

FOR LEASE

# HAMLIN TOWN CENTER

15415 WATERBIRD ROAD, WINTER GARDEN, FL 34787

SUITE D  
2,565 SF

### Class "A" Medical Office Development

A blank canvas for a nationally established, regional or local, growing medical practice.



### 2,565 ± SF Available

Flexibility remains with the overall building for a customized medical layout and use.



### Ideally Located in Booming Region

Centrally located off SR 429 with easy access to Orlando Metro Area via the Florida Turnpike or SR 408.



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15415 Waterbird Road

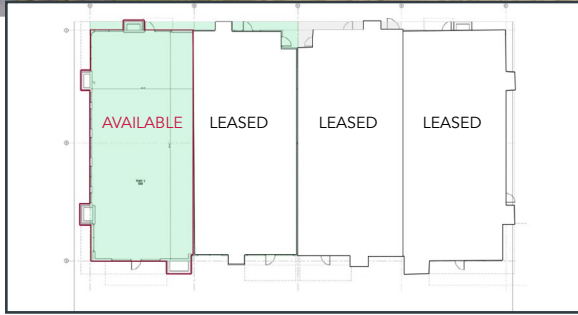
Neighboring Orlando Health Horizon West this location is ideal for any practice or specialty. It is surrounded by additional medical office users including plastic surgery, rehab, and urgent care. A multispecialty surgery center is adjacent to the property as well. It's also close proximity to SR 429 Western Beltway (47,000 Annual Average Daily Traffic).



Located in the growing Winter Garden area centralized within the booming Horizon West Master PD



Available immediately for custom build-out with Landlord assisted TI Allowance



Space for single tenant providing flexibility for any growing practice

Waterbird Road is a blank canvas for a nationally established, regional or local, growing medical practice in the commercial heart.

Frontage on Hamlin Groves Trail is ideal for establishing a prominent position within the West Orange County, Florida/Horizon West booming region.

A 2,565± unit, flexibility remains with the overall building for a customized medical layout and use.



Centrally located off SR 429 with easy access to Orlando Metro area via the Florida Turnpike or SR 408.



High-visibility corner location with open access parking and 5/1,000 parking spaces.



Surrounded by affluent single and multi-family housing.



Within the booming Horizon West Master Planned Development in Winter Garden.



Ideally located in Hamlin Town Center alongside acres of multi and single-family residences.



Surrounded by amenities, including retailers, restaurants, and entertainment venues.

Characterized by its historic Florida citrus groves, Hamlin is a 600-acre premier waterfront community located in the commercial heart of Horizon West's 23,000 acre master plan in southwest Orange County. With over two million square feet of commercial development and 1,500 homes, Hamlin will serve as the regional retail and employment base for the greater Horizon West community.





**Population**

1 Mile: 3,323  
3 Mile: 36,700  
5 Mile: 88,652



**Daytime Population**

1 Mile: 434  
3 Mile: 6,163  
5 Mile: 4,047



**Households**

1 Mile: 1,112  
3 Mile: 12,120  
5 Mile: 29,583



**Avg Household Income**

1 Mile: \$141,581  
3 Mile: \$99,701  
5 Mile: \$105,261



**Avg Age Female**

1 Mile: 31.9  
3 Mile: 34.8  
5 Mile: 35.6



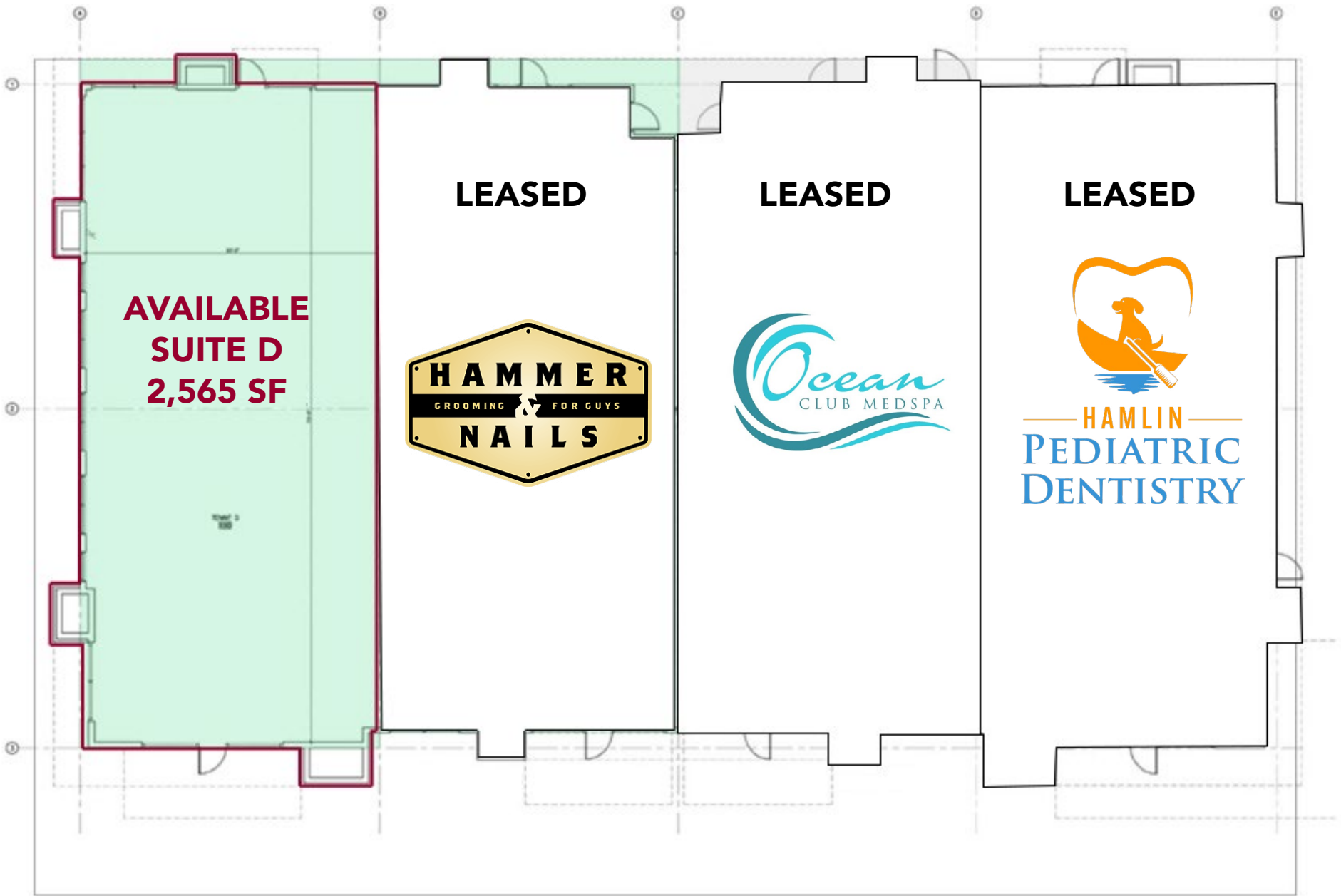
**Avg Age Male**

1 Mile: 31.8  
3 Mile: 34.6  
5 Mile: 35.3



**Age 65+ Female & Male**

1 Mile: 47.3% of population  
3 Mile: 49.8% of population  
5 Mile: 47.3% of population





## AREA OVERVIEW

- The site is part of 900 Acres mixed-use Town Center home to an active market of highly educated, family-oriented, experienced seekers with discretionary income and a desire to connect with the community.
- Hamlin is a desired location in Center of Horizon West with direct connection to State Road 429 and the Western Beltway.
- Hamlin includes more than 800 acres of copious retail and dining, multi-family and single-family residences, burgeoning wellness hub, and its core is a mixed-use Town Center.

## NEARBY RETAILERS, RESTAURANTS & VENUES





*For more information, please contact one of the following individuals:*

## **CONTACT**

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