



**Millenia
Partners**

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Hamlin[™]

PREMIER MEDICAL OFFICE FOR LEASE

17075 PORTER RD

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

10 MINUTES

TO DISNEY WORLD

15 MINUTES

TO WINDERMERE AND ISLEWORTH

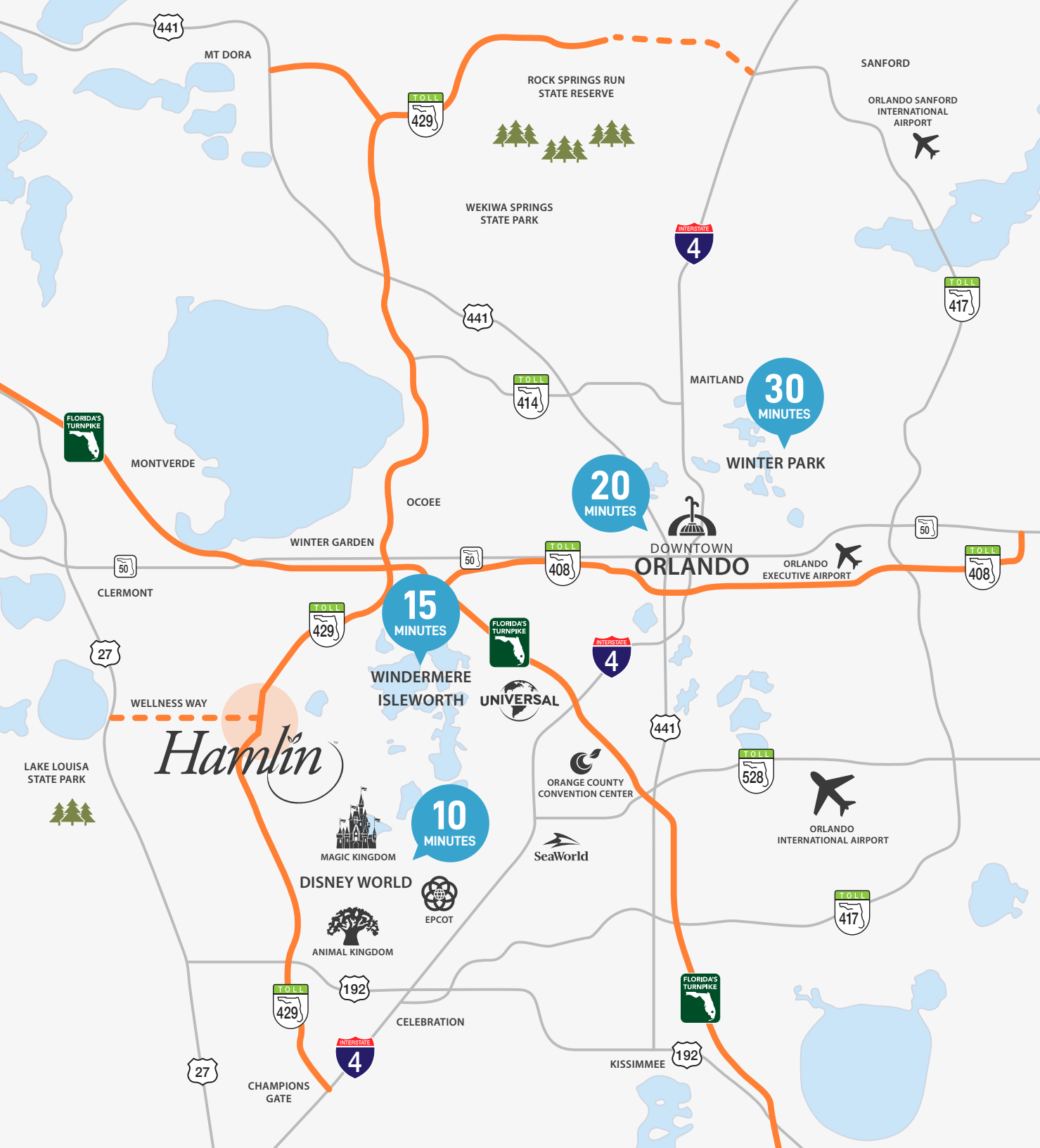
20 MINUTES

TO DOWNTOWN ORLANDO

30 MINUTES

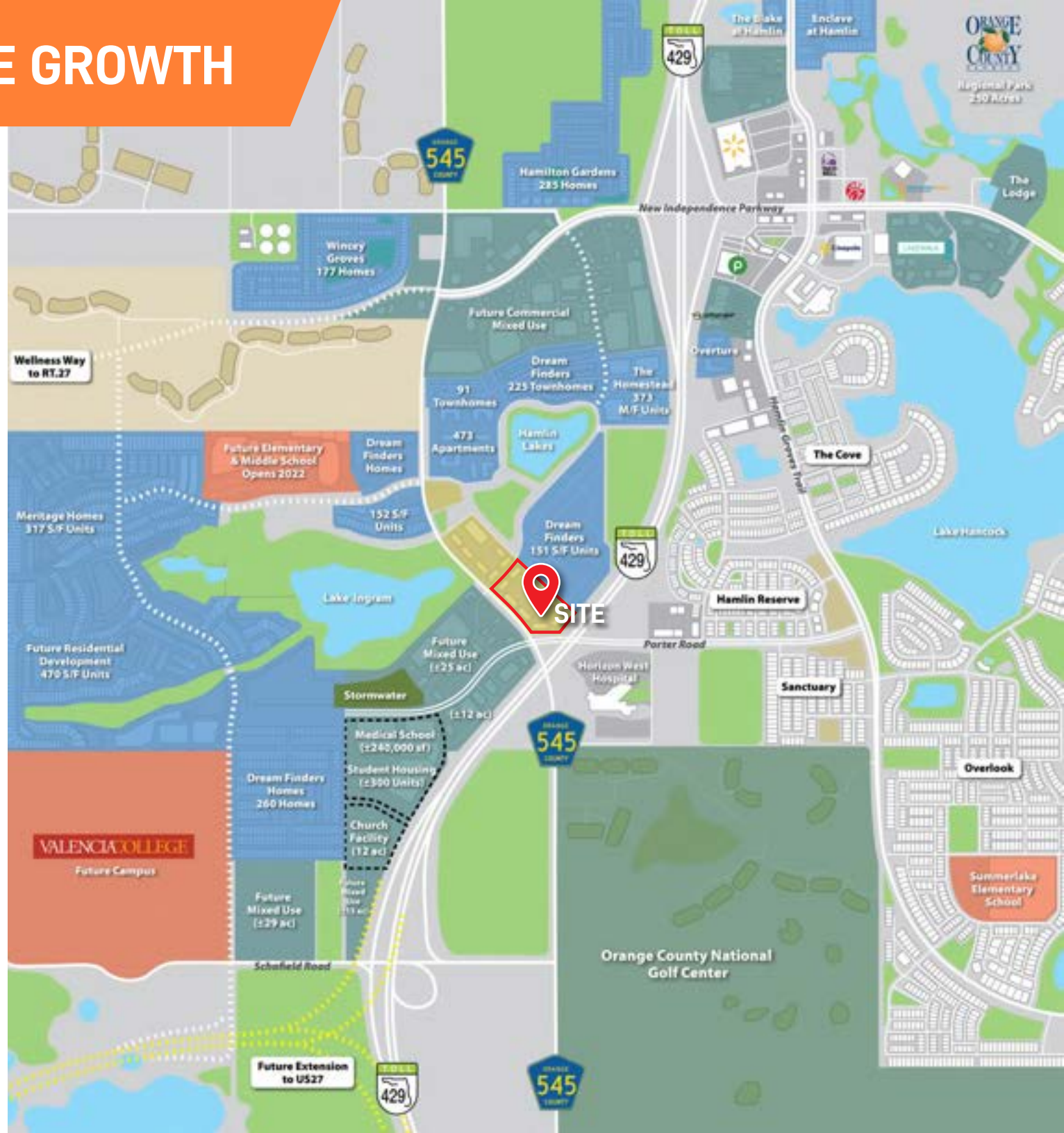
TO WINTER PARK

ACCESSIBILITY



MAP OF FUTURE GROWTH

- RESIDENTIAL
- COMMERCIAL
- EDUCATION



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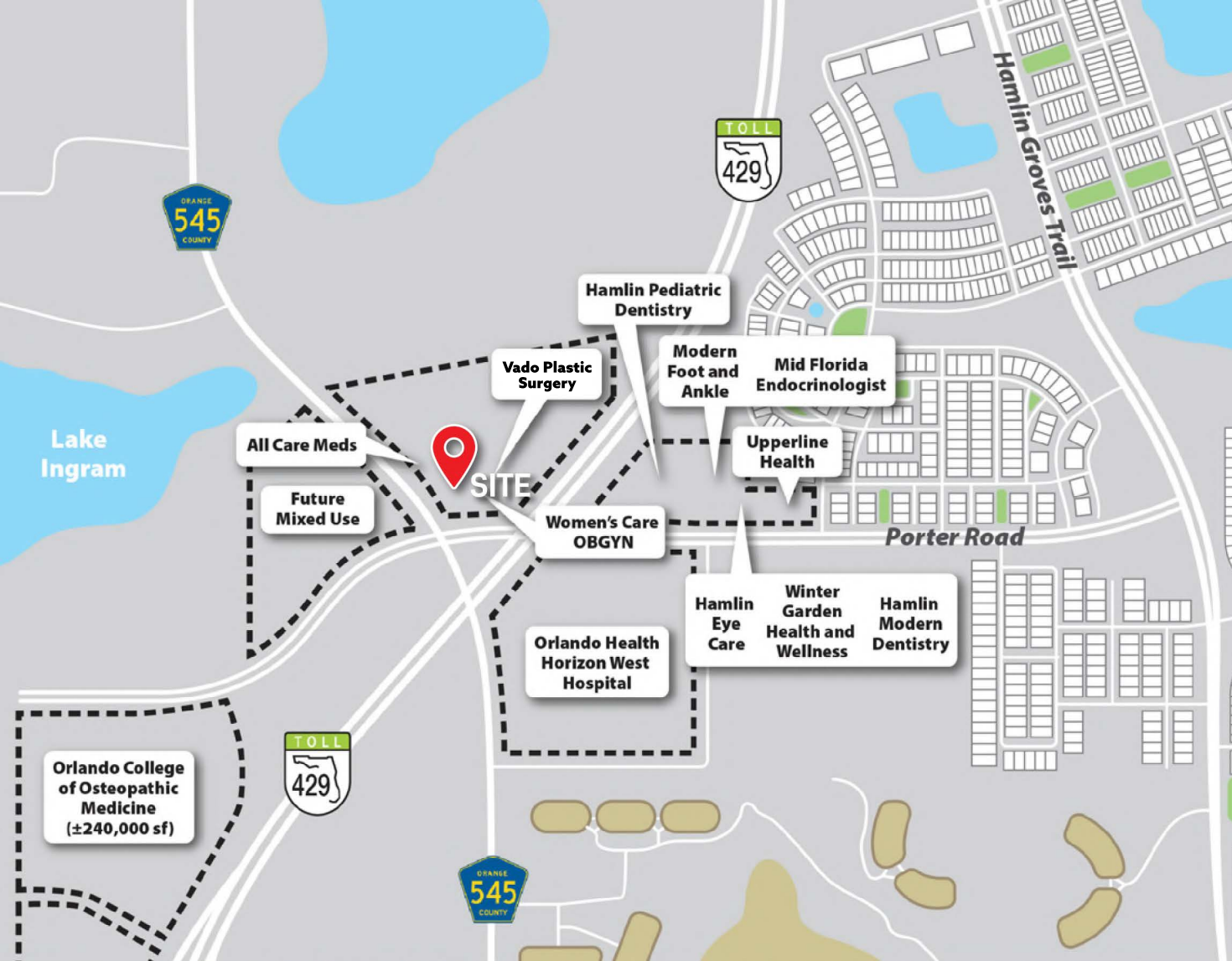
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MEDICAL DEVELOPMENT

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 part of the West Orange Healthcare District (WOHD).

SURROUNDING MEDICAL OFFICE USERS INCLUDE:



AVAILABLE 1,500 – 15,000 +/- SF AVAILABLE FOR LEASE OR FOR SALE

PROPERTY OVERVIEW

A brand new medical office building is available for lease in Hamlin. The property has up to 15,000 SF available for lease. Leasing 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 dentist, and OBGYN. The property neighbors Orlando Health Horizon West and is in close proximity to SR 429 Western Beltway (47,000 Annual Average Daily Traffic). Frontage on Porter Rd (3,100 AADT) and Avalon Rd (10,800 AADT) is available.

PROPERTY HIGHLIGHTS

- Rare Hamlin Medical Office Opportunity in the Highly sought after Hamlin/Horizon West Medical Sub-Market
- Flexible SF Sizes Available (1,500 - 15,000 SF)
- Frontage on Porter Rd
- Adjacent to Orlando Health Horizon West Hospital and Surrounding Medical Office Users
- Delivery Q1 2024
- Medical suites for lease or condo suites available for purchase

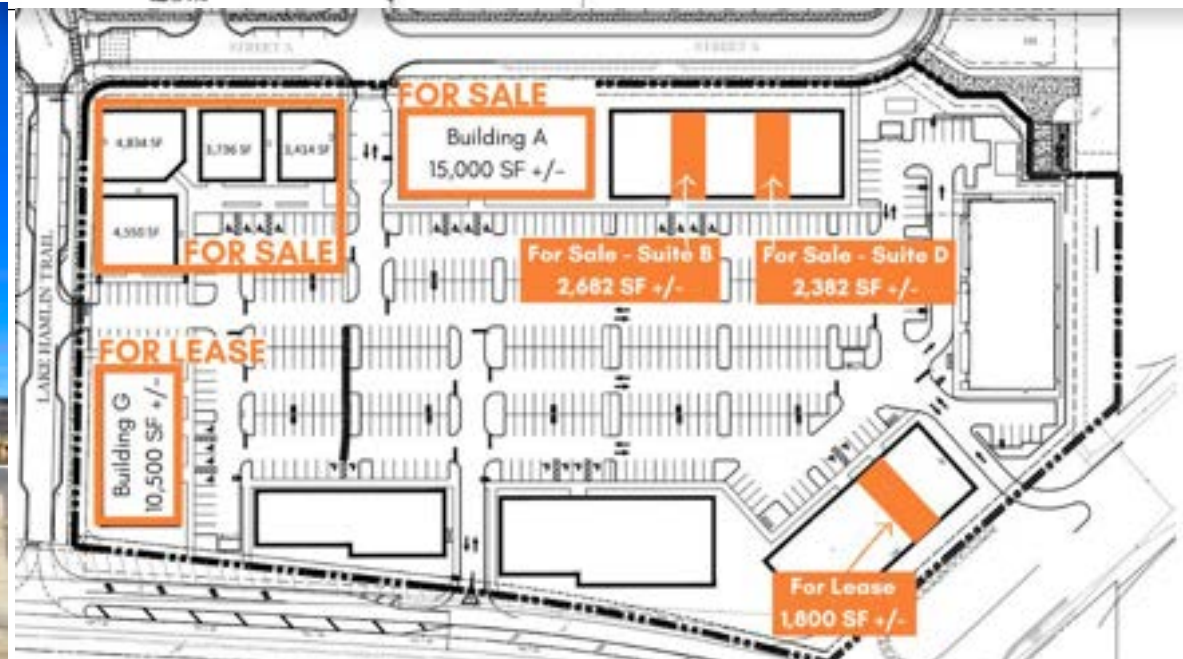


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CONTINUED GROWTH

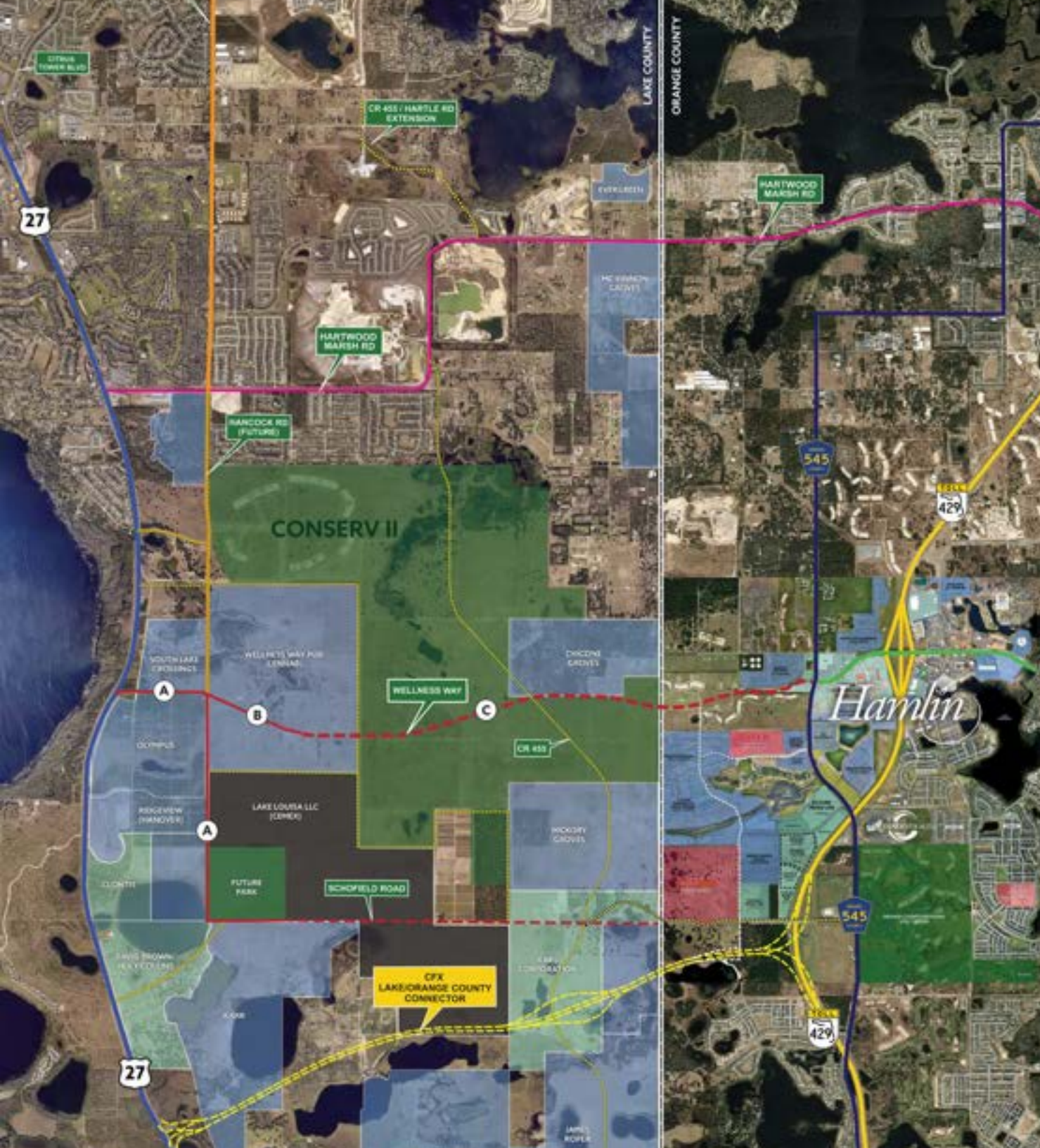
ROADWAY EXPANSIONS INCLUDING

- 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
 - Cinopolis Luxury Cinema (sales outperforming pre-pandemic volumes from 2019)
 - Several on the Way!!
- World Class Retailers Including

- Ford's Garage	- Starbucks
- Home State Brewing	- Wendy's
- Chick Fil A	- HotWorx
- Maple Street Biscuit Co.	- Truist
- Urban Air Adventure Park	- PF Chang's To Go
- Ace Hardware	- Tijuana Flats
- Sephora	- Miller's Ale House
	- Crumbl
- Coming Soon:
 - Popstroke
 - Tiki Docks
 - Agave Bandido



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MEDICAL LEASING

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