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*Hamlin*<sup>TM</sup>

PREMIER MEDICAL OFFICE FOR SALE  
**Lake Hamlin Trl**

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

**10 MINUTES**

TO DISNEY WORLD

**15 MINUTES**

TO WINDERMERE AND ISLEWORTH

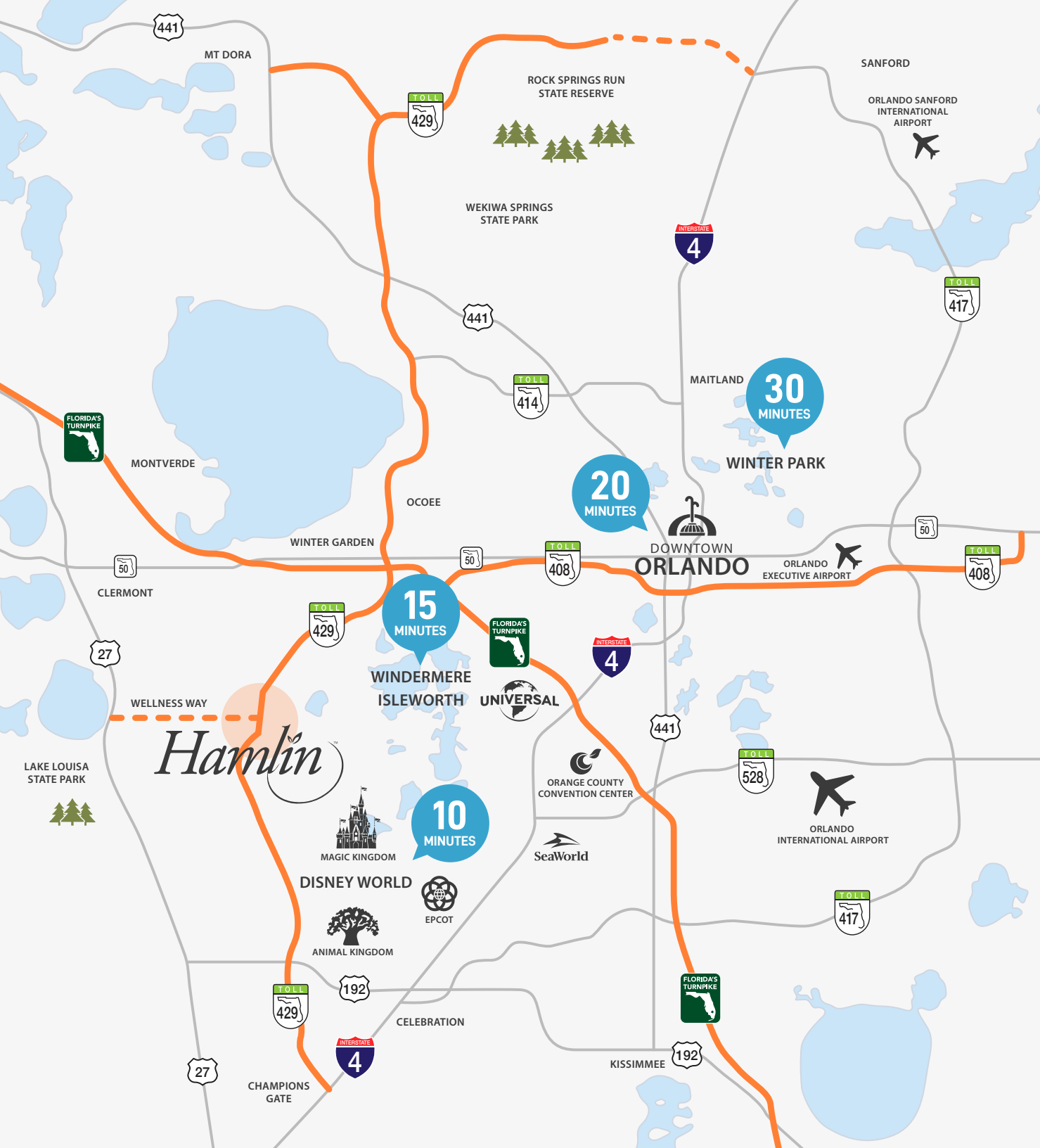
**20 MINUTES**

TO DOWNTOWN ORLANDO

**30 MINUTES**

TO WINTER PARK

## ACCESSIBILITY



# MAP OF FUTURE GROWTH



## Hamlin Wellness District

LEARN PLAN



### BUILDING STATUS

	OPEN		UNDER CONSTRUCTION
	COMMITTED		AVAILABLE
	PENDING		

### LAND USE

	COMMERCIAL
	MEDICAL/OFFICE
	RESIDENTIAL



270 H/F HOMES  
Horizon West  
Peak Square Station

MEDICAL OFFICE  
140,000 SF

ORLANDO HEALTH  
Horizon West Hospital  
78,800 SF  
Emergency Dept & Medical Pavilion  
214,000 SF  
Facility  
130 Patient beds

FUTURE ORLANDO HEALTH MEDICAL CAMPUS EXPANSION  
40+ Acres

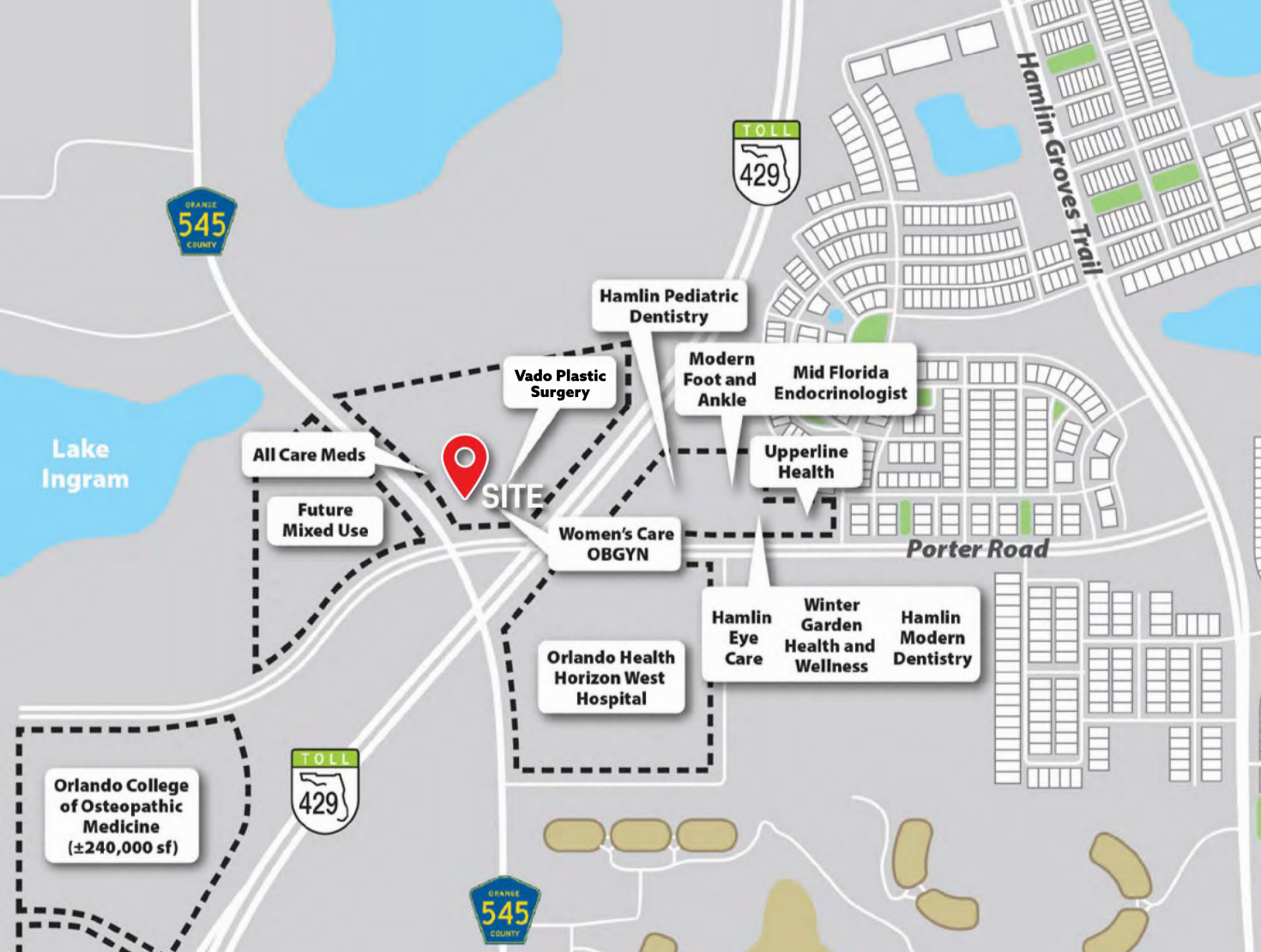
1199 S/F UNITS  
Silverleaf at Hamlin & Dream Finders Homes



# 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 Shell Buildings AVAILABLE FOR SALE

## PROPERTY OVERVIEW

A brand new medical office building is available in Hamlin. The property has up to 5,000 SF grey shell buildings 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 +/- Grey Shell Buildings**
- Frontage on Porter Rd
- Adjacent to Orlando Health Horizon West Hospital and Surrounding Medical Office Users
- Delivery Q4 2026

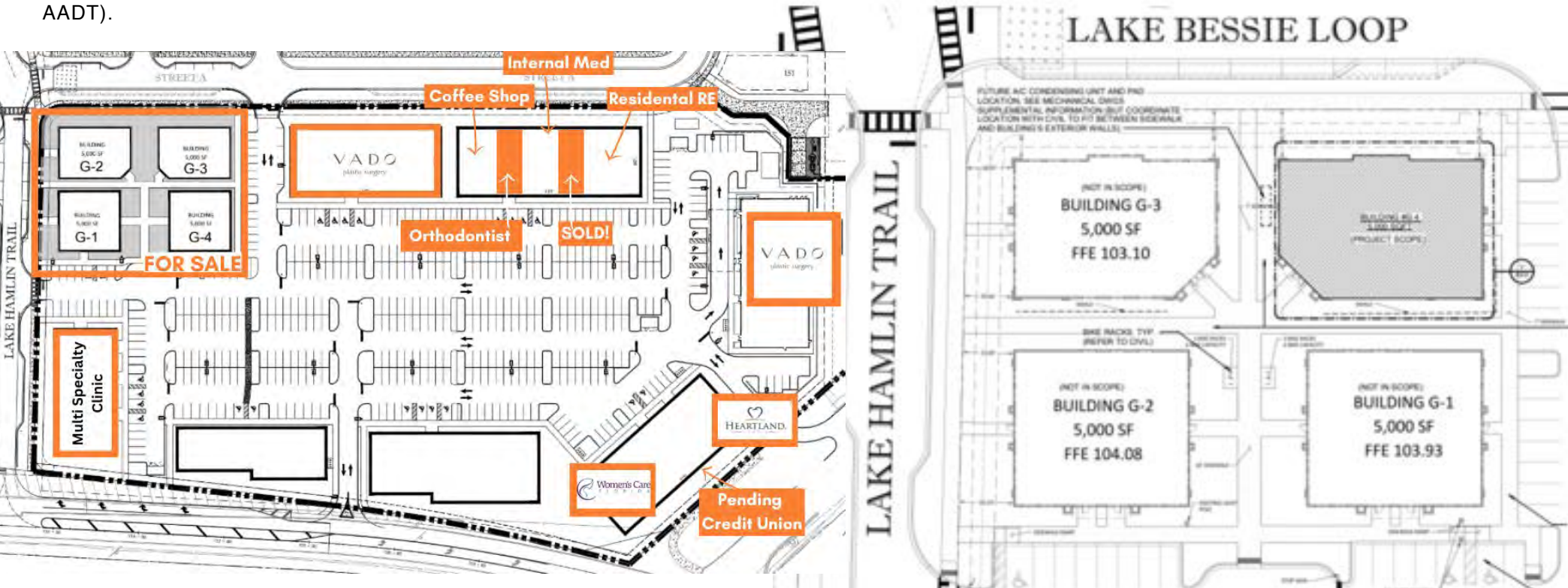


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# CONTINUED GROWTH

## 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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