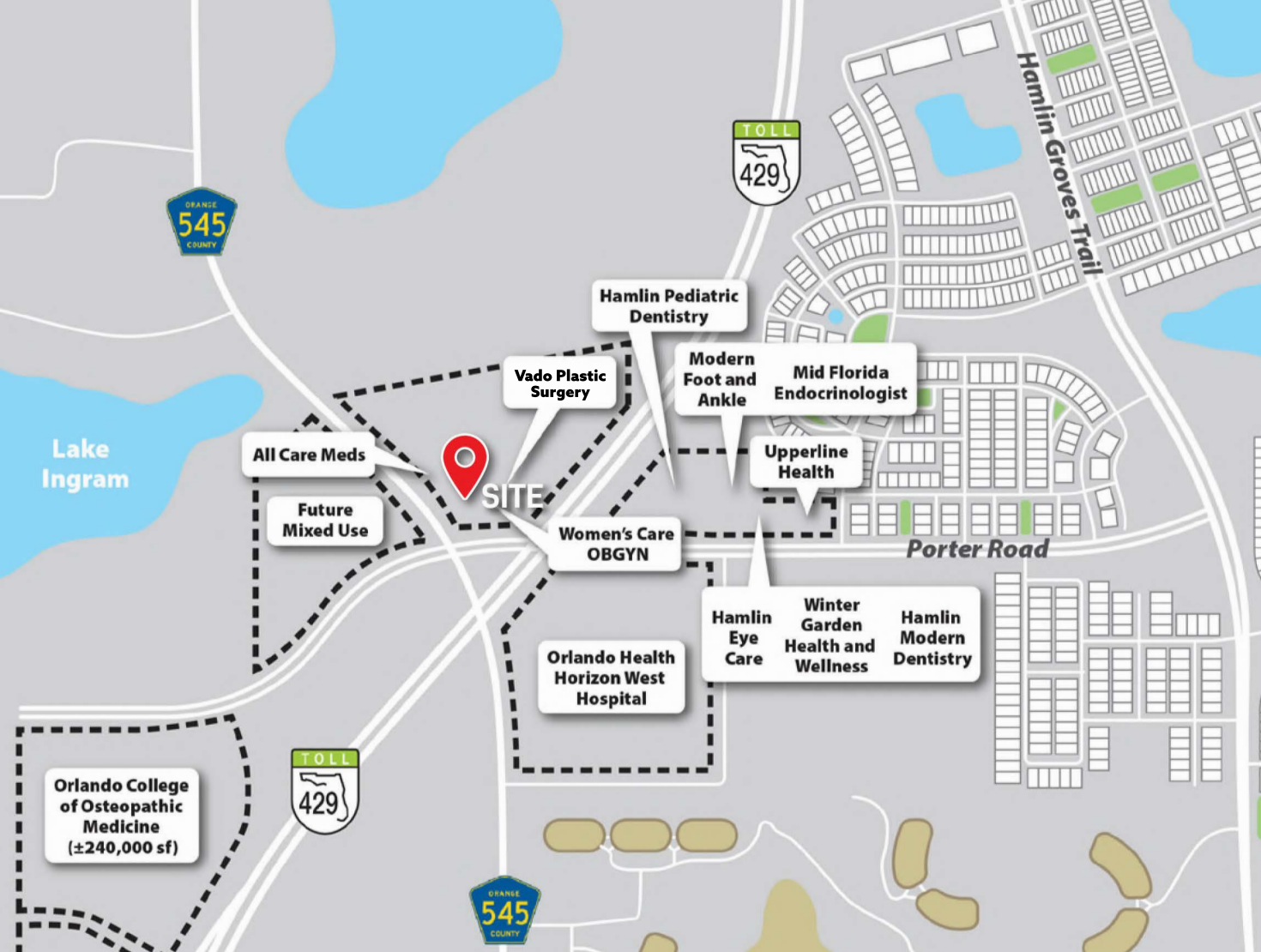


270 H/F HOMES
Horizon Vue
Peak Square Homes

MEDICAL DEVELOPMENT

Orlando Health Horizon West campus is 214,000-square-foot hospital and 78,000-square-foot emergency department and medical pavilion. The campus and surrounding land is apart of the West Orange Healthcare District (WOHD).

SURROUNDING MEDICAL OFFICE USERS INCLUDE:



HAMLIN
EYE CARE



Pediatric Dentistry
of Horizon West



PROVISION CARES
PROTON THERAPY



Women's Care
FLORIDA



upperline
HEALTH | Florida



WINTER GARDEN
HEALTH AND WELLNESS



ORAL FACIAL
Surgical Arts, PA



VADO
plastic surgery

AVAILABLE 5,000 +/- SF Shell Buildings AVAILABLE FOR SALE

PROPERTY OVERVIEW

A brand new medical office building is available in Hamlin. The property has up to 5,000 SF grey shell buildings are available for sale. Purchasing at this property provides the opportunity to be a part of the growing Hamlin/Horizon West medical submarket. Ideal for all specialties.

The location is ideal for any practice or specialty. It is surrounded by additional medical office users including plastic surgery, general dentists and OBGYN. The property neighbors Orlando Health Horizon West Hospital and is in close proximity to SR 429 Western Beltway (47,000 AADT).

PROPERTY HIGHLIGHTS

- Rare Hamlin Medical Office Opportunity in the Highly sought after Hamlin/Horizon West Medical Sub-Market
- **5,000 SF +/- Grey Shell Buildings**
- Frontage on Porter Rd
- Adjacent to Orlando Health Horizon West Hospital and Surrounding Medical Office Users
- Delivery Q4 2026

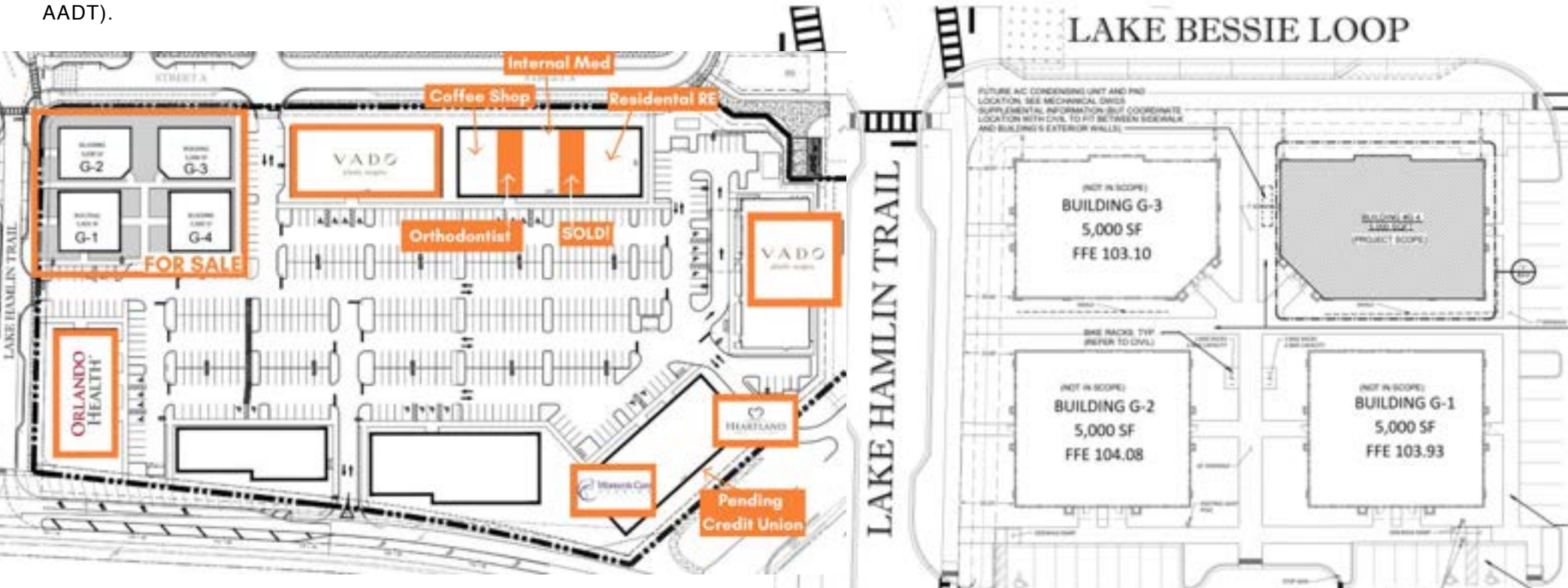


Hamlin

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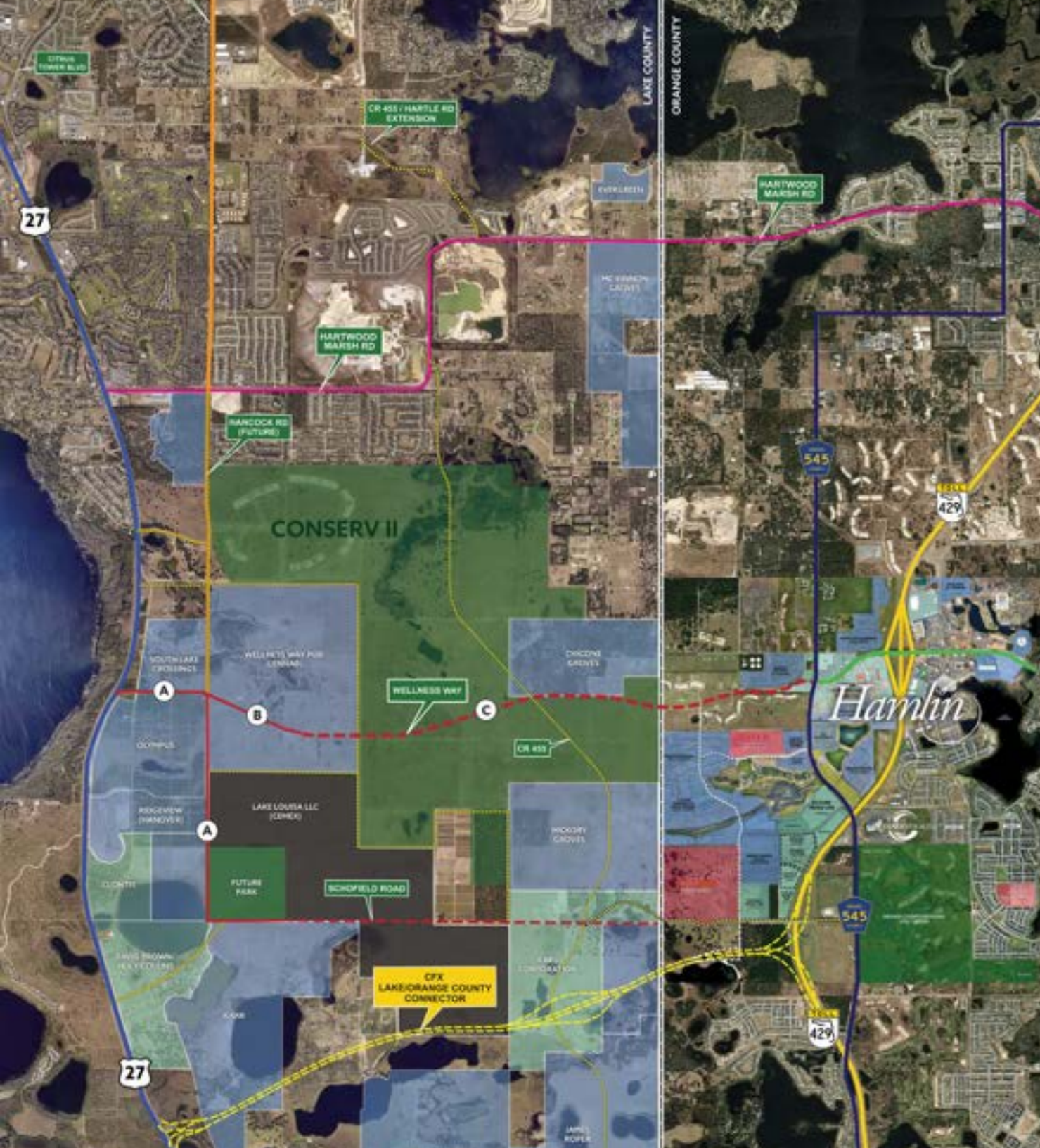
CONTINUED GROWTH

ROADWAY EXPANSIONS INCLUDING

- Expansion of Wellness Way
- Expansion of Schofield Rd
- Lake/Orange County Connector (Toll Road Connection to SR 429 - Western Beltway)

RETAIL GROWTH

- Top National Big Box Retailers Including:
 - Walmart
 - Publix
 - Cinepolis Luxury Cinema (sales outperforming pre-pandemic volumes from 2019)
 - Several on the Way!!
- World Class Retailers Including
 - Ford's Garage
 - Home State Brewing
 - Chick Fil A
 - Maple Street Biscuit Co.
 - Urban Air Adventure Park
 - Ace Hardware
 - Sephora
 - Agave Bandido
 - Popstroke
 - Starbucks
 - Wendy's
 - HotWorx
 - Truist
 - PF Chang's To Go
 - Tijuana Flats
 - Miller's Ale House
 - Crumbl
- Coming Soon:
 - Tiki Docks



Hamlin[™]



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MEDICAL SALES

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