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*Hamlin*TM

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

ACCESSIBILITY

10 MINUTES

TO DISNEY WORLD

15 MINUTES

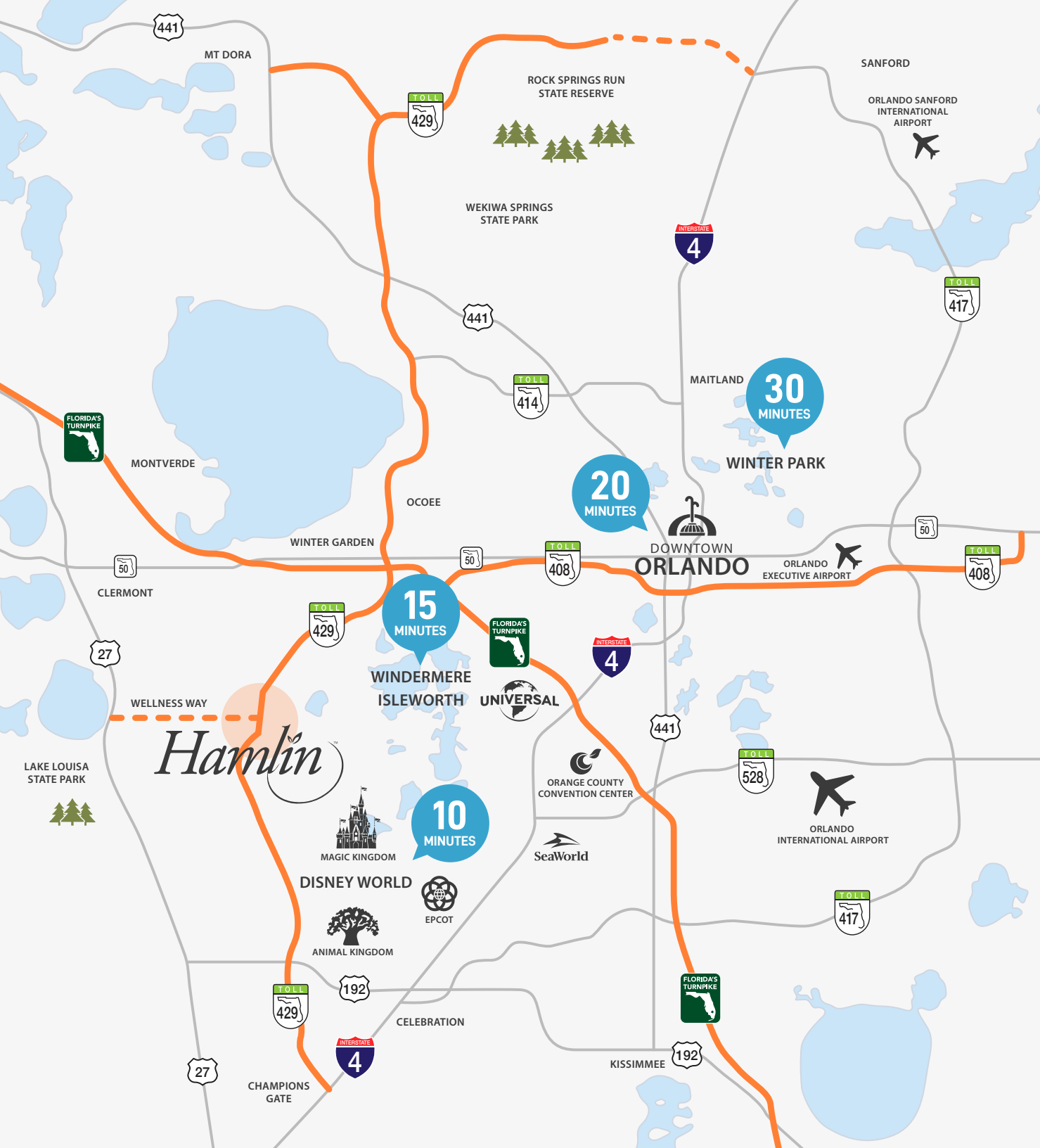
TO WINDERMERE AND ISLEWORTH

20 MINUTES

TO DOWNTOWN ORLANDO

30 MINUTES

TO WINTER PARK



MAP OF FUTURE GROWTH



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

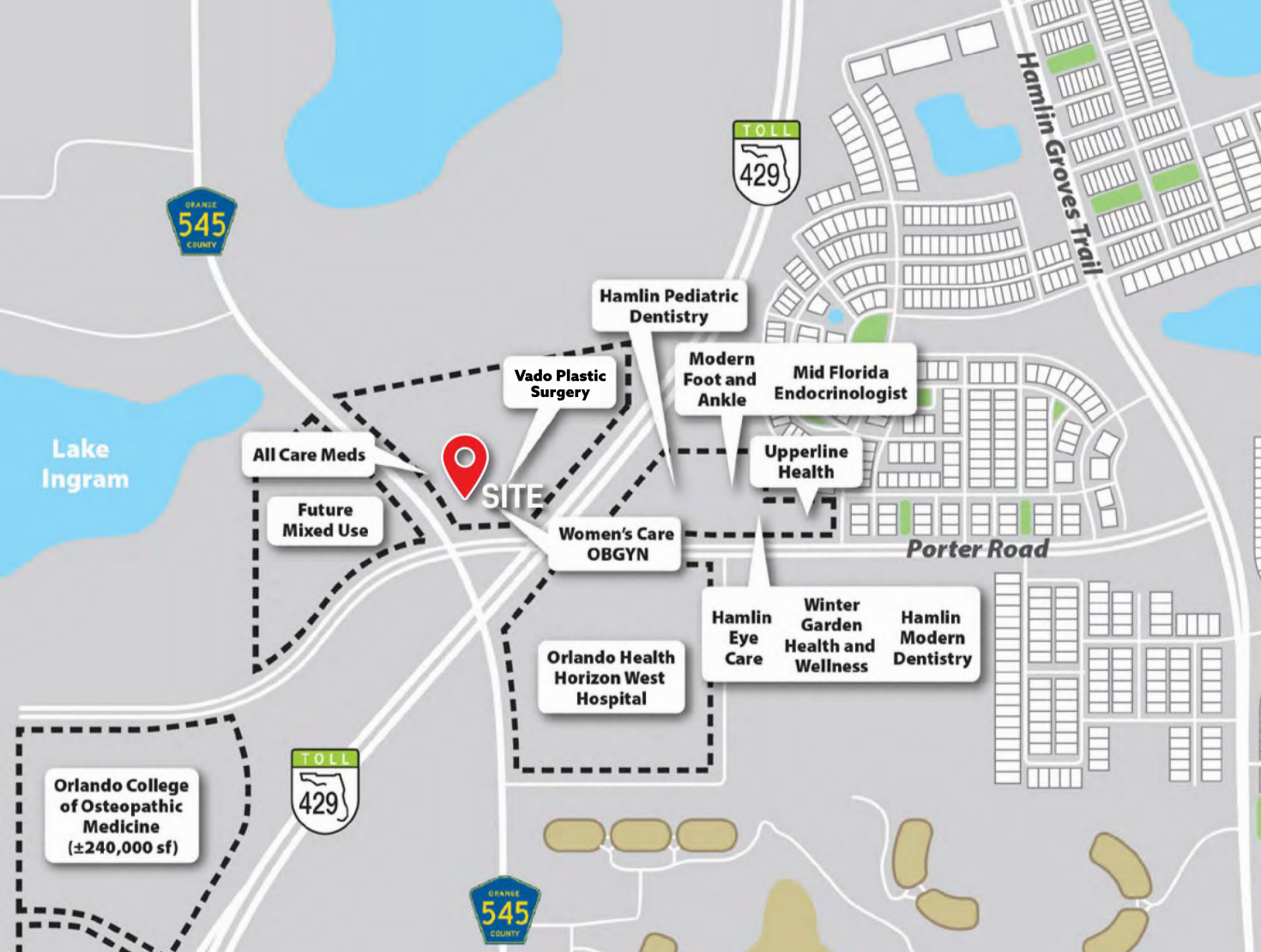
1199 S/F UNITS
Silverleaf at Hamlin & Dream Finders Homes



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:



HAMLIN
EYE CARE



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

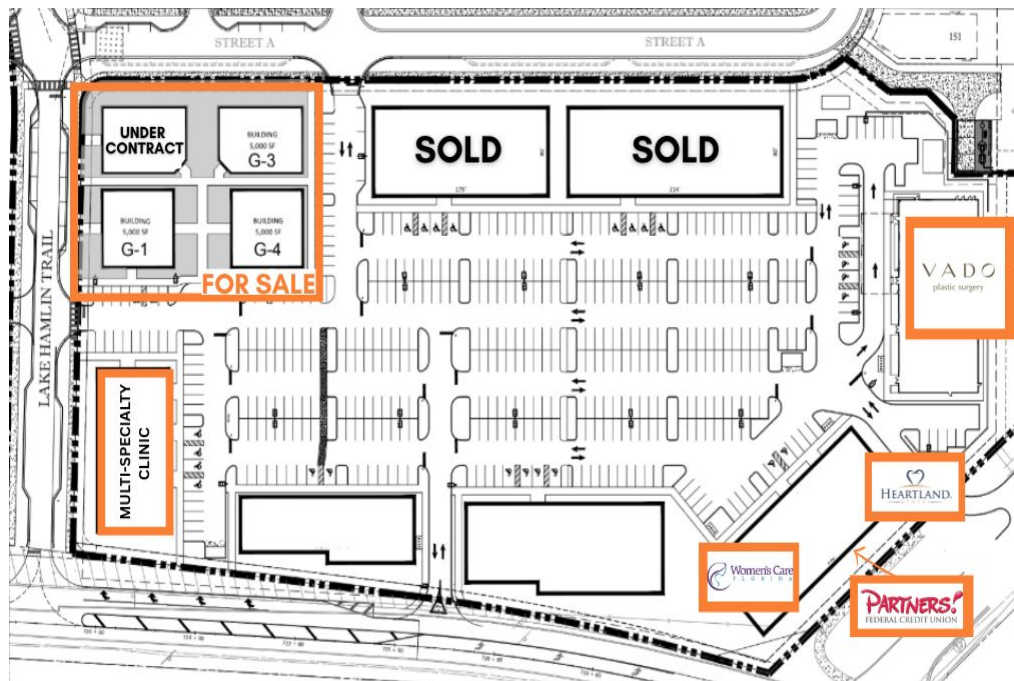


Hamlin

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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
 - Cinopolis 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



Hamlin[™]



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MEDICAL SALES

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