



### PROPERTY DESCRIPTION

Coldwell Banker Commercial presents Hamlin Groves. Built in 2023, Hamlin Groves is a ±61,844 SF state of the art, Class A, institutional grade product. This modern constructed ground lease sits on ±8.14 acres in one of Orlando's newest, most affluent areas of Winter Garden, and has ±12 years remaining on a NNN Lease.

100% Occupied by Urban Air Adventure Park, which is one of America's premier indoor adventure parks, and is ranked the #2 smartest growing brands by franchise times. Commenced in 2023, this highly rated tenant offers years of stability, that offers ±12 remaining on the initial term, which includes 10% rent increases every 5-years.

Hamlin is a thoughtfully-curated mixed-use town center offering dining, shopping, entertainment experiences, and walkable living for the Horizon West community. Set along Greater Orlando's beltway, Hamlin benefits from a bustling community, diverse retail offerings, strong investment in education, and an innovative medical landscape.

### OFFERING SUMMARY

Sale Price:	\$22,682,000
Lot Size:	8.14 Acres
Building Size:	61,844 SF
NOI:	\$1,134,110.00
Cap Rate:	5%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	158	402	1,263
Total Population	489	1,259	3,996
Average HH Income	\$181,815	\$184,443	\$169,583

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**COLDWELL BANKER**  
**COMMERCIAL**  
 REALTY

# SALE

## HAMLIN GROVES

5758 Hamlin Groves Trail Winter Garden, FL 34787



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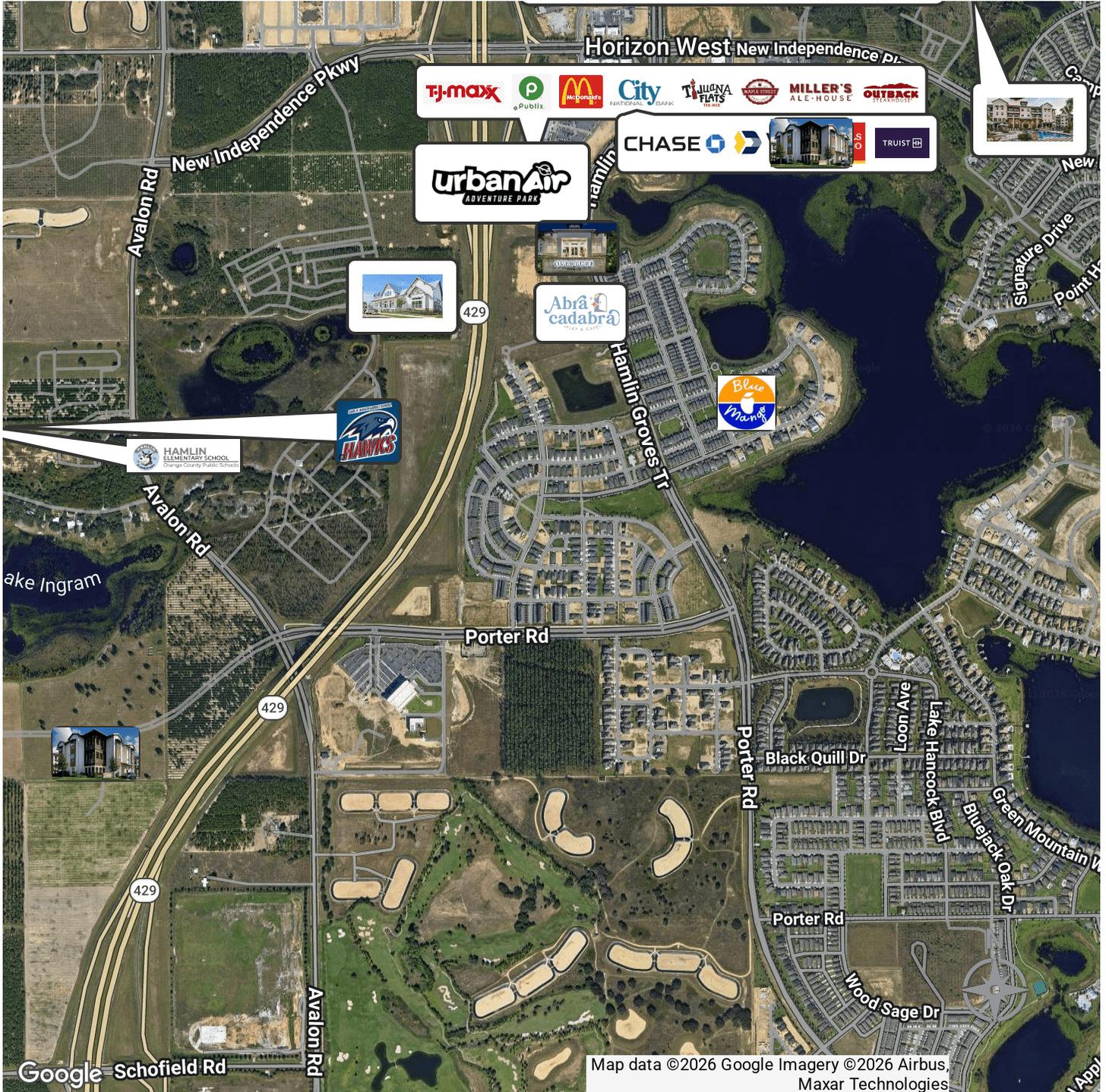


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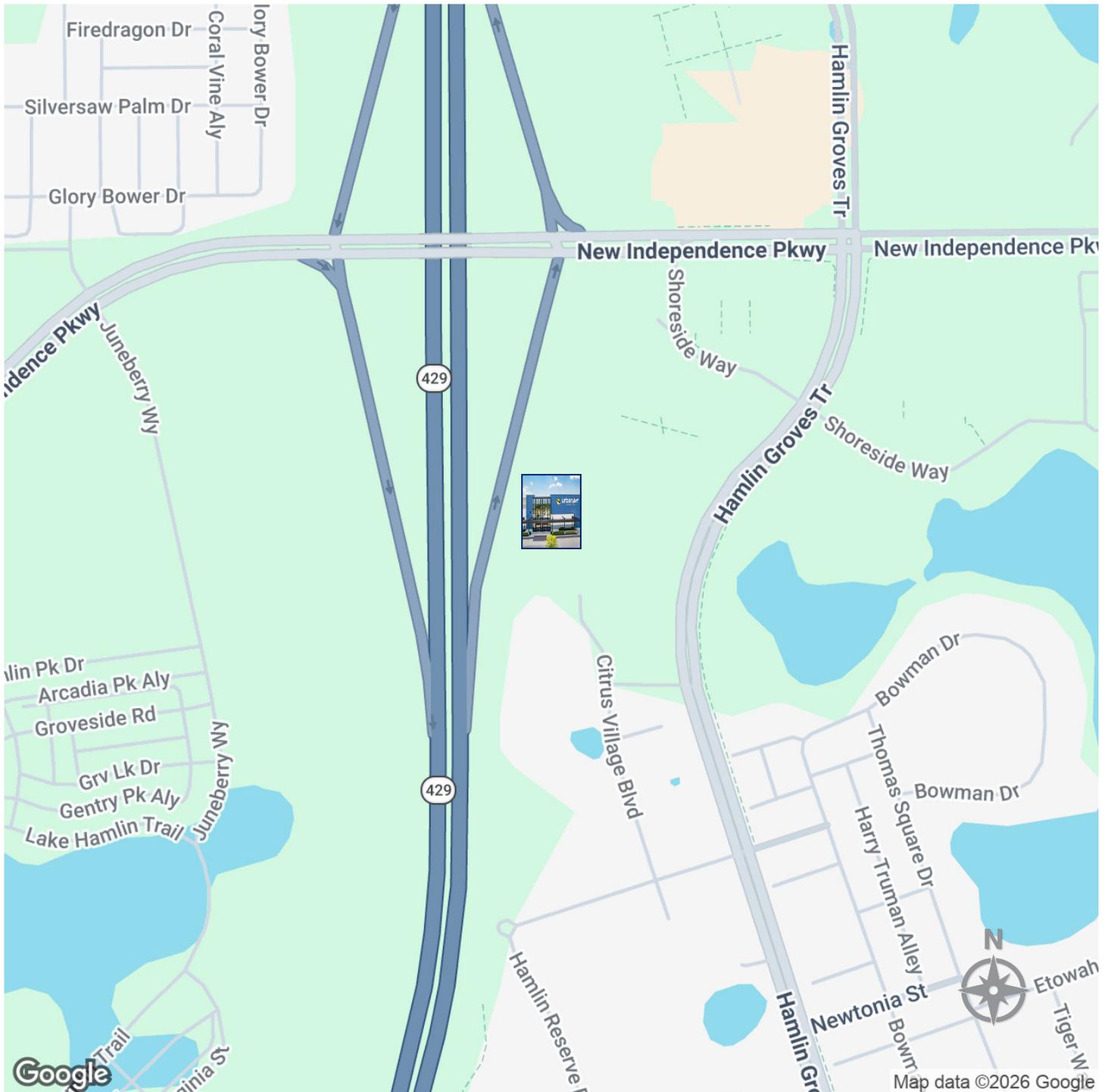


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