

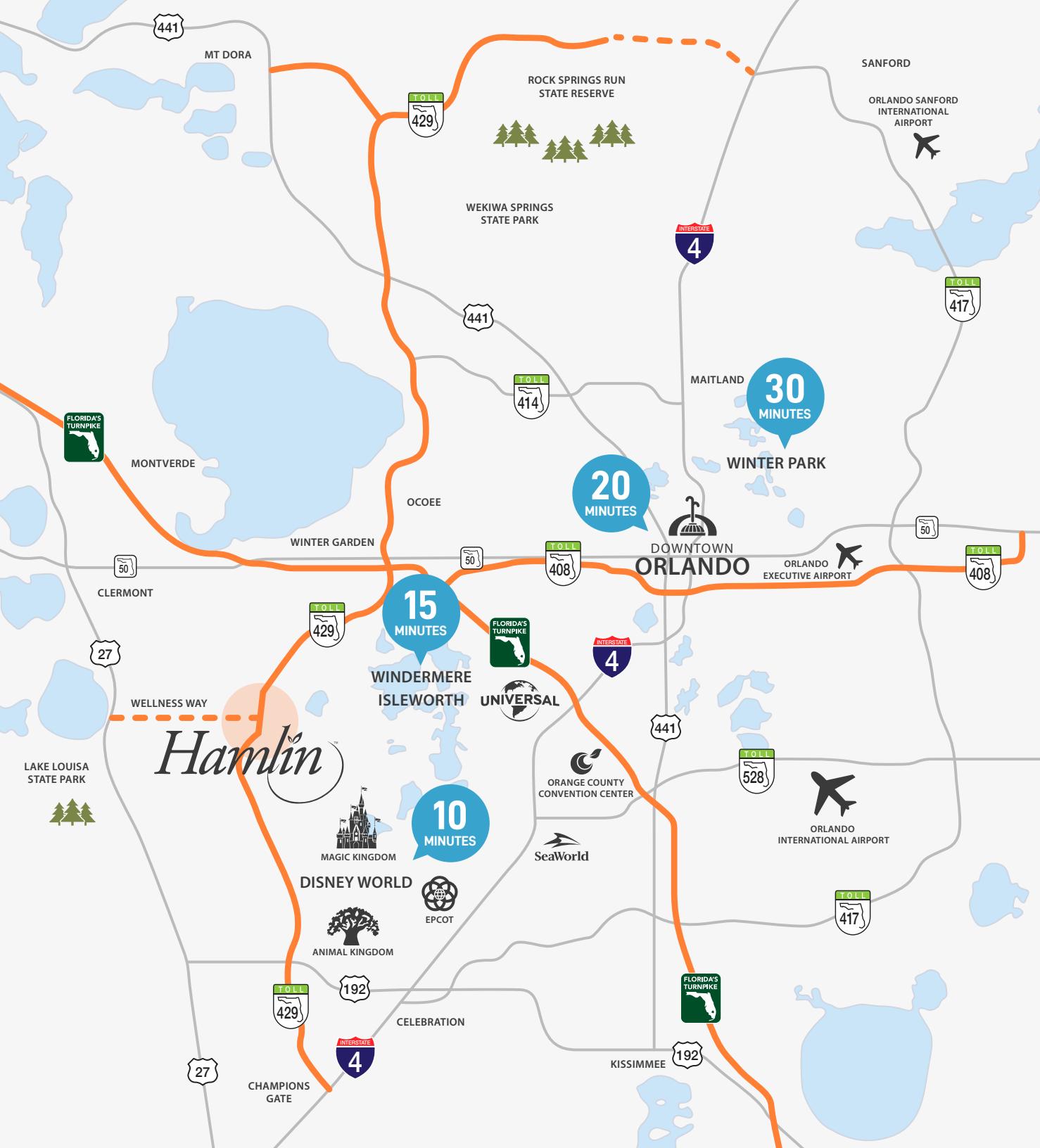


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*Hamlin*™

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.

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

## POPULATION GROWTH By The Numbers

## ACCESSIBILITY

# MAP OF FUTURE GROWTH

*Hamlin*™



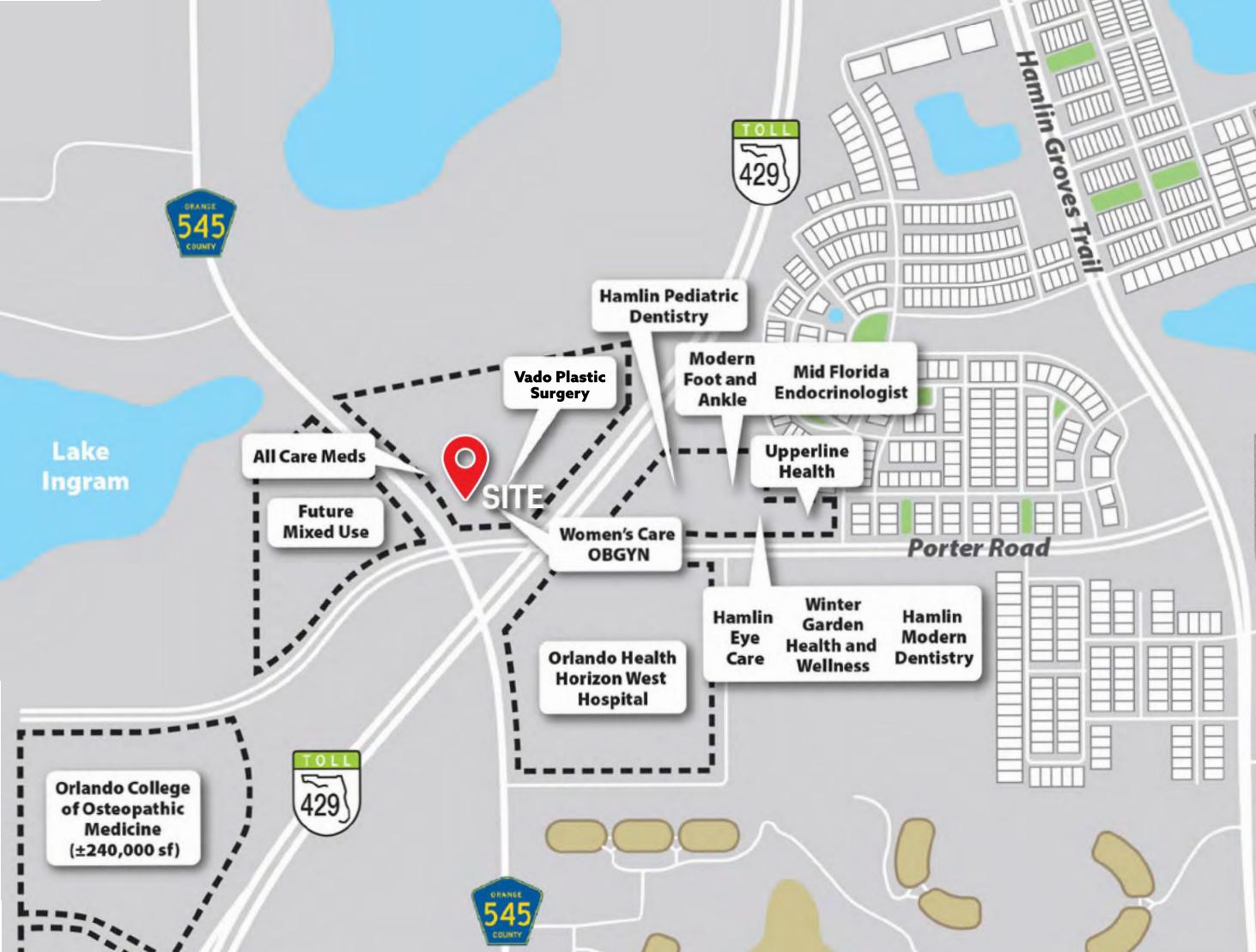
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# Hamlin Wellness District

**1199  
S/F UNITS**



# 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



Modern  
Foot and Ankle



Pediatric Dentistry  
of Horizon West



The Joint  
chiropractic  
HAMLIN



PROVISION CARES  
PROTON THERAPY



Women's Care  
FLORIDA



HAMLIN  
PEDIATRIC  
DENTISTRY



upperline  
HEALTH | Florida



HEALTHY  
WEST ORANGE



WINTER GARDEN  
HEALTH AND WELLNESS



VADO  
plastic surgery

# AVAILABLE

5,000 +/- SF PAD SITES AVAILABLE FOR LEASE OR FOR SALE

## PROPERTY OVERVIEW

A brand new medical office building is available in Hamlin. The property has up to 5,000 SF pad sites 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 +/- Pad-Sites For Sale**
- Frontage on Porter Rd
- Adjacent to Orlando Health Horizon West Hospital and Surrounding Medical Office Users
- Delivery Q1/Q2 2026



Ashley Walker

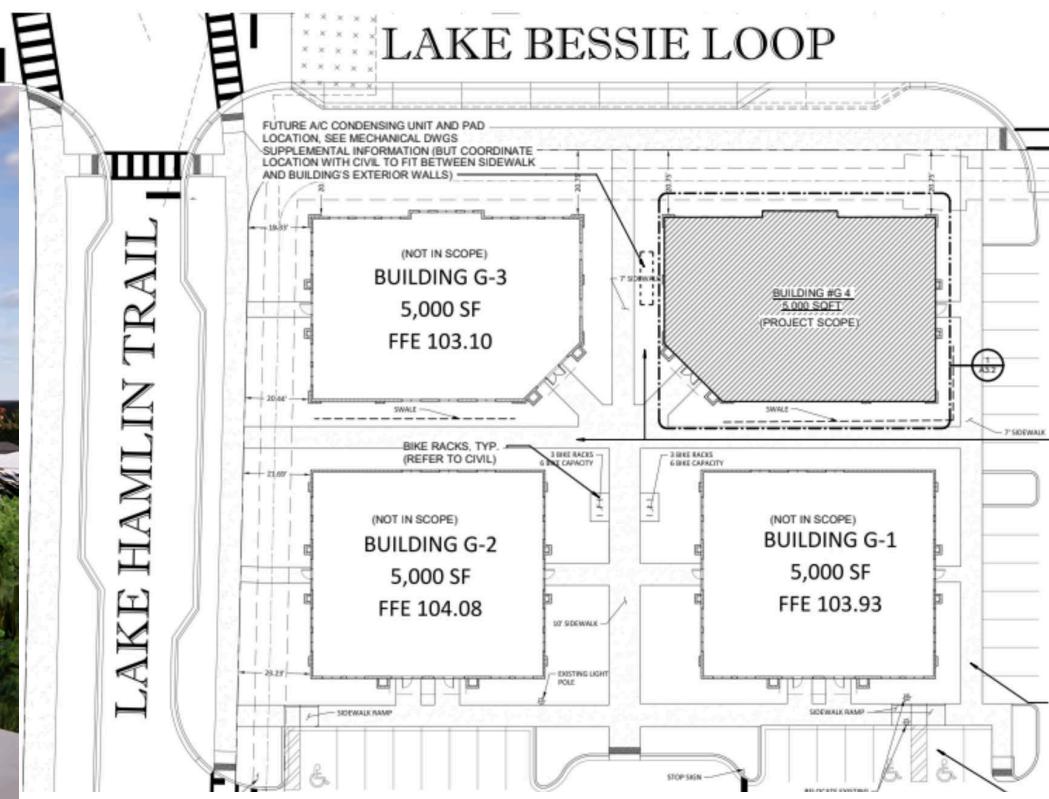
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# CONTINUED GROWTH



## 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



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## MEDICAL SALES

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