

SALE

HAMLIN GROVES

5758 Hamlin Groves Trail Winter Garden, FL 34787



PROPERTY DESCRIPTION

Coldwell Banker Commercial presents Hamlin Groves. Built in 2023, Hamlin Groves is a ±61,844 SF state of the art, Class A, institutional grade product. This modern constructed ground lease sits on ±8.14 acres in one of Orlando's newest, most affluent areas of Winter Garden, and has ±12 years remaining on a NNN Lease.

100% Occupied by Urban Air Adventure Park, which is one of America's premier indoor adventure parks, and is ranked the #2 smartest growing brands by franchise times. Commenced in 2023, this highly rated tenant offers years of stability, that offers ±12 remaining on the initial term, which includes 10% rent increases every 5-years.

Hamlin is a thoughtfully-curated mixed-use town center offering dining, shopping, entertainment experiences, and walkable living for the Horizon West community. Set along Greater Orlando's beltway, Hamlin benefits from a bustling community, diverse retail offerings, strong investment in education, and an innovative medical landscape.

OFFERING SUMMARY

Sale Price:	\$22,682,000
Lot Size:	8.14 Acres
Building Size:	61,844 SF
NOI:	\$1,134,110.00
Cap Rate:	5%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	402	1,263
Total Population	489	1,259	3,996
Average HH Income	\$181,815	\$184,443	\$169,583

Garrick Sims
Commercial Sales Specialist
(813) 474-8505
garrick.sims@cbcrrt.com
FL #BK3358557

Gislene "Gigi" Moorman
Broker Associate
(407) 694-2246
gigi.moorman@cbrealty.com
FL #BK3312487



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

HAMLIN GROVES

5758 Hamlin Groves Trail Winter Garden, FL 34787



Garrick Sims
Commercial Sales Specialist
(813) 474-8505
garrick.sims@cbcrrt.com
FL #BK3358557

Gislene "Gigi" Moorman
Broker Associate
(407) 694-2246
gigi.moorman@cbrealty.com
FL #BK3312487

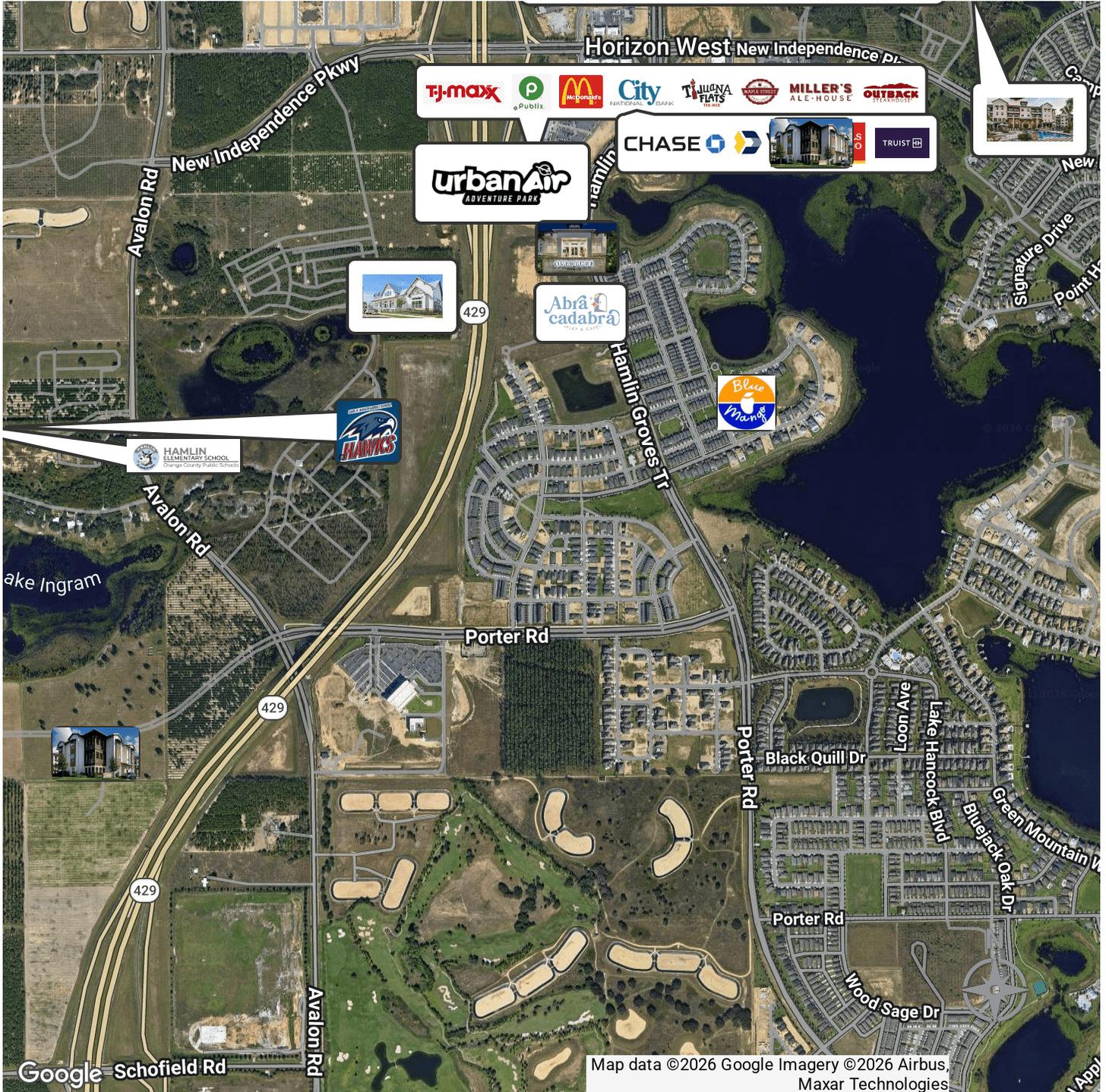


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

HAMLIN GROVES

5758 Hamlin Groves Trail Winter Garden, FL 34787



Garrick Sims
Commercial Sales Specialist
(813) 474-8505
garrick.sims@cbcnrt.com
FL #BK3358557

Gislene "Gigi" Moorman
Broker Associate
(407) 694-2246
gigi.moorman@cbrealty.com
FL #BK3312487

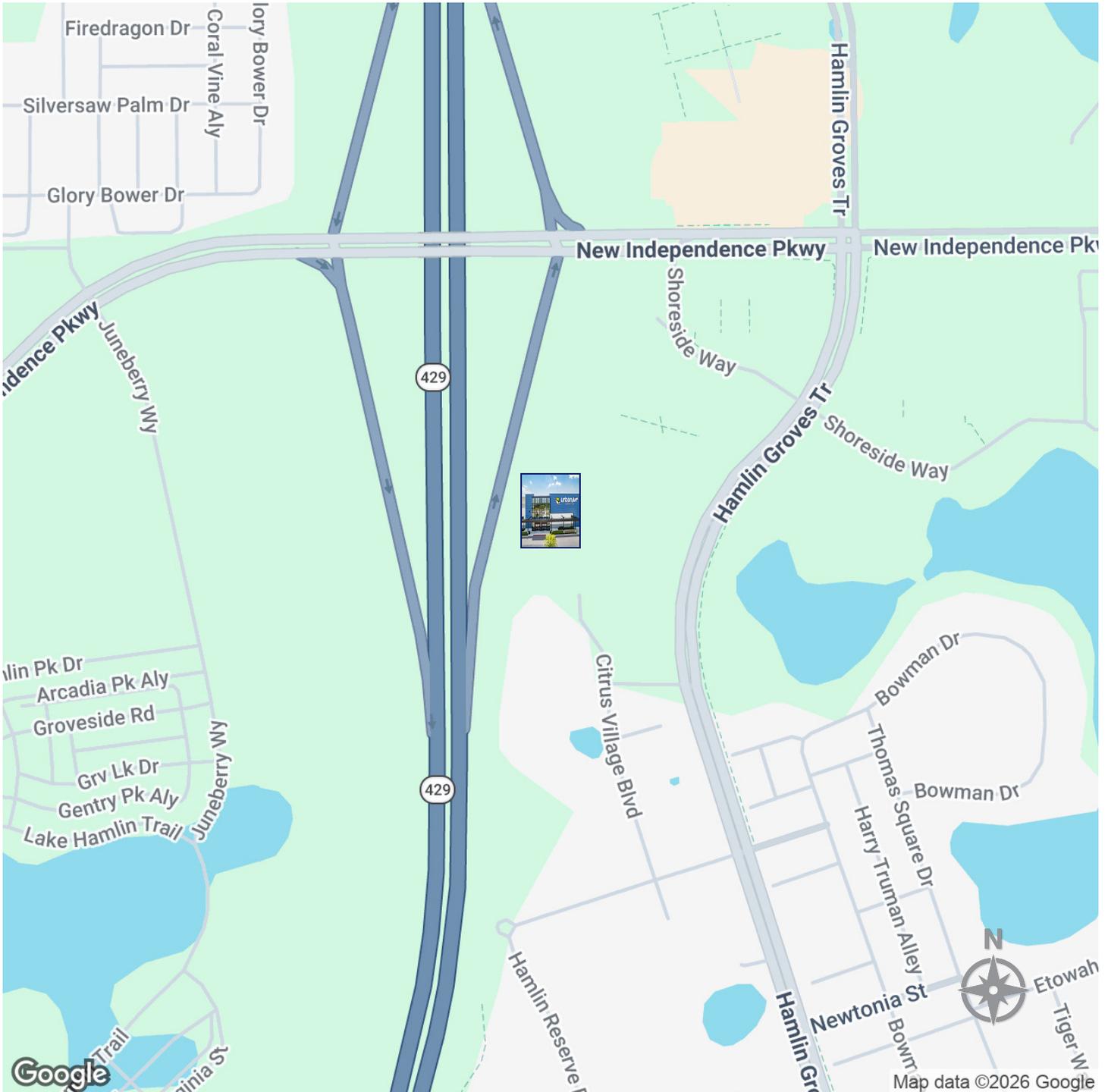


**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

HAMLIN GROVES

5758 Hamlin Groves Trail Winter Garden, FL 34787



Garrick Sims
Commercial Sales Specialist
(813) 474-8505
garrick.sims@cbcrrt.com
FL #BK3358557

Gislene "Gigi" Moorman
Broker Associate
(407) 694-2246
gigi.moorman@cbrealty.com
FL #BK3312487

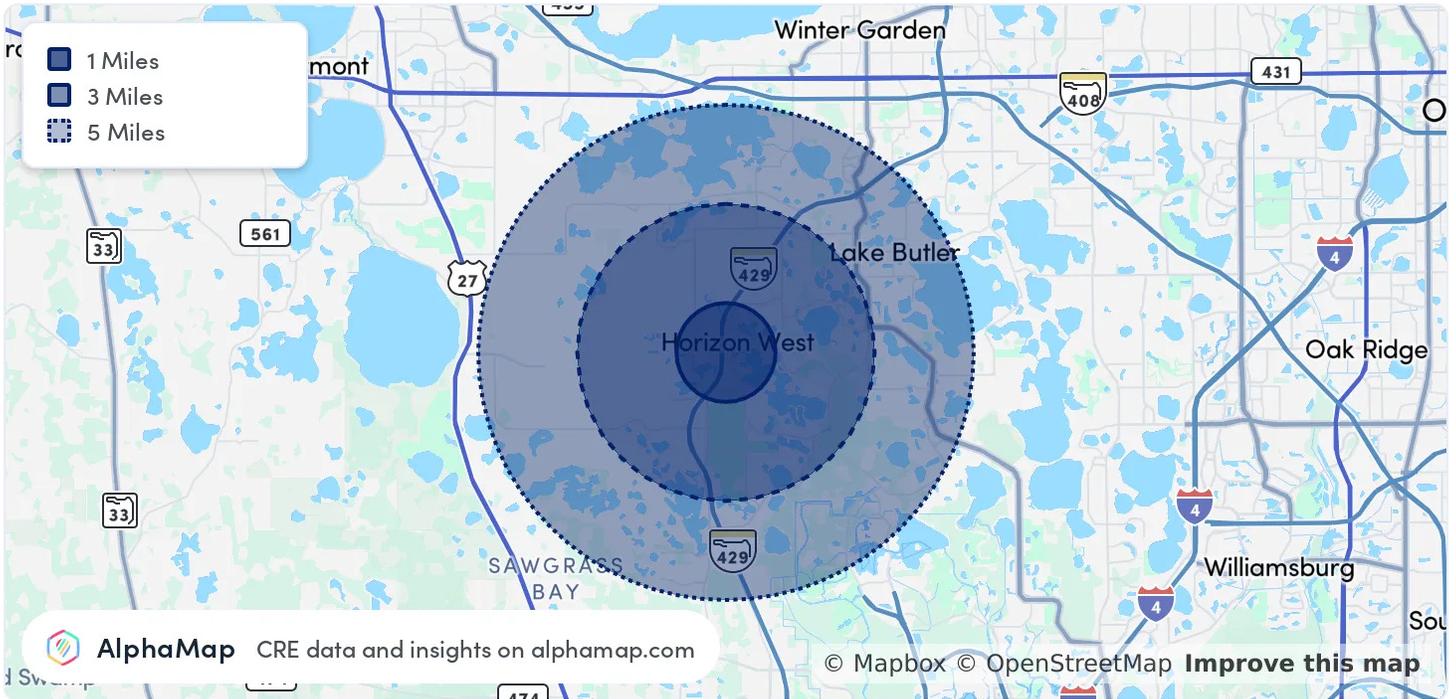


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

HAMLIN GROVES

5758 Hamlin Groves Trail Winter Garden, FL 34787



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,996	41,065	92,998
Average Age	35	35	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,263	13,459	30,306
Persons per HH	3.2	3.1	3.1
Average HH Income	\$169,583	\$152,331	\$155,711
Average House Value	\$651,831	\$576,983	\$585,680
Per Capita Income	\$52,994	\$49,139	\$50,229

Map and demographics data derived from AlphaMap

Garrick Sims
 Commercial Sales Specialist
 (813) 474-8505
 garrick.sims@cbcncr.com
 FL #BK3358557

Gislene "Gigi" Moorman
 Broker Associate
 (407) 694-2246
 gigi.moorman@cbrealty.com
 FL #BK3312487



COLDWELL BANKER
COMMERCIAL
 REALTY