



**Millenia
Partners**

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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

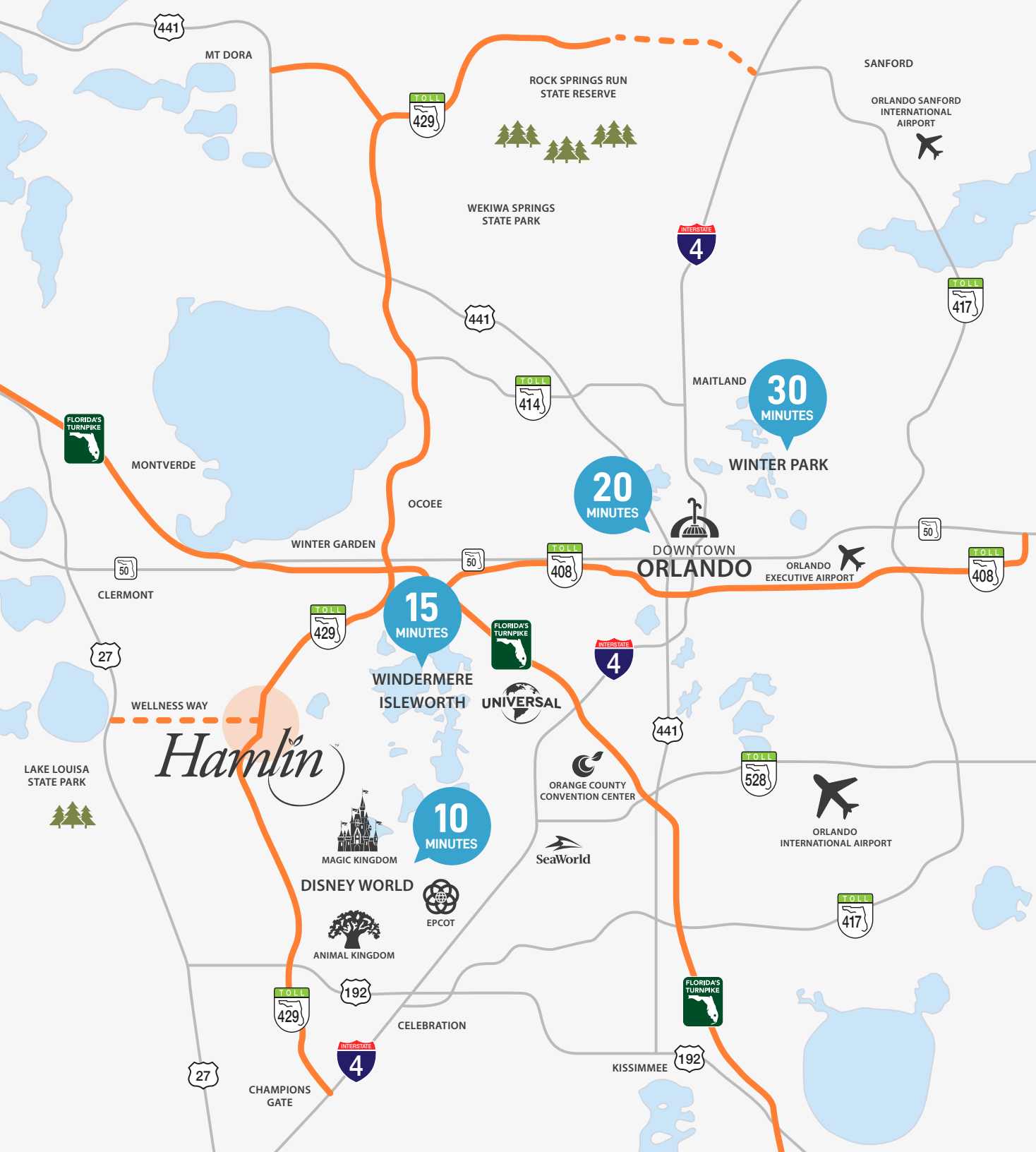
TO WINDERMERE AND ISLEWORTH

20 MINUTES

TO DOWNTOWN ORLANDO

30 MINUTES

TO WINTER PARK



MAP OF FUTURE GROWTH



BUILDING STATUS

	OPEN		UNDER CONSTRUCTION
	COMMITTED		AVAILABLE
	PENDING		

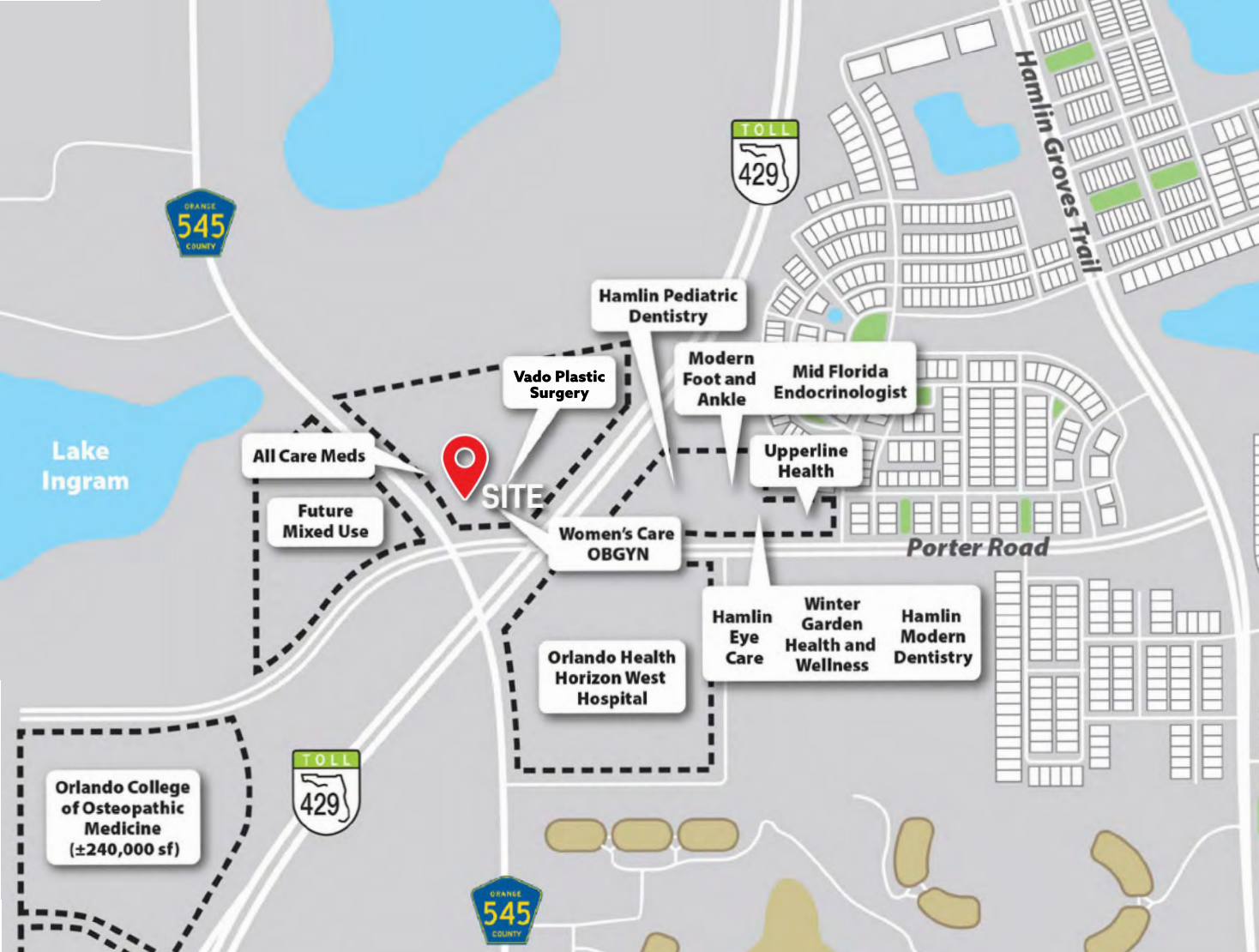
LAND USE

	COMMERCIAL
	MEDICAL/OFFICE
	RESIDENTIAL

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:



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

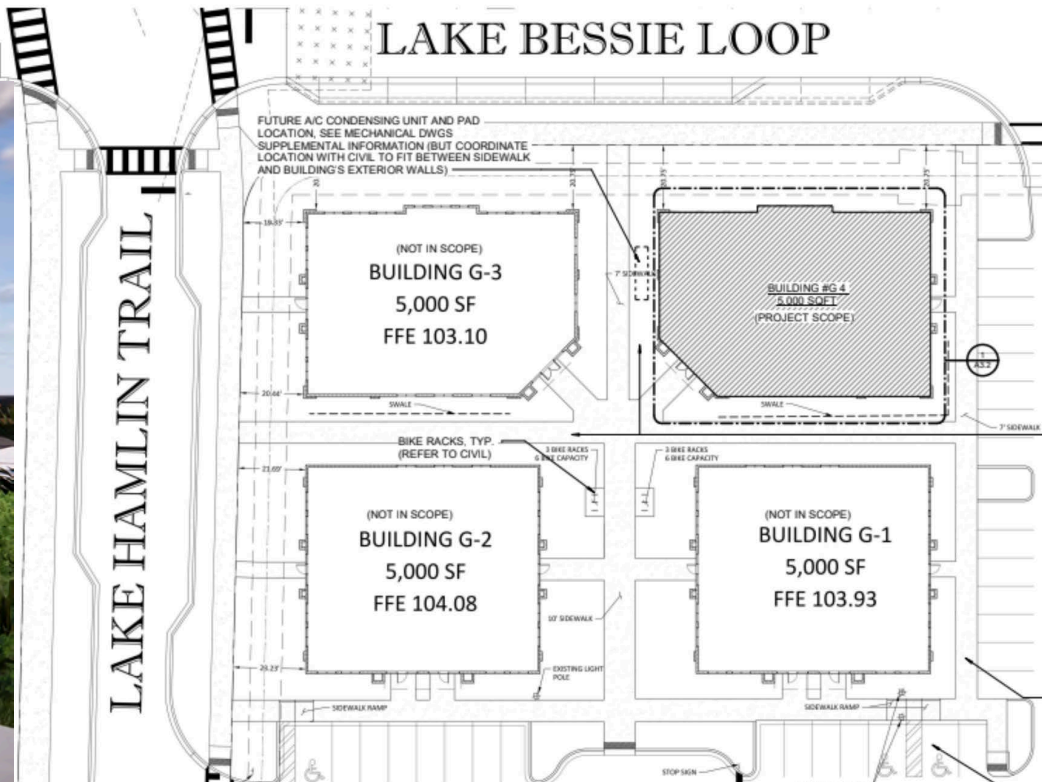


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MEDICAL SALES

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