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*Hamlin*TM

PREMIER MEDICAL OFFICE FOR SALE
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

ACCESSIBILITY

10 MINUTES

TO DISNEY WORLD

15 MINUTES

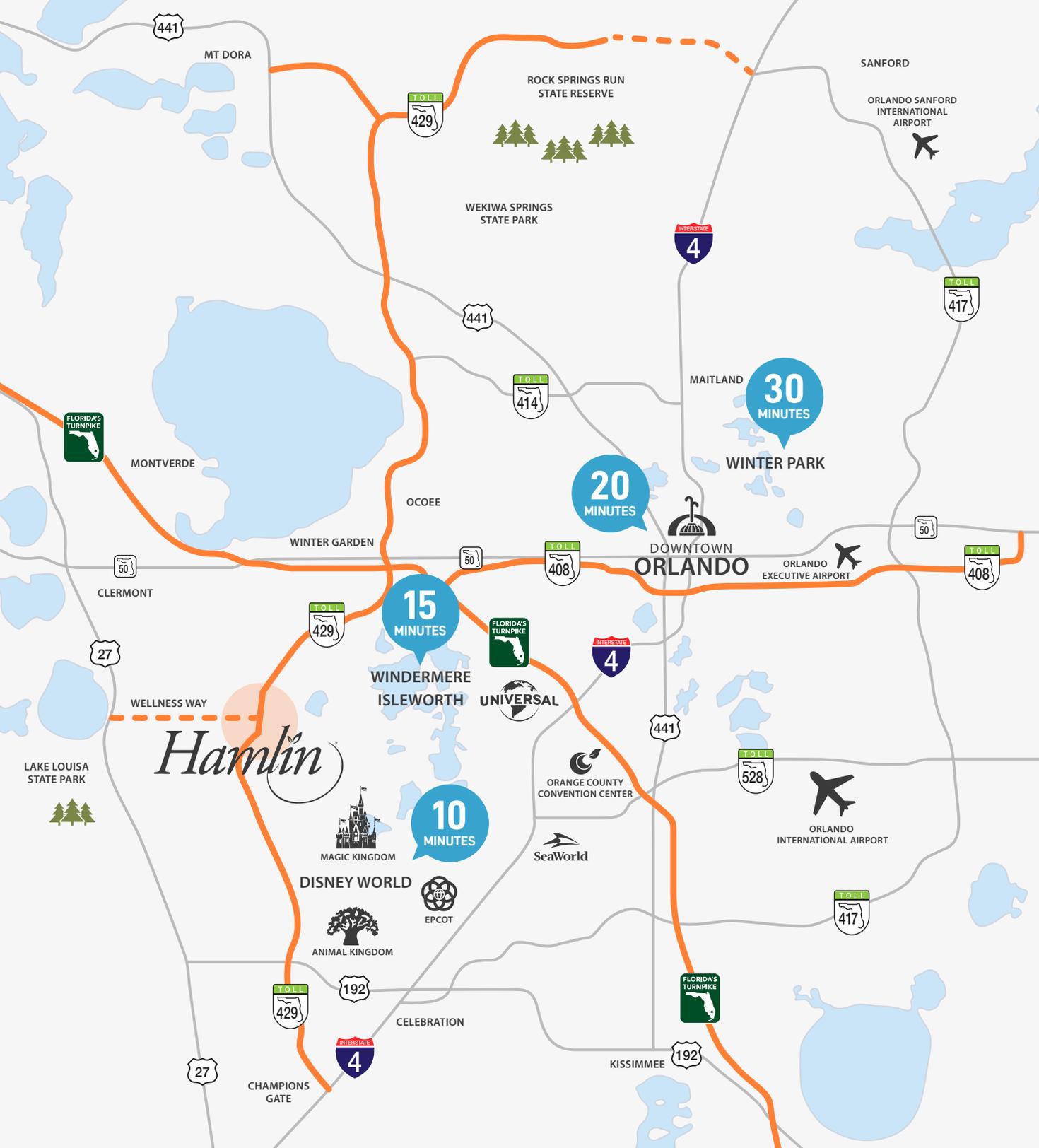
TO WINDERMERE AND ISLEWORTH

20 MINUTES

TO DOWNTOWN ORLANDO

30 MINUTES

TO WINTER PARK



MAP OF FUTURE GROWTH



Hamlin Wellness District

LEASE PLAN

1199 S/F UNITS
Silverleaf at Hamlin & Dream Finders Homes

545 COUNTY



ORLANDO HEALTH
Horizon West Hospital

78,000 SF
Emergency Dept. & Medical Pavilion
214,000 SF
Facility
120
Patient-beds

FUTURE
ORLANDO HEALTH
MEDICAL CAMPUS EXPANSION
40+ Acres

TOLL
429

545 COUNTY

270 M/F HOMES
Horizon Vue
Park Square Homes

BUILDING STATUS

- OPEN
- COMMITTED
- PENDING
- UNDER CONSTRUCTION
- AVAILABLE

LAND USE

- COMMERCIAL
- MEDICAL/OFFICE
- RESIDENTIAL

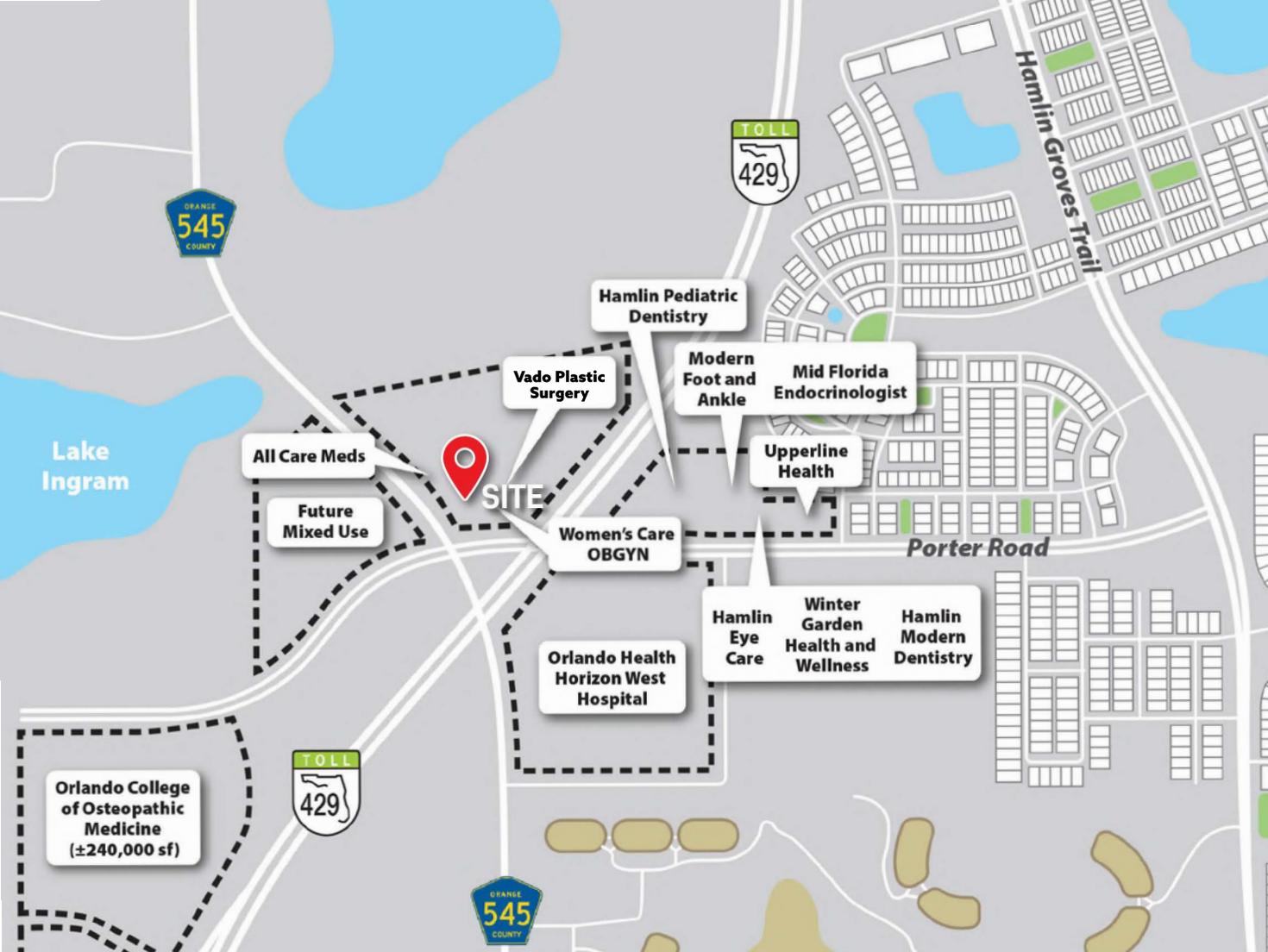
OCOM
ORLANDO COLLEGE OF
OSTEOPATHIC MEDICINE
340,000 SF / 25 ac CAMPUS

OPEN

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:



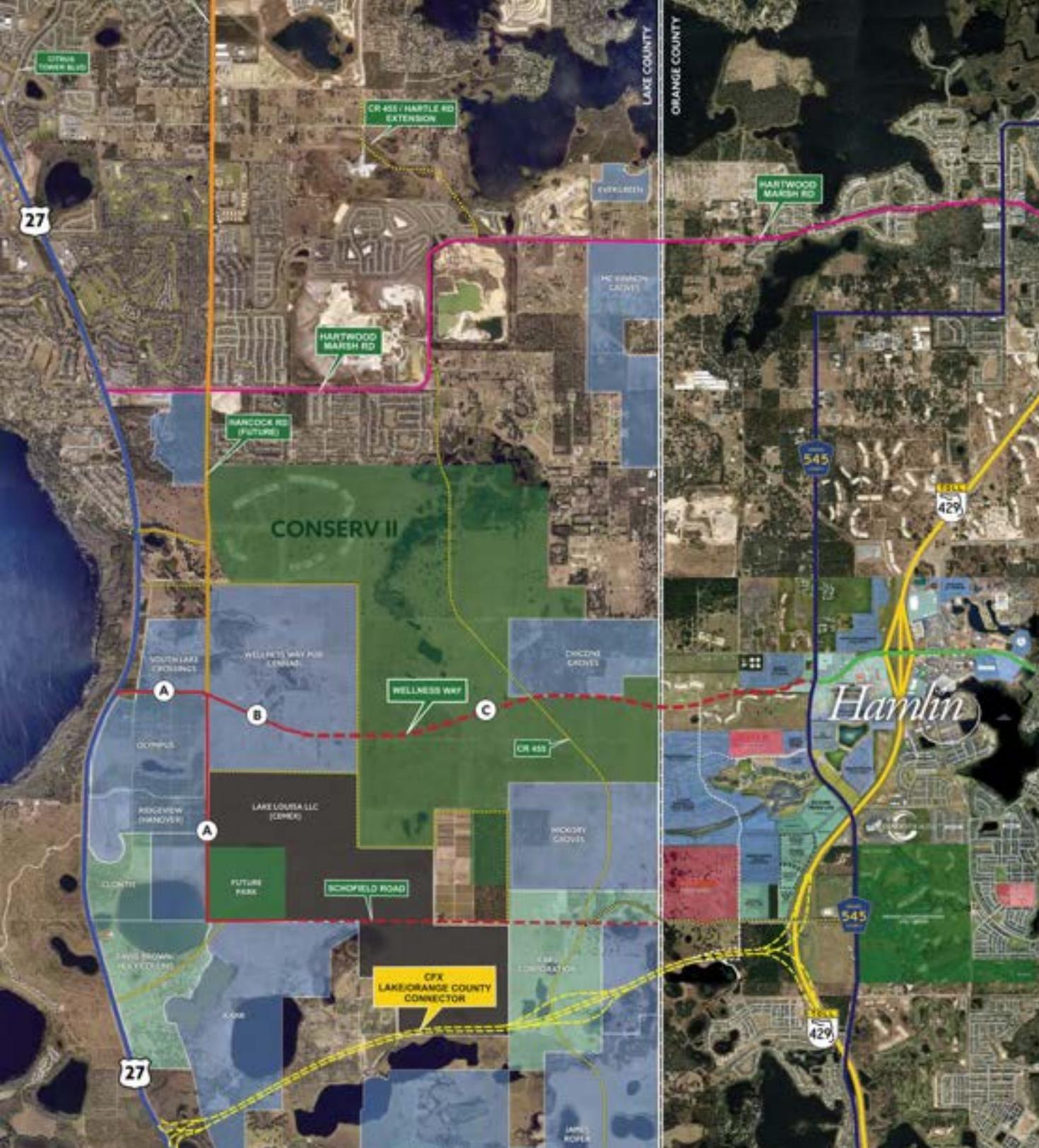
CONTINUED GROWTH

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
 - 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[™]



Millenia
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MEDICAL SALES

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