

COMMERCIAL DEVELOPMENT OPPORTUNITY

**17300 PORTER ROAD
WINTER GARDEN, FLORIDA 34787**

**2.70 ACRES
APPROVED 17,102 SF
CLASS-A MEDICAL
FACILITY**

Available For Purchase Or Joint Venture

THE *AMP* GROUP



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PROPERTY SUMMARY

A 2.70-acre commercial pad with approvals in place.

17300 Porter Road sits in the Horizon West / Hamlin growth corridor.



Offering Summary

ADDRESS	17300 Porter Rd, Winter Garden, FL 34787
PARCEL ID	30-23-27-2699-02-002
SITE AREA	2.70 acres 117,612 gross SF
ENTITLEMENT	Approved Orange County DP-25-02-041
APPROVED PLAN	17,102 SF single-story Class A facility
PARKING	93 surface stalls 5.44 per 1,000 SF
ZONING	Silverleaf PD T5 Urban Center Transect

Property Description

17300 Porter Road offers a rare 2.70-acre commercial pad in the high-growth Horizon West community, ideal for investors, developers, or healthcare operators. Positioned along S.R. 429 directly across from Hamlin Town Center, the property features 100% usable land due to off-site regional stormwater retention, complete utility infrastructure, a high 5.44/1,000 SF parking ratio, and approved plans for a 17,102 SF medical building to fast-track development if desired.

Highly versatile T5 Urban Center zoning permits a wide range of uses beyond medical, including corporate office, retail, childcare, or wellness facilities. The site sits in a dense specialty healthcare corridor under half a mile from Orlando Health Horizon West Hospital and directly adjacent to AdventHealth's newly acquired 4.0-acre parcel. Neighboring tenants include the Orlando College of Osteopathic Medicine, specialty medical clinics, and established community anchors, with connectivity expanding via the S.R. 516 Expressway extension.

OFFERING HIGHLIGHTS

Approvals and land efficiency shorten the path to development.



100%

USABLE LAND YIELD

Off-site regional stormwater retention preserves the full commercial pad.

APPROVED

DEVELOPMENT PLAN

Orange County DP-25-02-041 supports a 17,102 SF Class A facility.

93

SURFACE PARKING STALLS

A 5.44 per 1,000 SF ratio is designed for high patient volume.

T5

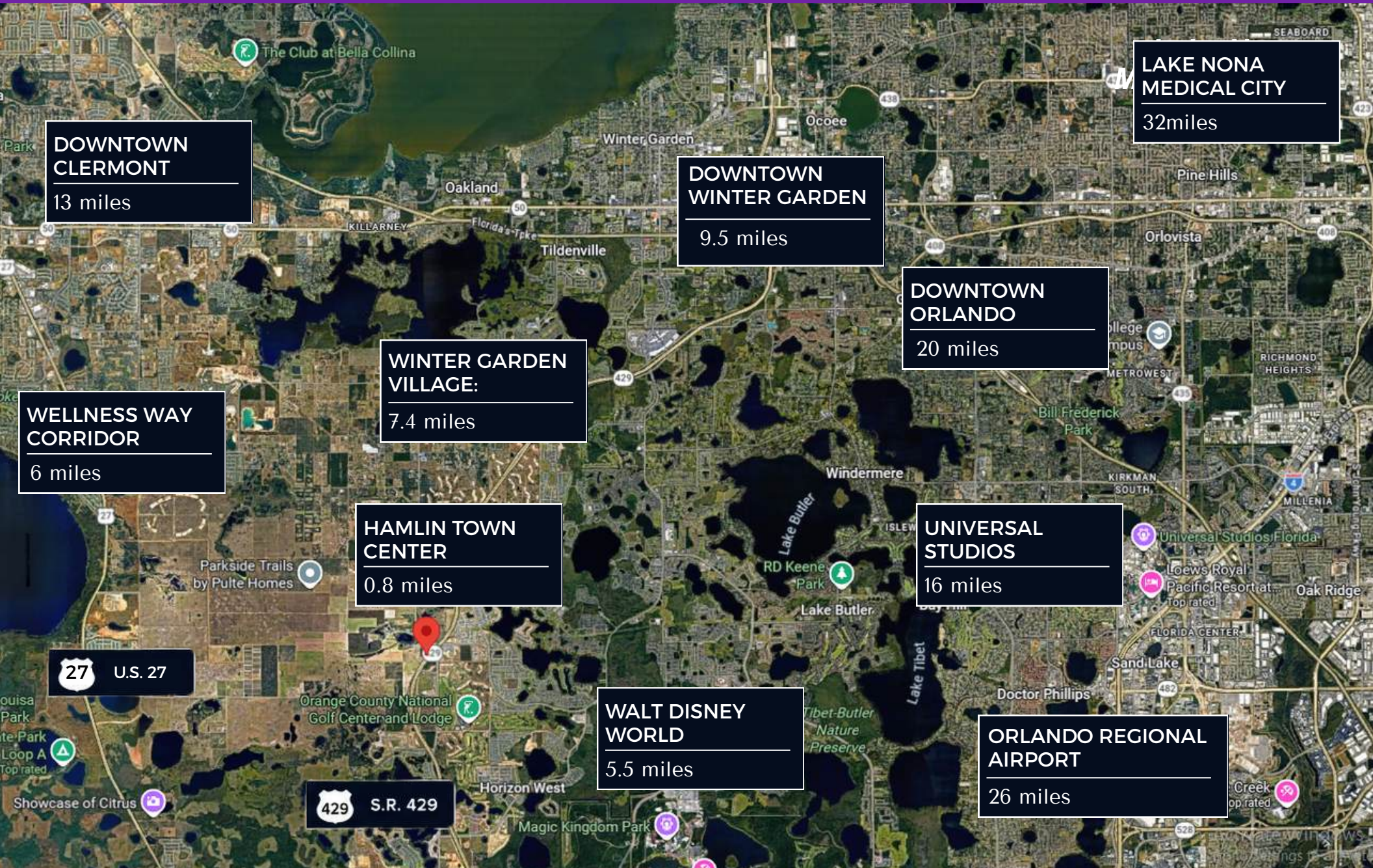
URBAN CENTER TRANSECT

Alternative office, retail, education, healthcare and wellness concepts are possible.

The subject parcel fronts Porter Road along S.R. 429 deceleration lane.



LOCATION MAP





< 0.5 MI

**Orlando Health Horizon
West Hospital**

ADJACENT

**AdventHealth-acquired
4.0-acre parcel**

PORTER RD

**Orlando College of
Osteopathic Medicine
Womans Care
Vado Plastic Surgery
HZ Plastic Surgery**

0.8 MI

Hamlin Town Center



Currently under construction by the Central Florida Expressway Authority (CFX), the \$546 million S.R. 516 extension is a 4.4-mile toll expressway providing a direct east-west link between U.S. 27 in Clermont and S.R. 429. Terminating adjacent to 17300 Porter Road at the S.R. 429 interchange, S.R. 516 unlocks direct access to Lake County's 15,000-acre Wellness Way growth corridor. Upon partial opening in Spring 2027, the corridor will slash drive times from South Lake County to under 8 minutes, dramatically widening the site's regional customer and patient capture zone.

Local connectivity

01

S.R. 429

Direct visibility along the expressway corridor

02

PORTER ROAD

Approved westbound left-turn lane in the site design

03

S.R. 516

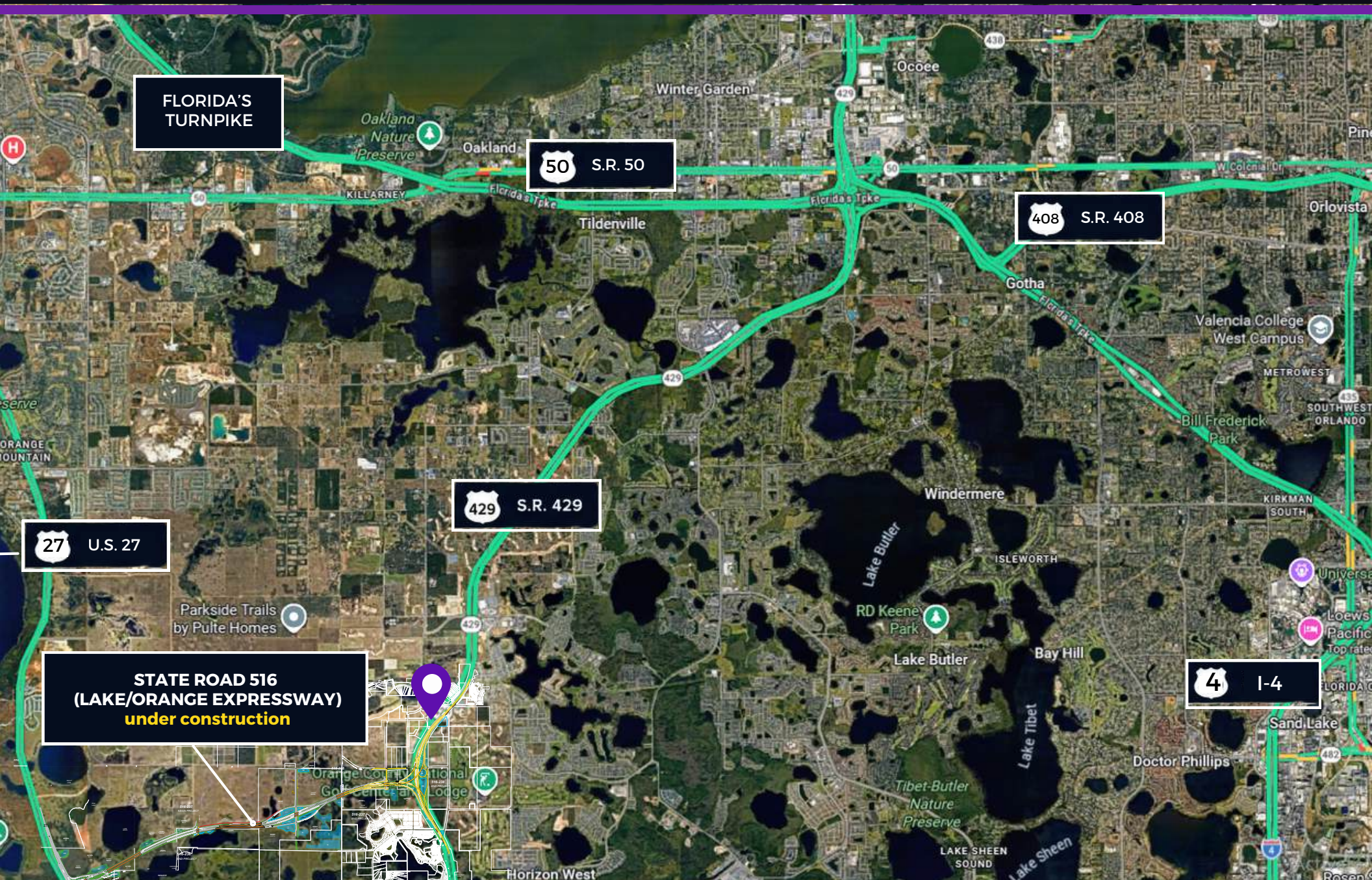
\$546M Lake-Orange Expressway project linking S.R. 429 to US-27

04

HAMLIN

Retail, dining and entertainment across the expressway

REGIONAL CONNECTIVITY



Class A medical facility plan tailored to outpatient use.



17,102 SF

APPROVED BUILDING AREA

34'-11"

ARCHITECTURAL PEAK

ARCHITECTURE

Single-story facility with a central entry canopy, cast stone accents and built-up stucco trim.

CLINICAL PLANNING

Designed for ophthalmology / optometry, ambulatory surgery or diagnostic specialties.

SITE EXPERIENCE

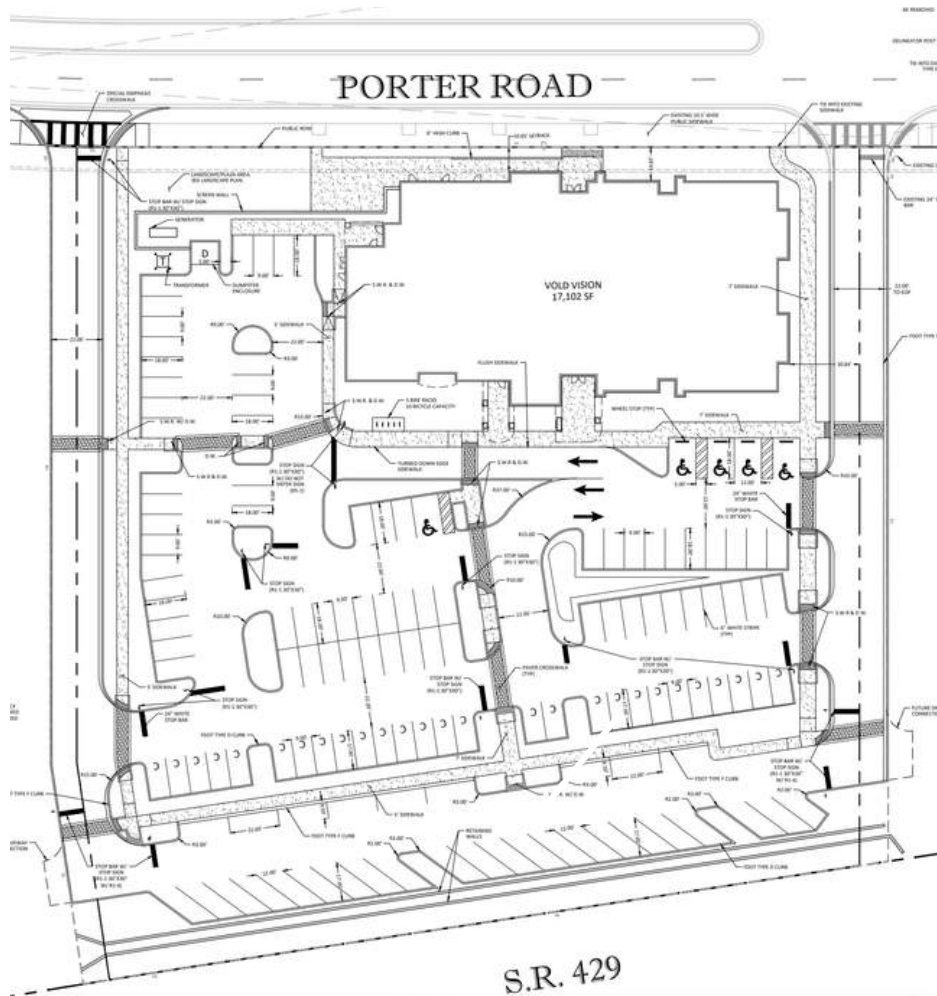
FFE 132.00', ADA access, pedestrian connections and hardscape plaza seating.

RESILIENCY

Dedicated pad for a 150kW backup generator with a self-contained fuel tank.

SITE PLAN

The approved plan pairs high parking capacity with engineered access.



93

SURFACE STALLS

6

ADA SPACES

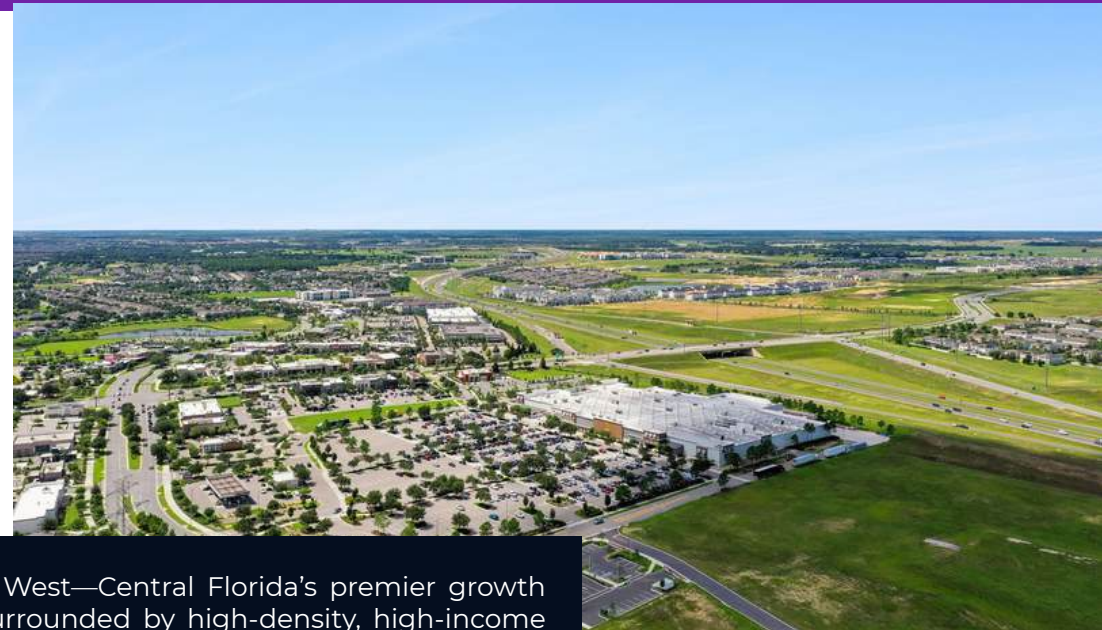
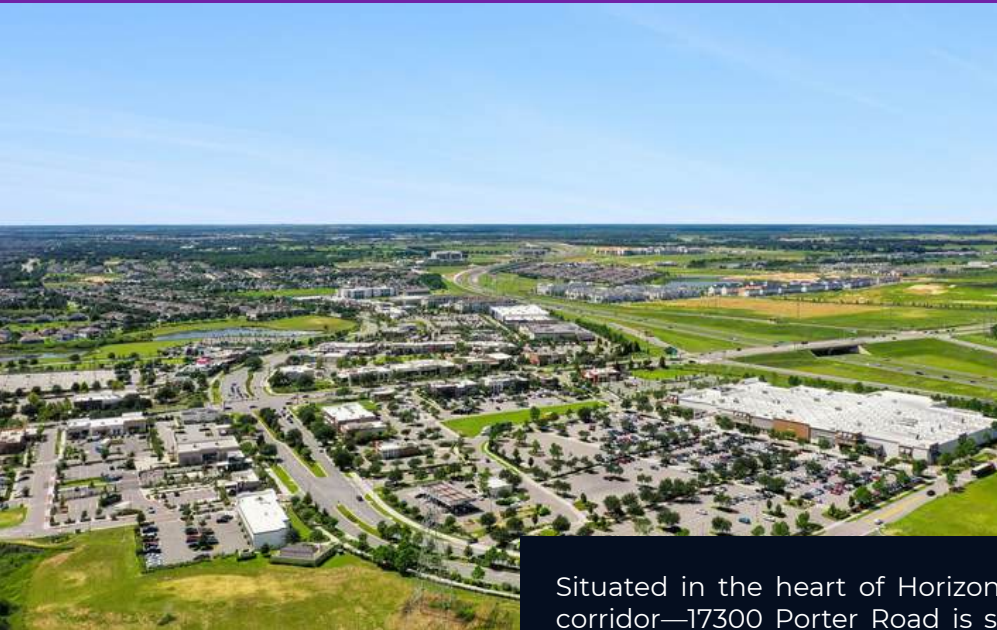
5.44

STALLS / 1,000 SF

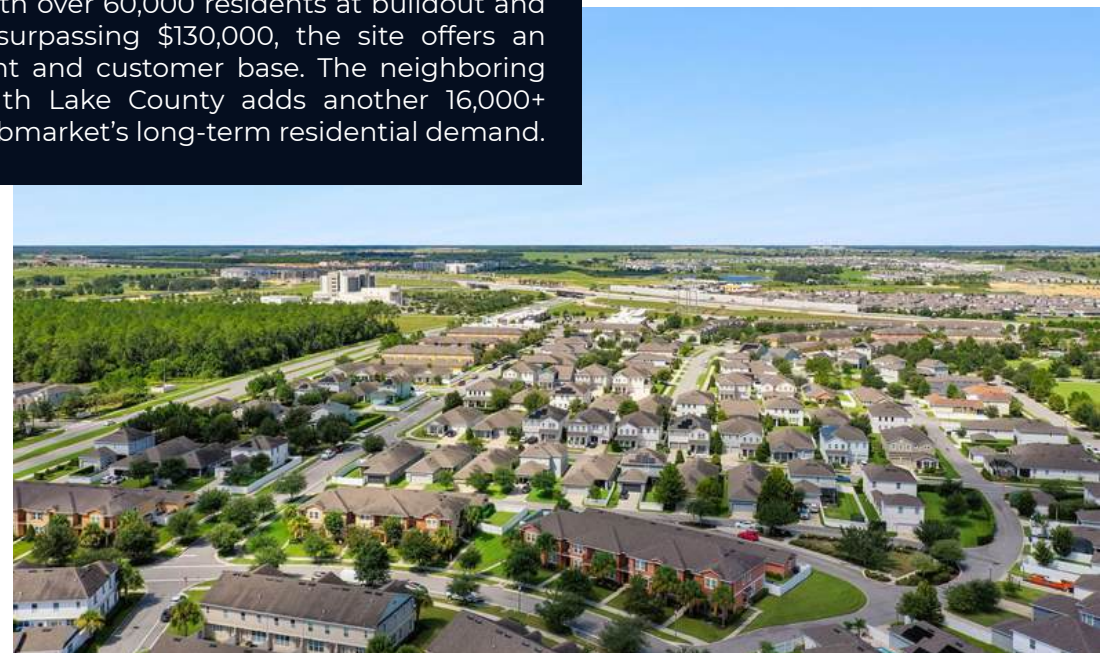
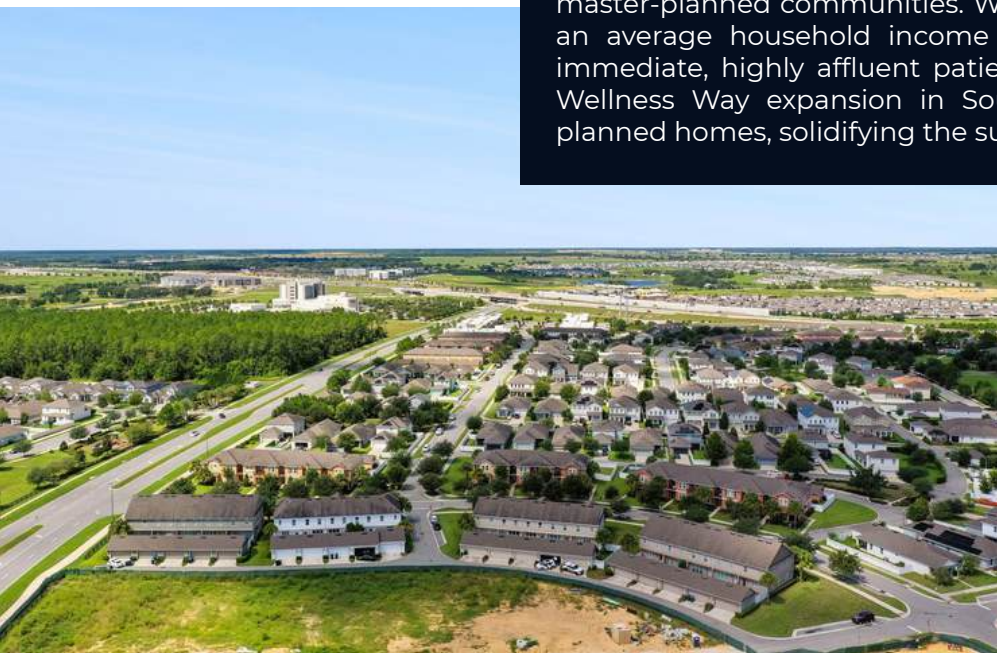
150 KW

GENERATOR PAD

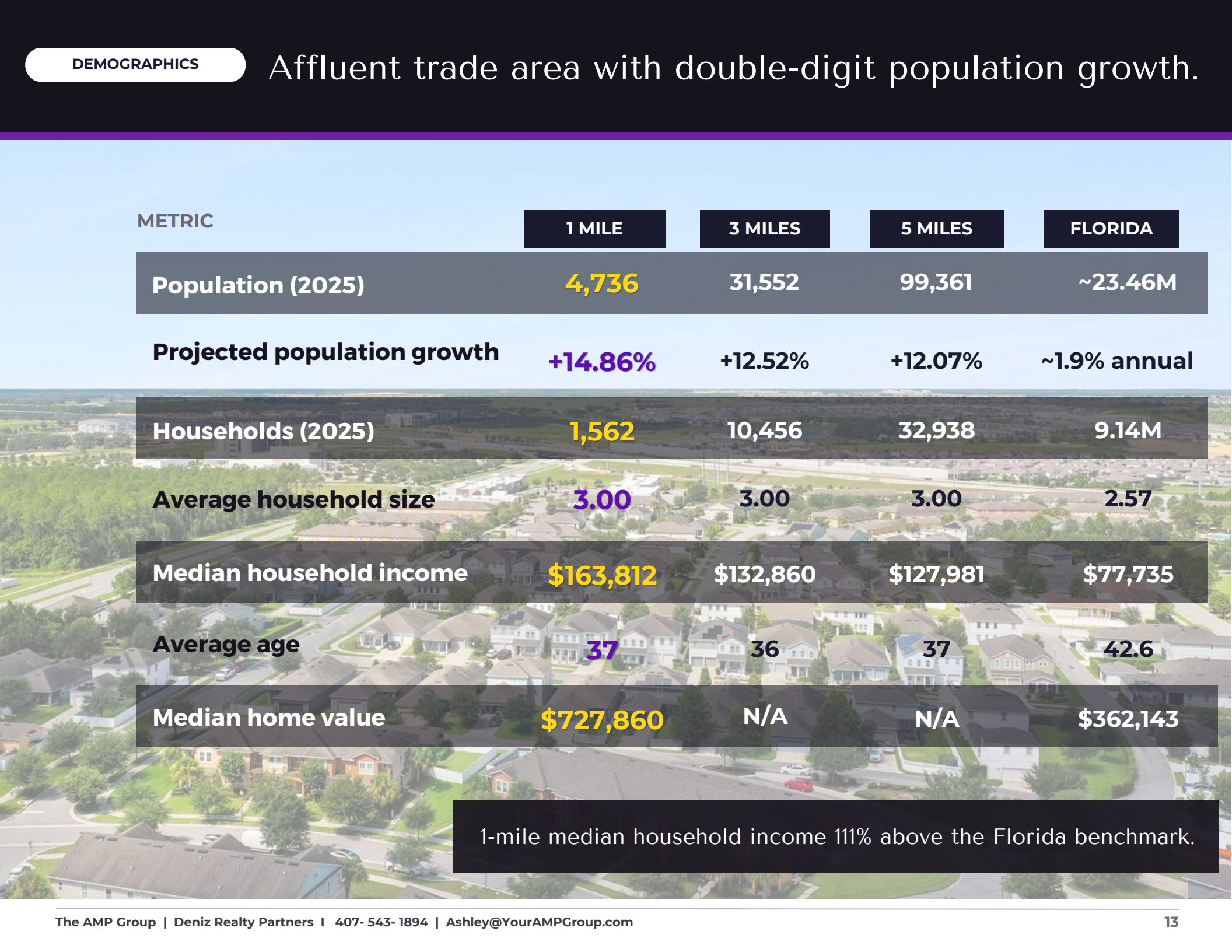
At the Epicenter of Horizon West's Affluent Residential Core.



Situated in the heart of Horizon West—Central Florida's premier growth corridor—17300 Porter Road is surrounded by high-density, high-income master-planned communities. With over 60,000 residents at buildout and an average household income surpassing \$130,000, the site offers an immediate, highly affluent patient and customer base. The neighboring Wellness Way expansion in South Lake County adds another 16,000+ planned homes, solidifying the submarket's long-term residential demand.



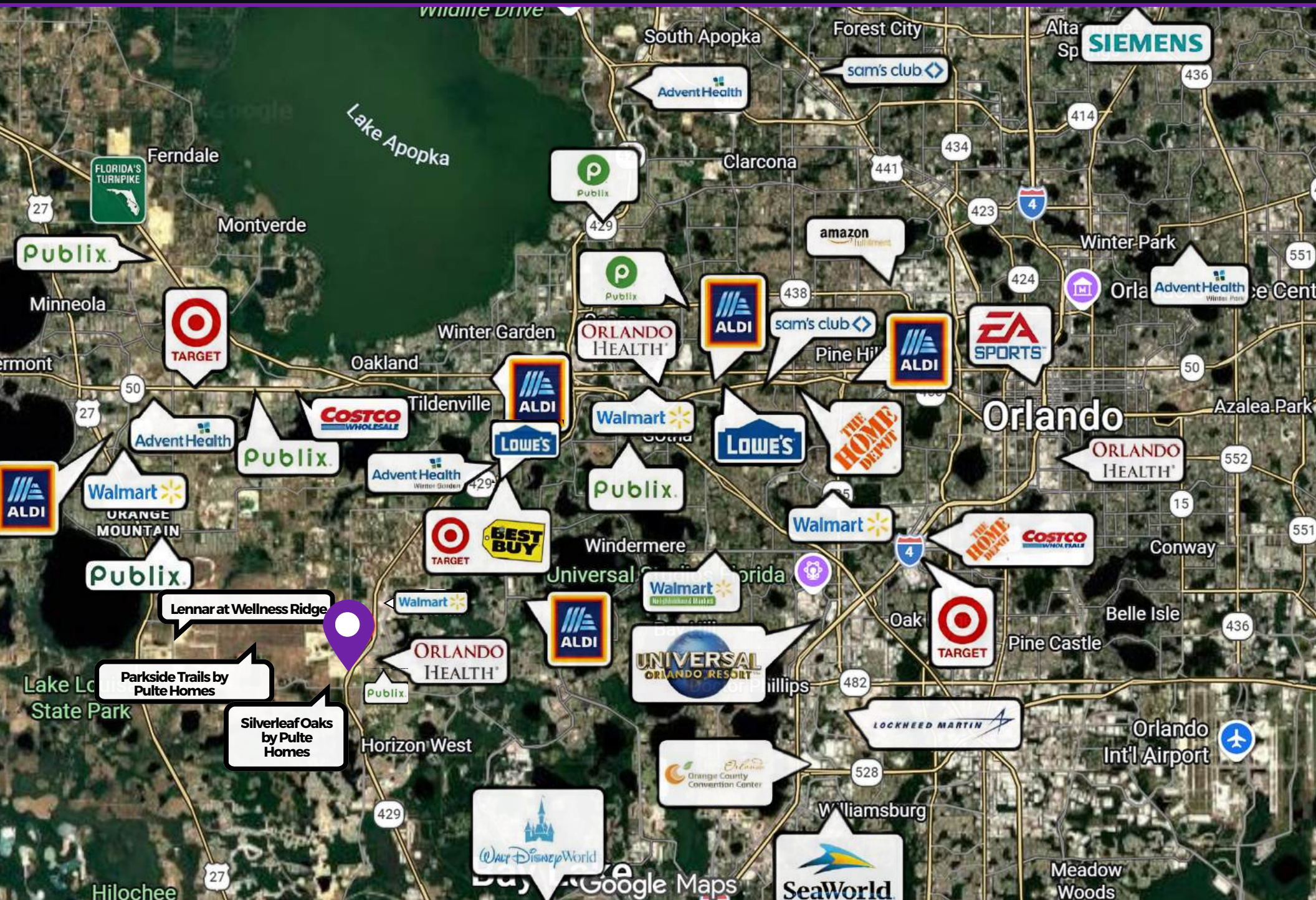
Affluent trade area with double-digit population growth.



METRIC	1 MILE	3 MILES	5 MILES	FLORIDA
Population (2025)	4,736	31,552	99,361	~23.46M
Projected population growth	+14.86%	+12.52%	+12.07%	~1.9% annual
Households (2025)	1,562	10,456	32,938	9.14M
Average household size	3.00	3.00	3.00	2.57
Median household income	\$163,812	\$132,860	\$127,981	\$77,735
Average age	37	36	37	42.6
Median home value	\$727,860	N/A	N/A	\$362,143

1-mile median household income 111% above the Florida benchmark.

MARKET AREA MAP



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FLORIDA 34787

CALL FOR OFFERS

CONFIDENTIALITY & DISCLAIMER

This offering memorandum contains selected information provided by the seller and third-party sources deemed reliable, but is not guaranteed as to accuracy or completeness. All property details, demographics, projections, and site plans are illustrative and subject to independent verification by prospective purchasers. Subject to errors, omissions, prior sale, or withdrawal without notice.

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