

# FOR Sale

**HAMLIN GROVES NNN LEASEHOLD | INSTITUTIONAL GRADE | 6.5% CAP**

5758 Hamlin Groves Trail Winter Garden, FL 34787



## **SALE PRICE**

**\$17,400,000**

**Garrick Sims**

Commercial Sales Specialist

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FL #BK3358557

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REALTY**

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

Why CBC - Page 1

Recommendations

Property Summary

Property Description

Complete Highlights

Additional Photos

Regional Map

Location Map

Hamlin\_Village\_-Horizon\_West\_Map\_(2,

Hamlin\_\_\_\_Traffic Counts.pdf

Financial Summary

Income & Expenses

Hamlin\_Sales\_comps\_\_\_\_Investment\_Tr

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,300+**

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/25.

Presence in

**500+ offices,  
50+ Countries**

**Over 18,700**

Transactions

**\$9.32 Billion**

Sales Volume

**\$1.06 billion**

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2025 - 12/31/2025.

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## THE PROPERTY

HAMLIN GROVES  
5758 Hamlin Groves Trail  
Winter Garden, FL 34787

20-23-27-2717-01-000

## SCOPE OF SERVICE

Coldwell Banker Commercial to represent \_\_WDM I PROPERTY, LLC \_\_\_\_ in the sale of HAMLIN GROVES

## MARKET INFO

An exceptional location both for business and life after-hours, HAMLIN GROVES features a mix of residential, retail, and entertainment anchored by Lake Hancock and Hamlin Town Center, with a full-service Publix grocery store located one block from the property. Choose from the many restaurants that cater to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

## MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

## RECOMMENDATION

Based on the information we have acquired about the Orlando Market, we recommend the property be sold for \$17,400,000.00.

## ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Winter Garden area landmarks.

## ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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## 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.

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, with ±12 years remaining on the initial term of a NNN lease, 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.

Proximity to Central Florida's roadways keeps Hamlin in the

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## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale Price:    | \$17,400,000   |
| Lot Size:      | 8.14 Acres     |
| Building Size: | 61,844 SF      |
| NOI:           | \$1,134,110.00 |
| Cap Rate:      | 6.52%          |



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## LOCATION DESCRIPTION

Located in a 1,200 acre lakeside community and in the Horizon West area of Winter Garden. Hamlin is a thoughtfully-curated mixed-use town center offering dining, shopping, entertainment experiences, and walkable living for the Horizon West community, making it a lively destination for both leisure and daily activities. Set along Greater Orlando's beltway, Hamlin benefits from a bustling community, diverse retail offerings, strong investment in education, and an innovative medical landscape.

Hamlin is served by top-rated schools, including Hamlin Elementary, Hamlin Middle, and Horizon High School, making it an attractive location families.

Proximity to Central Florida's roadways keeps Hamlin in the heart of a growing community. Located directly off SR 429, Hamlin is just 7 miles north of Walt Disney World's western entrance and 10 miles from Orlando's main tourist attraction area along US 192. Hamlin is also only a 20-minute drive from downtown Orlando. It is easily accessible from anywhere in Central Florida given its closeness to the Florida Turnpike/SR 429 interchange, the East/West Expressway (SR 408)/Florida Turnpike interchange, and the SR 429/I-4 interchange.

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## PROPERTY HIGHLIGHTS

- 2nd Best Selling community in the U.S. for all ages
- Conveniently located in southwest Orlando, just off SR 429 (Western Beltway)
- Easy access to metro Orlando via Florida Turnpike, SR 408 (East-West), SR 50 (Colonial Drive) and I-4
- 8 minutes from Walt Disney World Resort
- Horizon West is an underserved market with a growing & eager consumer base.
- 50% of goods and services are purchased outside Horizon West due to limited offerings
- Lowest retail vacancy in the Central Florida Market
- 300+ affluent neighborhoods
- 1.2 million residents within 30 minutes
- 6 new public schools built in the last five years
- 9 new additional public schools built by 2027



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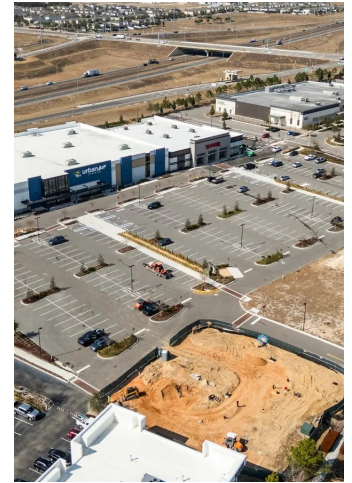
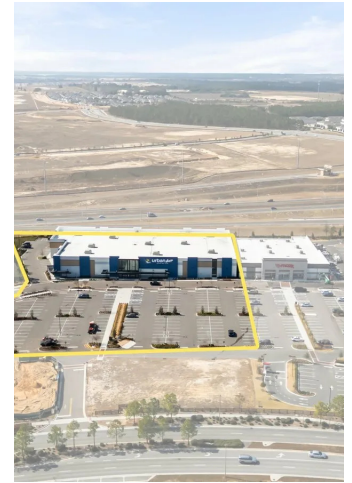


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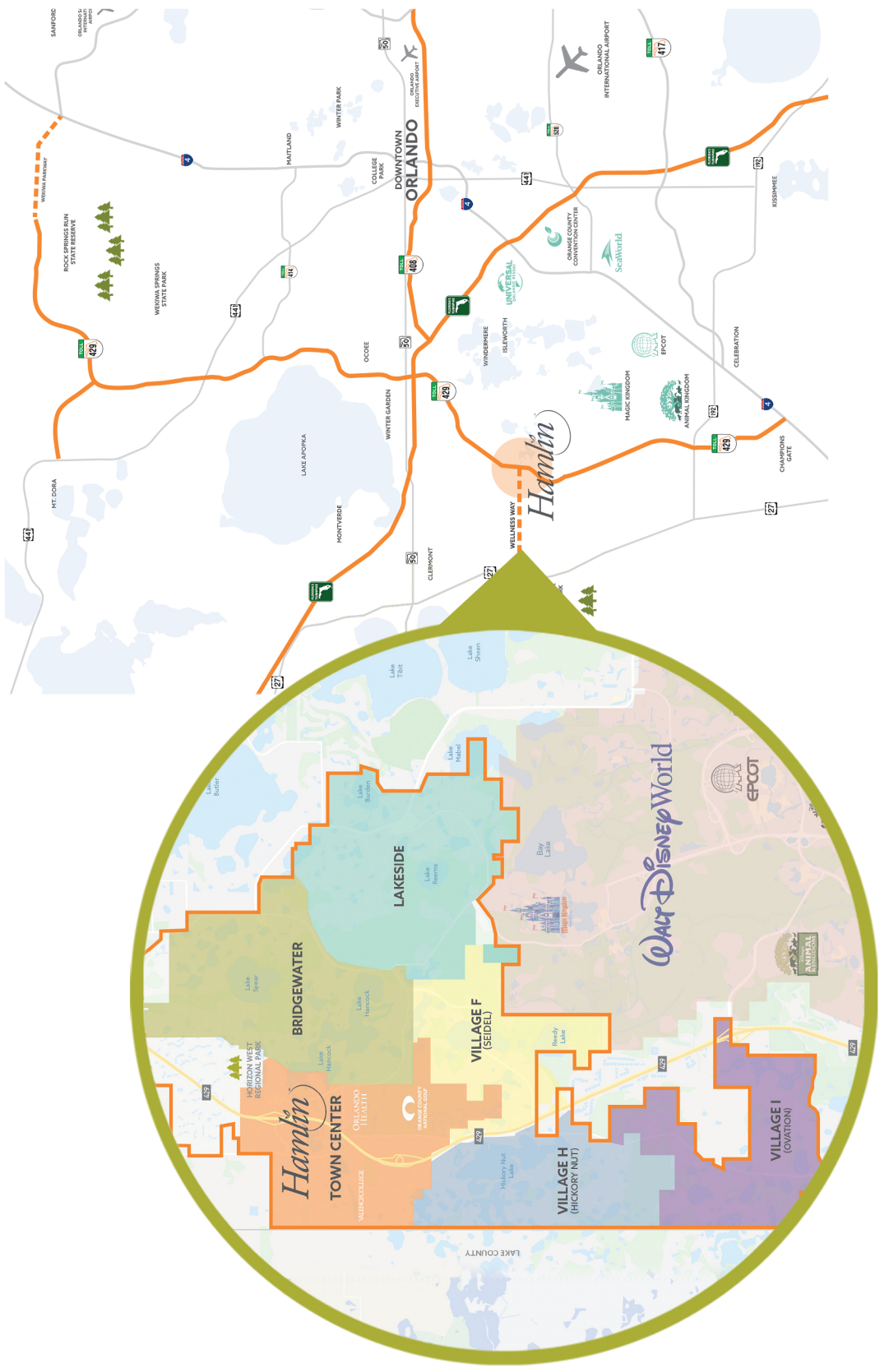


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## DEMOGRAPHICS

| Population               | 1 Mile         | 3 Miles        | 5 Miles        | 10 Miles        | 10 Min. Drive  |
|--------------------------|----------------|----------------|----------------|-----------------|----------------|
| Population               | 6,660          | 38,439         | 99,875         | 389,982         | 71,165         |
| 5 Yr Growth              | 8.2%           | 6.0%           | 6.5%           | 9.6%            | 11.0%          |
| Median Age               | 37             | 36             | 38             | 40              | 38             |
| 5 Yr Forecast            | 39             | 38             | 39             | 41              | 39             |
| White / Black / Hispanic | 61% / 7% / 18% | 59% / 6% / 21% | 57% / 7% / 21% | 54% / 10% / 24% | 58% / 7% / 21% |
| 5 Yr Forecast            | 61% / 7% / 19% | 59% / 7% / 21% | 57% / 7% / 22% | 54% / 10% / 25% | 58% / 7% / 21% |
| Employment               | 1,710          | 4,305          | 12,213         | 195,214         | 39,723         |
| Buying Power             | \$256.4M       | \$1.4B         | \$3.6B         | \$12.3B         | \$3.2B         |
| 5 Yr Growth              | 10.4%          | 6.0%           | 6.5%           | 9.0%            | 15.1%          |
| College Graduates        | 61.4%          | 53.0%          | 49.7%          | 39.3%           | 64.7%          |
| <b>Household</b>         |                |                |                |                 |                |
| Households               | 2,148          | 12,679         | 33,102         | 140,052         | 23,389         |
| 5 Yr Growth              | 8.3%           | 6.0%           | 6.6%           | 9.8%            | 11.5%          |
| Median Household Income  | \$119,378      | \$107,386      | \$109,432      | \$87,590        | \$136,016      |
| 5 Yr Forecast            | \$121,659      | \$107,365      | \$109,294      | \$86,971        | \$140,376      |
| Average Household Income | \$151,294      | \$136,004      | \$136,621      | \$113,087       | \$161,087      |
| 5 Yr Forecast            | \$153,641      | \$136,906      | \$136,793      | \$112,419       | \$164,401      |
| % High Income (>\$75K)   | 84%            | 74%            | 72%            | 58%             | 77%            |
| <b>Housing</b>           |                |                |                |                 |                |
| Median Home Value        | \$490,067      | \$451,110      | \$443,617      | \$374,739       | \$630,270      |
| Median Year Built        | 2011           | 2011           | 2010           | 2004            | 2010           |
| Owner / Renter Occupied  | 82% / 18%      | 71% / 29%      | 73% / 27%      | 66% / 34%       | 73% / 27%      |

TRAFFIC COUNTS

COUNTS BY STREETS

| Collection Street       | Cross Street - Direction  | Traffic Volume | Count Year | Dist from Subject |
|-------------------------|---------------------------|----------------|------------|-------------------|
| 1 New Independence Pkwy | Western Expy - N          | 957            | 2020       | mi 0.10           |
| 2 Western Expy          | New Independence Pkwy - N | 655            | 2020       | mi 0.15           |
| 3 Hamlin Groves Trail   | Western Expy - NW         | 9,971          | 2025       | mi 0.28           |
| 4 New Independence Pkwy | Western Expy - S          | 1,411          | 2020       | mi 0.40           |
| 5 Western Expy          | New Independence Pkwy - S | 1,310          | 2020       | mi 0.42           |
| 6 Glory Bower Drive     | New Independence Pkwy - S | 766            | 2023       | mi 0.45           |
| 7 New Independence Pkwy | Avalon Rd - SW            | 2,272          | 2025       | mi 0.46           |
| 8 Avalon Rd             | Lake Ingram Rd - S        | 4,528          | 2025       | mi 0.72           |
| 9 Porter Rd             | State Rd 429 - W          | 1,234          | 2025       | mi 0.76           |
| 10 Western Beltway      | Malcolm Rd - NE           | 47,537         | 2025       | mi 0.90           |

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## INVESTMENT OVERVIEW

STABILIZED | CLASS A | NNN INVESTMENT | CAP RATE 6%

|              |              |
|--------------|--------------|
| Price        | \$17,400,000 |
| Price per SF | \$281        |
| CAP Rate     | 6.52%        |

## OPERATING DATA

STABILIZED | CLASS A | NNN INVESTMENT | CAP RATE 6%

|                      |             |
|----------------------|-------------|
| Net Operating Income | \$1,134,110 |
|----------------------|-------------|

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## INCOME SUMMARY

STABILIZED | CLASS A | NNN INVESTMENT | CAP RATE 6%

### GROSS INCOME

\$0

## EXPENSES SUMMARY

STABILIZED | CLASS A | NNN INVESTMENT | CAP RATE 6%

### OPERATING EXPENSES

\$0

### NET OPERATING INCOME

\$1,134,110

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# Subject Property

5758 Hamlin Groves Trl

## 5758 Hamlin Groves Trl



Winter Garden, FL 34787 - SW Orange Outlying



### OWNER

Boyd Development Corporation

### TRAFFIC COUNTS

|                                  |      |
|----------------------------------|------|
| New Independence Pkwy/Wester...  | 957  |
| Western Expy/New Independenc...  | 655  |
| Hamlin Groves Trail/Western Expy | 10K  |
| New Independence Pkwy/Wester...  | 1.4K |

### LOCATION

|                 |                                |
|-----------------|--------------------------------|
| Location Score: | <b>Below National Avg (32)</b> |
| Walk Score®:    | <b>Car-Dependent (47)</b>      |
| Transit Score®: | <b>Minimal Transit (0)</b>     |

### PROPERTY

|                  |                                         |                 |                 |
|------------------|-----------------------------------------|-----------------|-----------------|
| Type:            | -                                       | Tenancy:        | <b>1 Tenant</b> |
| Center:          | -                                       | Construction:   | -               |
| GLA:             | <b>65,414 SF</b>                        | Land AC:        | <b>9.18 AC</b>  |
| Year Built/Renov | <b>2023</b>                             | Building FAR:   | <b>0.16</b>     |
| Floors:          | <b>1</b>                                | Total Expenses: | -               |
| Loading Docks:   | -                                       |                 |                 |
| Parking          | -                                       |                 |                 |
| Features:        | -                                       |                 |                 |
| Frontage:        | <b>439' on Citrus Village Boulevard</b> |                 |                 |

| VACANCY       |             | NNN ASKING RENTS PER SF  |                      | 12 MO. LEASING SF ACTIVITY |                |
|---------------|-------------|--------------------------|----------------------|----------------------------|----------------|
| Current:      | <b>0%</b>   | Current:                 | <b>\$36-44 (Est)</b> | Property:                  | -              |
| Last Quarter: | <b>0%</b>   | Last Quarter:            | -                    | Peers Total:               | <b>1,830</b>   |
| Year Ago:     | <b>0%</b>   | Year Ago:                | -                    | Peers Count:               | <b>17</b>      |
| Peers:        | <b>0.5%</b> | Peers (Market Rent):     | <b>\$30.96</b>       | Peers Avg:                 | <b>107</b>     |
| Submarket:    | <b>2.2%</b> | Submarket (Market Rent): | <b>\$43.98</b>       | Submarket:                 | <b>159,501</b> |

### AVAILABLE SPACES

**Currently No Available Spaces**



Sale Comps

## 5758 Hamlin Groves Trl

65,414 SF Retail Building

Winter Garden, Florida - SW Orange Outlying Submarket

PREPARED BY



Garrick Sims  
Commercial Real Estate Sales Specialist



| Sale Comparables | Avg. Cap Rate | Avg. Price/SF | Avg. Vacancy At Sale |
|------------------|---------------|---------------|----------------------|
| 14               | 7.1%          | \$269         | 6.3%                 |

SALE COMPARABLES LOCATIONS

SALE COMPARABLES SUMMARY STATISTICS

| Sales Attributes          | Low         | Average      | Median       | High         |
|---------------------------|-------------|--------------|--------------|--------------|
| Sale Price                | \$6,200,000 | \$14,496,286 | \$12,075,000 | \$26,000,000 |
| Price/SF                  | \$143       | \$269        | \$283        | \$424        |
| Cap Rate                  | 6.0%        | 7.1%         | 7.3%         | 7.7%         |
| Time Since Sale in Months | 1.5         | 6.7          | 4.7          | 18.0         |
| Property Attributes       | Low         | Average      | Median       | High         |
| Building SF               | 34,000      | 53,969       | 47,994       | 126,374      |
| Stories                   | 1           | 1            | 1            | 2            |
| Typical Floor SF          | 18,833      | 52,624       | 47,994       | 126,374      |
| Vacancy Rate At Sale      | 0%          | 6.3%         | 0.9%         | 41.7%        |
| Year Built                | 1972        | 2001         | 2000         | 2025         |
| Star Rating               | ★★★★★       | ★★★★★ 3.4    | ★★★★★        | ★★★★★        |

# Investment Trends

5758 Hamlin Groves Trl

| Property Name - Address                                                | Property |          |         |         | Sale       |              |          |          |
|------------------------------------------------------------------------|----------|----------|---------|---------|------------|--------------|----------|----------|
|                                                                        | Rating   | Yr Built | Bldg SF | Vacancy | Sale Date  | Price        | Price/SF | Cap Rate |
| <b>1</b> <b>Metro Pointe</b><br>2222-2430 S Kirkman Rd                 | ★★★★★    | 2003     | 46,163  | 0%      | 1/15/2026  | \$8,890,000  | \$193    | 7.0%     |
| <b>2</b> <b>Tesla Kissimmee</b><br>2935 N Orange Blossom Trl           | ★★★★★    | 2024     | 57,436  | 0%      | 1/15/2026  | \$22,260,000 | \$388    | -        |
| <b>3</b> <b>Ocoee Towne Square Sho...</b><br>11029-11187 W Colonial Dr | ★★★★★    | 1986     | 126,374 | 5.5%    | 12/17/2025 | \$18,100,000 | \$143    | -        |
| <b>4</b> <b>200 S US Highway 17-92</b>                                 | ★★★★★    | 2020     | 34,000  | 0%      | 12/17/2025 | \$9,750,000  | \$287    | 7.4%     |
| <b>5</b> <b>Wekiva Corners</b><br>2200-2252 E Semoran Blvd             | ★★★★★    | 1986     | 55,672  | 14.5%   | 10/30/2025 | \$9,000,000  | \$162    | -        |
| <b>6</b> <b>International Shoppes</b><br>5600-5752 International Dr    | ★★★★★    | 1986     | 73,568  | 18.3%   | 10/22/2025 | \$26,000,000 | \$353    | -        |
| <b>7</b> <b>Shoppes at Brantley Hall</b><br>990 N State Road 434       | ★★★★★    | 1989     | 34,460  | 3.5%    | 10/16/2025 | \$9,600,000  | \$279    | -        |
| <b>8</b> <b>16775 State Route 50</b>                                   | ★★★★★    | 2023     | 61,000  | 0%      | 10/2/2025  | \$25,874,000 | \$424    | 6.0%     |
| <b>9</b> <b>EOS Fitness</b><br>1345 E Osceola Pky                      | ★★★★★    | 2025     | 42,000  | 0%      | 9/23/2025  | \$14,300,000 | \$340    | 7.3%     |
| <b>10</b> <b>9537 W Colonial Dr</b>                                    | ★★★★★    | 2000     | 46,112  | 0%      | 8/20/2025  | \$9,850,000  | \$214    | -        |
| <b>11</b> <b>6239 S Orange Blossom Trl</b>                             | ★★★★★    | 1972     | 37,666  | 0%      | 7/29/2025  | \$6,200,000  | \$165    | -        |
| <b>12</b> <b>Sand Lake Plaza</b><br>1233 W Sand Lake Rd                | ★★★★★    | 1999     | 34,517  | 41.7%   | 12/31/2024 | \$6,900,000  | \$200    | 7.7%     |
| <b>13</b> <b>Orange Lake</b><br>14928 E Orange Lake Blvd               | ★★★★★    | 1995     | 56,775  | 1.8%    | 8/28/2024  | \$16,650,000 | \$293    | -        |
| <b>14</b> <b>Publix</b><br>3839-3843 Pleasant Hill Rd                  | ★★★★★    | 2008     | 49,824  | 4.5%    | 8/28/2024  | \$19,574,000 | \$393    | -        |

## ORLANDO INVESTMENT TRENDS

Investor interest in Orlando's retail market remains strong, underpinned by steady rent growth, expanding retail concepts, and robust household formation. Since the onset of the pandemic, household growth has surged by approximately 15%, reinforcing Central Florida's consumer base and fueling retail expansion. Orlando's outsized buying power and tourism-driven spending have further bolstered investor confidence, with both metrics showing strength through 2025. While 2026 may bring headwinds - slowing international tourism and a projected dip in consumer spending - according to market participants, investor sentiment as of the first quarter of 2026 remains fundamentally sound.

Orlando's retail investment market continues to demonstrate resilience and depth, with a diverse buyer pool and strong fundamentals supporting long-term value creation. Over the past three years, cumulative retail investment sales in Orlando have totaled nearly \$4 billion, placing the market among the top 15 nationally. More recently, trailing 12-month sales volume is relatively flat year over year, declining by less than 20 percentage points to \$1.5 billion, ranking Orlando second in Florida behind Miami. Freestanding retail assets and power centers dominated activity, accounting for more than 70% of total volume. Malls, by contrast, contributed just \$75.2 million, reflecting their diminished role in the current investment landscape.

Regional indoor malls continue to face functional obsolescence, challenged by high maintenance costs and declining foot traffic due to competition from newer formats. Investors have shifted focus toward open-air lifestyle and power centers, which offer lower capital expenditures and

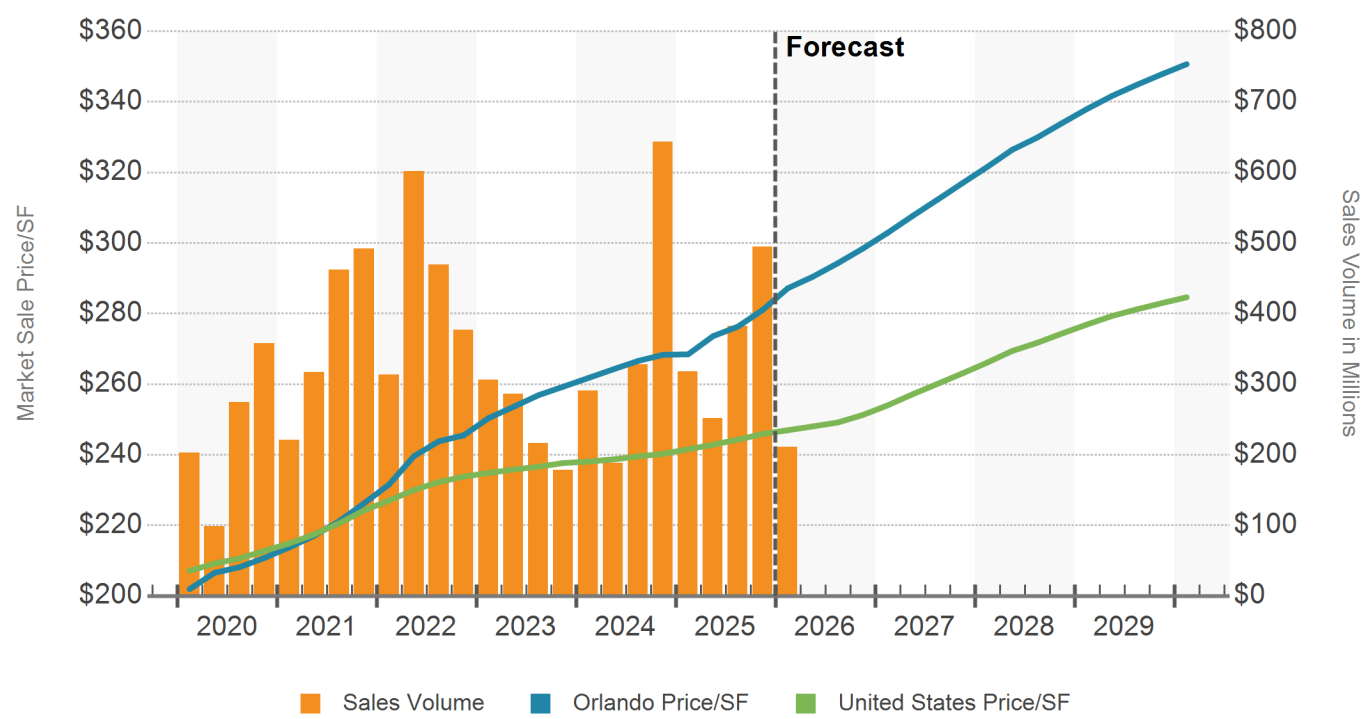
attract consumers with diverse tenant mixes and convenient access. Two regional malls traded in the past year, both acquired primarily for redevelopment potential. Notably, Seminole Towne Center in Sanford sold for just \$6/SF, with plans underway to replace the vacant Macy's with a new Costco - highlighting a recent shift toward value-driven repositioning.

Deal activity in 2025 was bifurcated, with the majority of trades falling below \$5 million. Of the roughly 640 retail properties that changed hands, nearly 70% were in this lower price tier. Conversely, fewer than a dozen single-property trades exceeded \$10 million, most involving neighborhood and community centers anchored by high-traffic tenants such as grocers and big-box retailers.

Single-tenant net-leased (NNN) properties were a key focus for investors, with cap rates ranging from 4.5% to 6.5% and averaging around 5.7%. These assets also exhibited tighter bid-ask spreads compared to the broader retail market, signaling stronger pricing alignment and investor confidence in long-term cash flow stability.

The most significant transaction of the year occurred in August 2025, when German institutional investor DWS, affiliated with RREEF Property Trust, acquired Winter Garden Village. The 600,000+ SF property spans more than a dozen buildings and includes anchors such as Best Buy, Marshalls, HomeGoods, Ross, LA Fitness, Staples, and PetSmart. DWS cited the asset's location in an affluent trade area and its alignment with their strategy of investing in established retail centers supported by sustained population growth.

SALES VOLUME & MARKET SALE PRICE PER SF



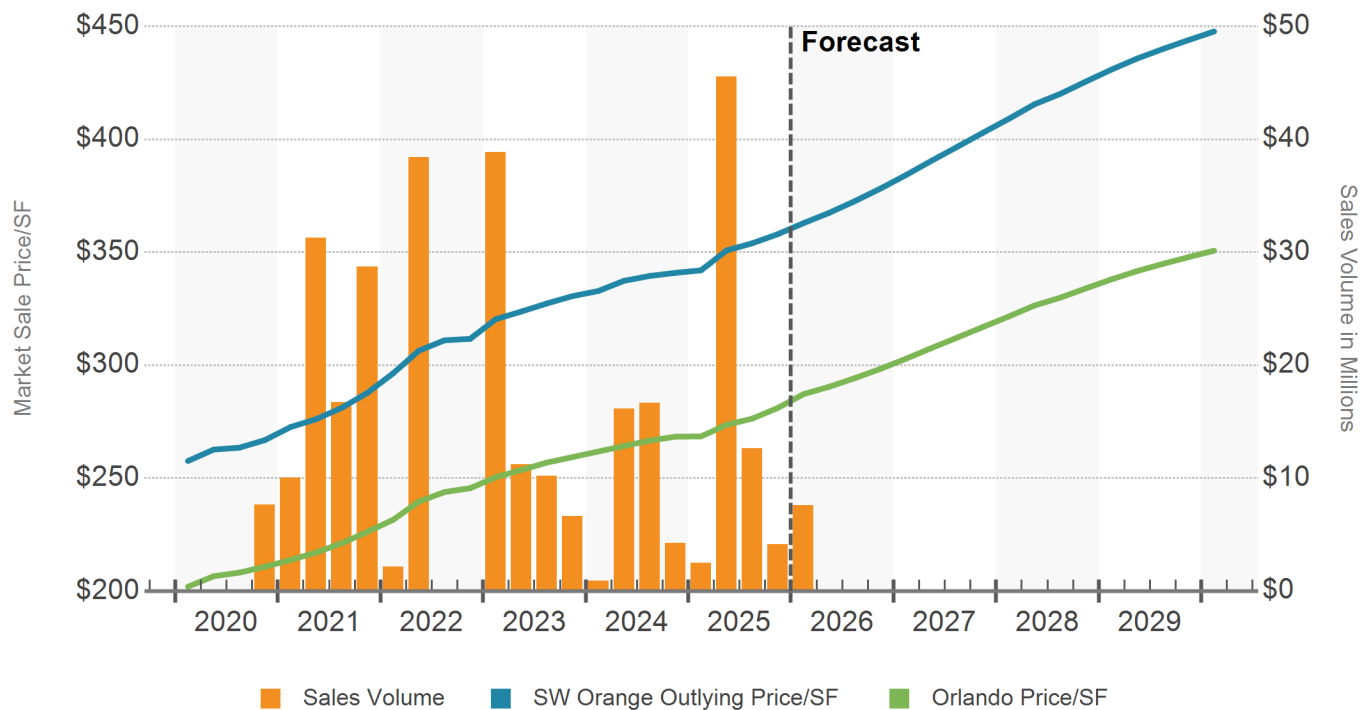
SW ORANGE OUTLYING INVESTMENT TRENDS

Over the past year, 41 retail properties traded in SW Orange Outlying, accounting for 980,000 SF of inventory turnover. Retail sales volume in SW Orange Outlying has totaled \$69.8 million over the past year. Average annual sales volume over the past five years is \$49.4 million and \$41.1 million over the past 10 years.

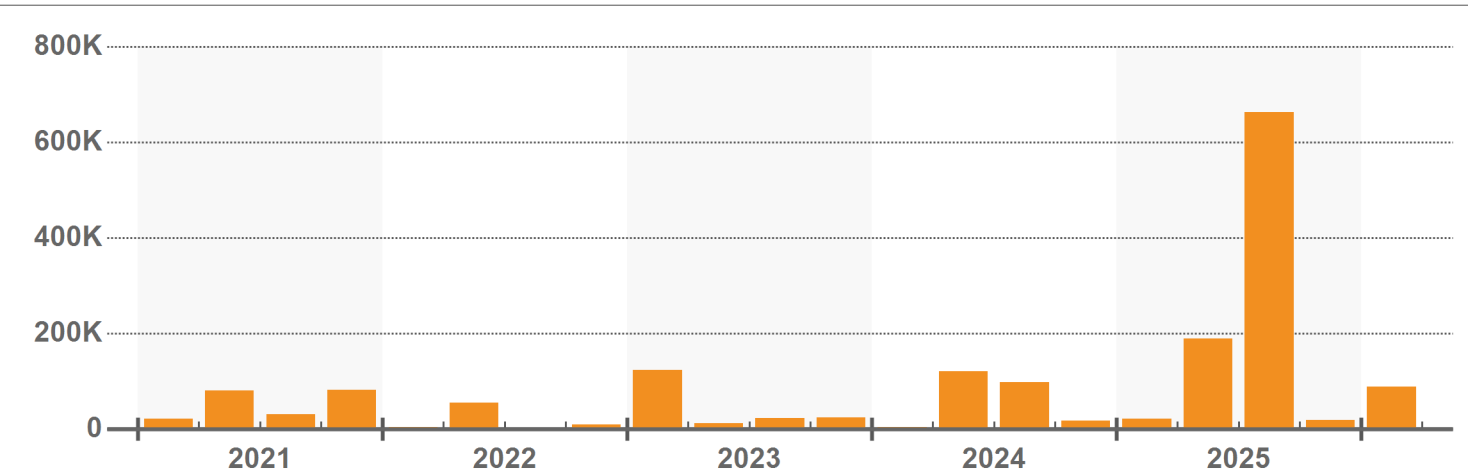
\$361/SF compared to the market average of \$286/SF. Average market pricing for SW Orange Outlying is estimated at \$350/SF for neighborhood center properties, \$287/SF for power center properties, \$410/SF for strip center properties, and \$420/SF for general retail properties. The estimated market cap rate for SW Orange Outlying retail is 6.3% compared to the market average of 6.6%.

Estimated retail market pricing in SW Orange Outlying is

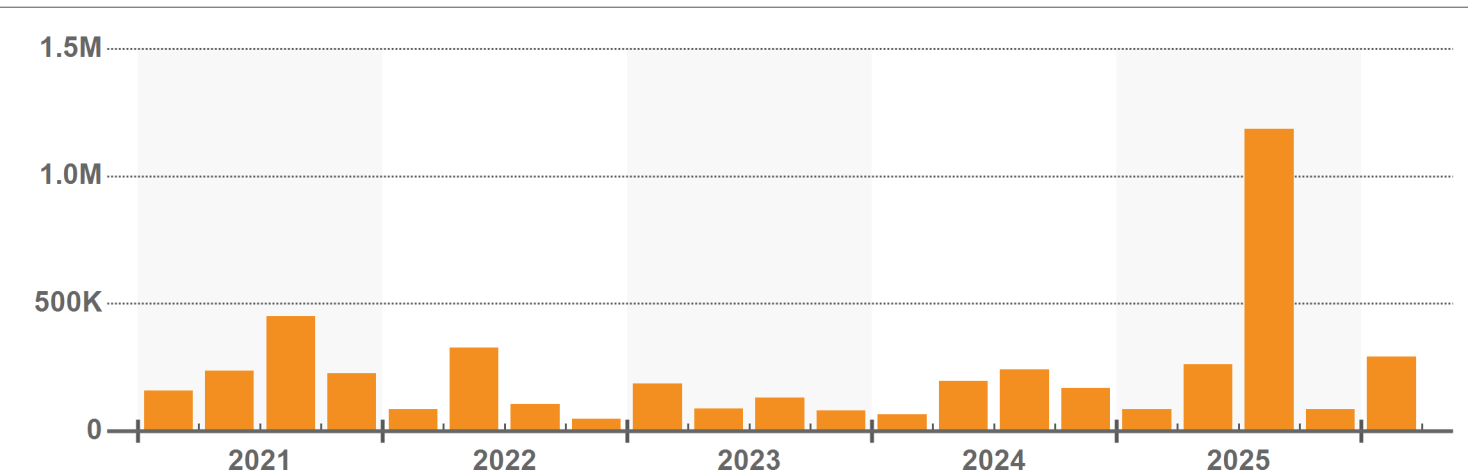
SALES VOLUME & MARKET SALE PRICE PER SF



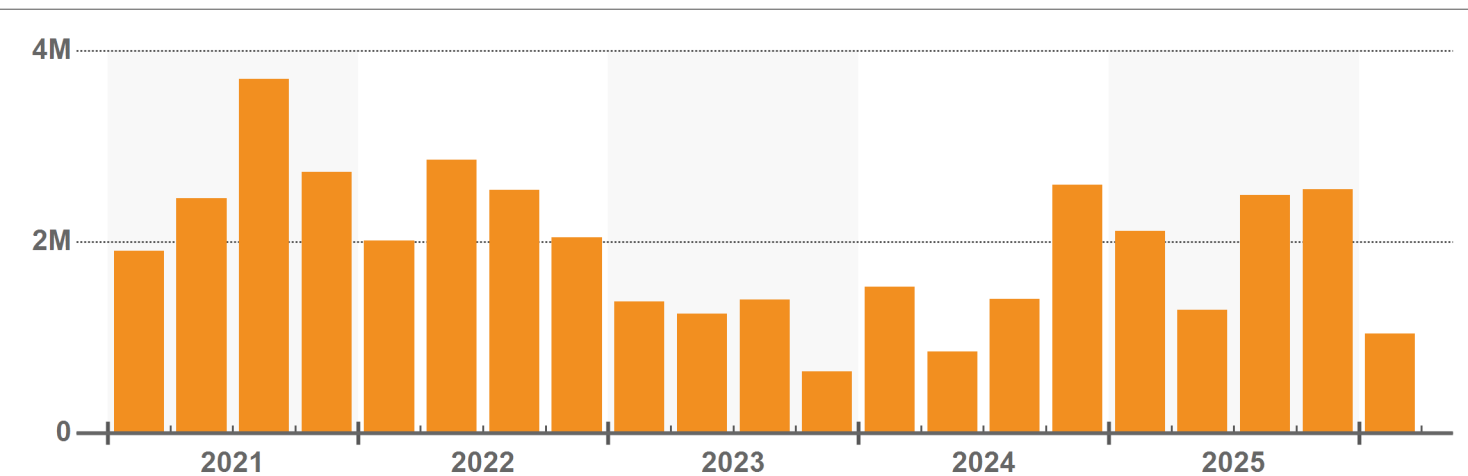
SW ORANGE OUTLYING SUBMARKET SALES VOLUME IN SQUARE FEET



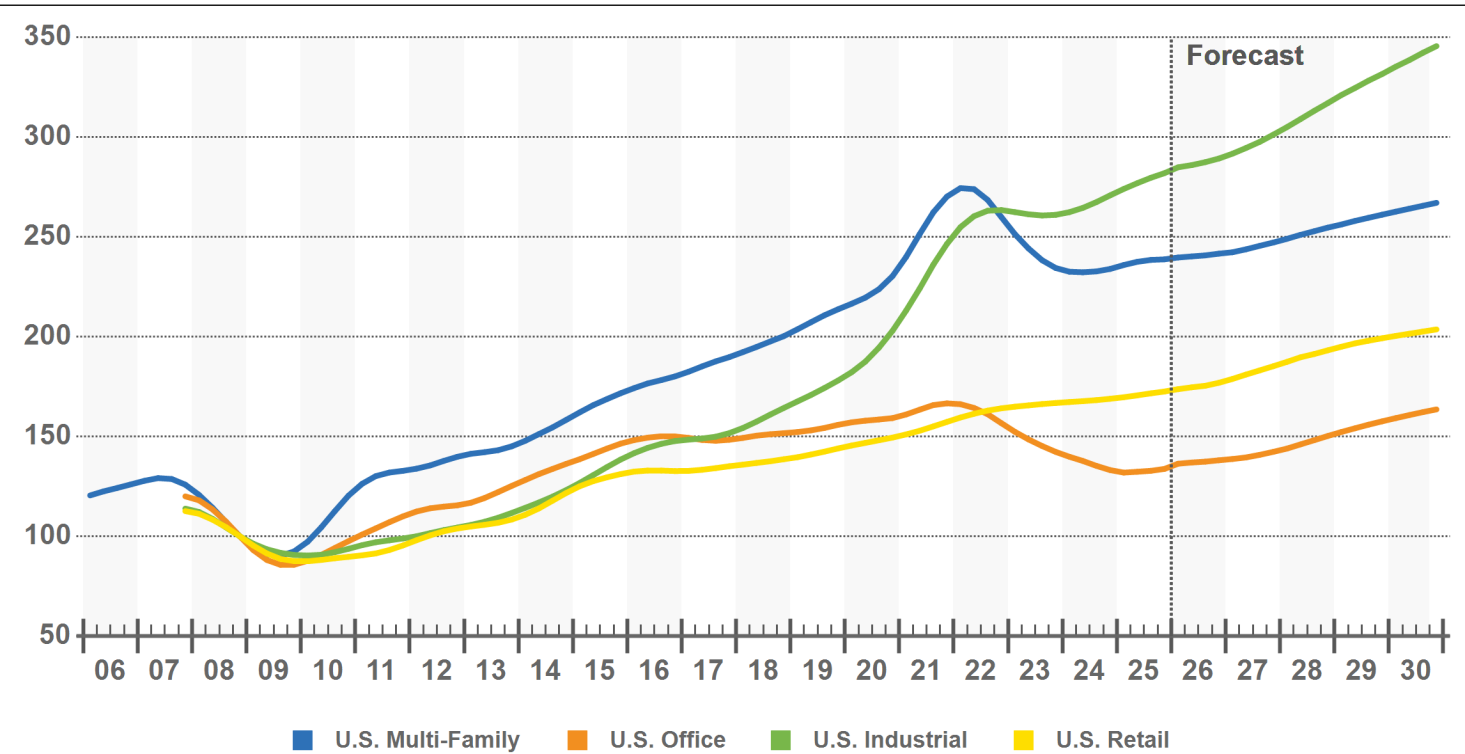
SOUTH OUTLIER SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET



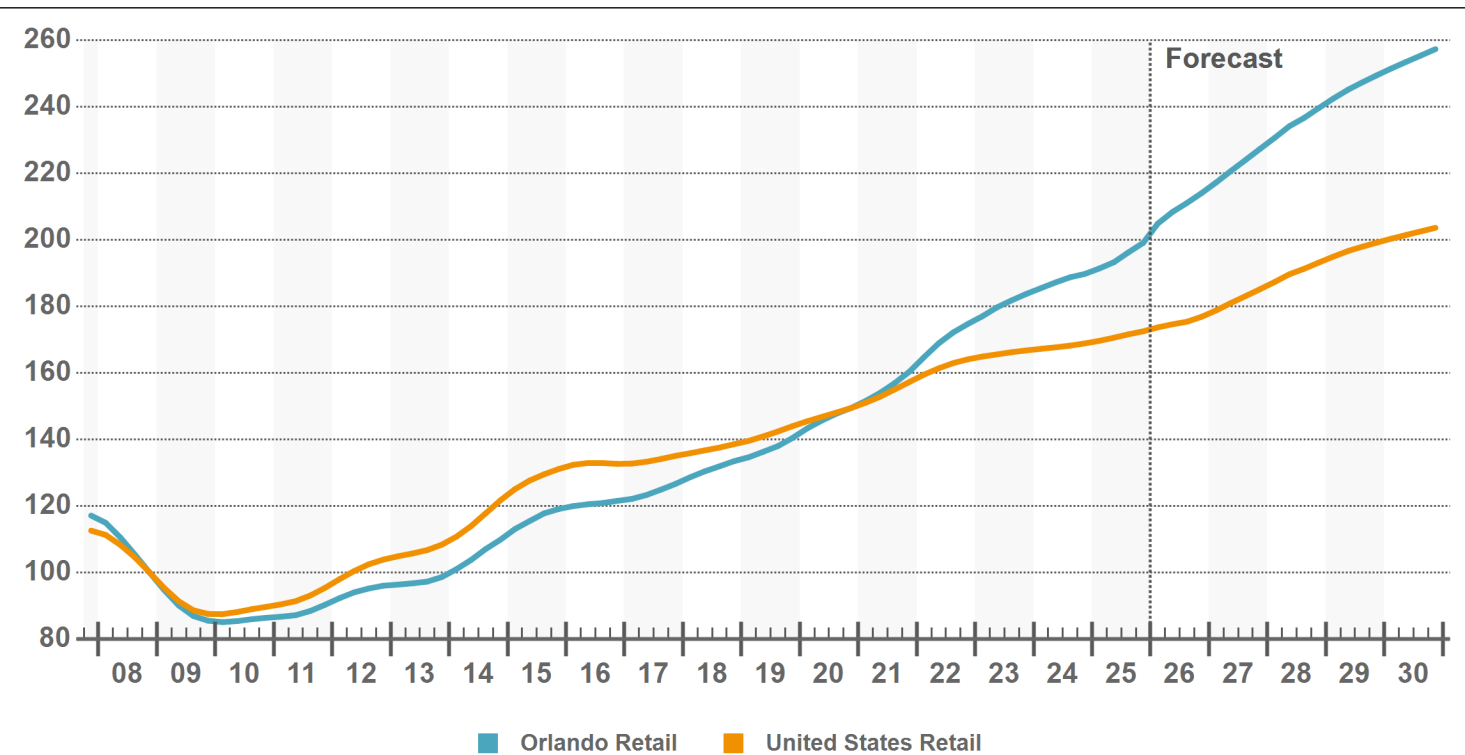
ORLANDO METRO SALES VOLUME IN SQUARE FEET



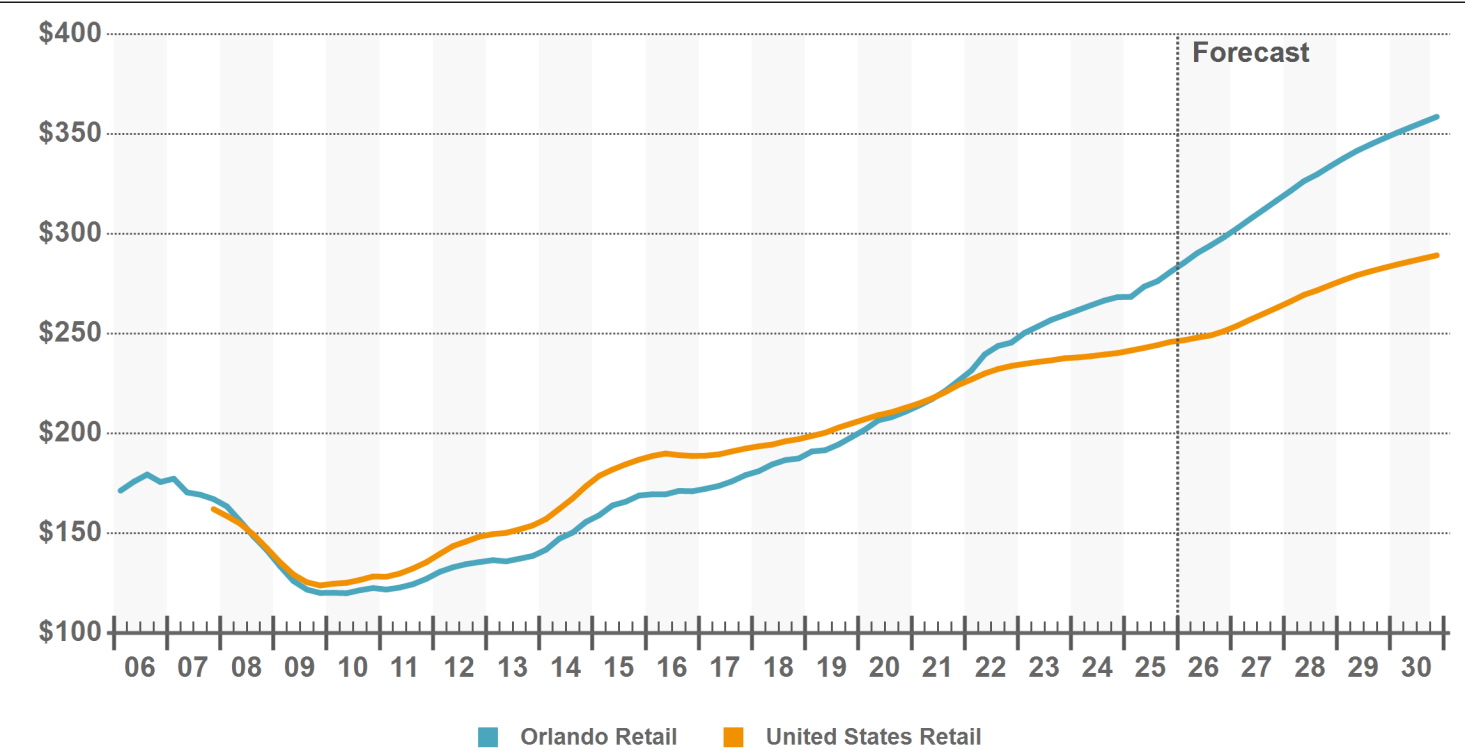
NATIONAL PRICE INDICES



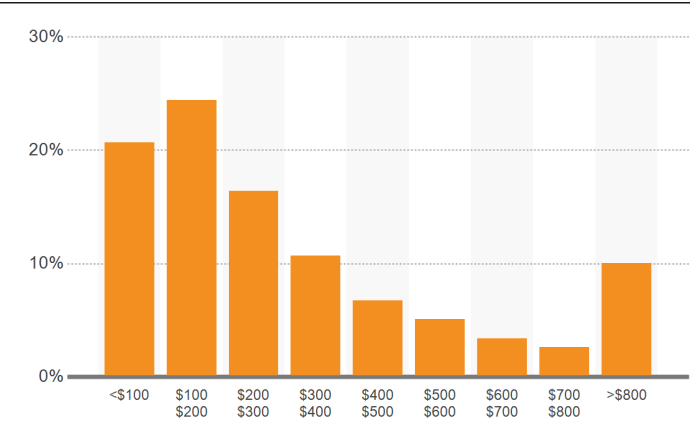
REGIONAL RETAIL PRICE INDICES



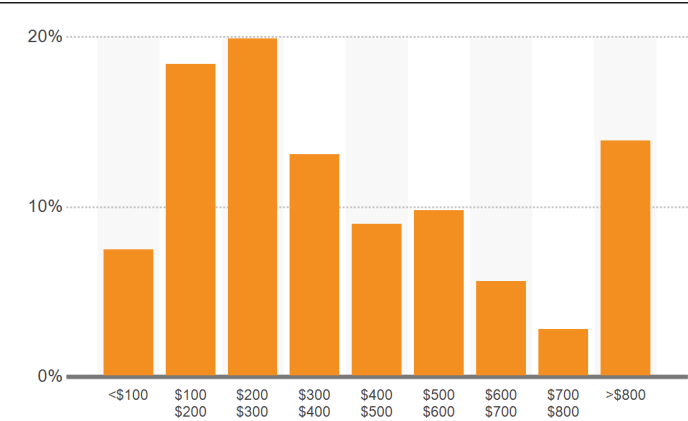
MARKET PRICE PER SF



UNITED STATES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



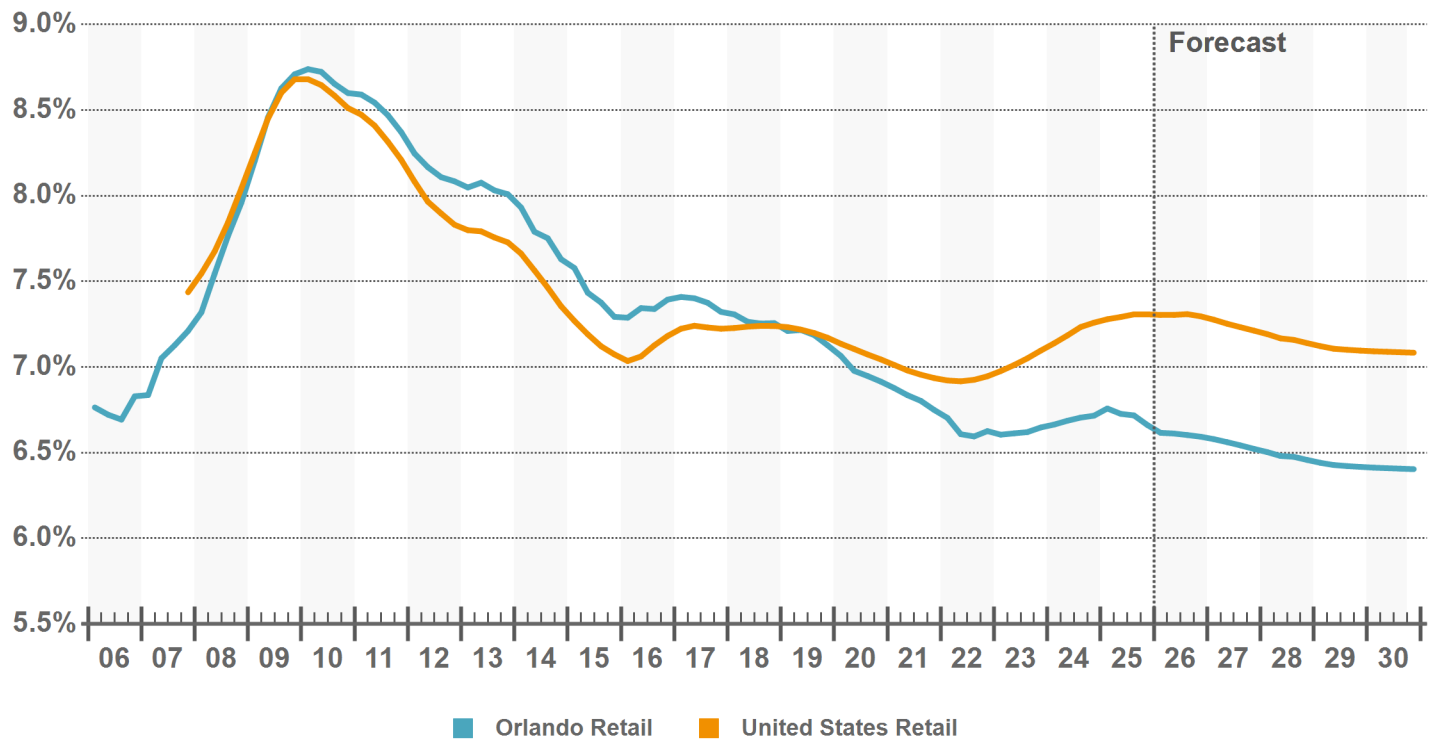
ORLANDO SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



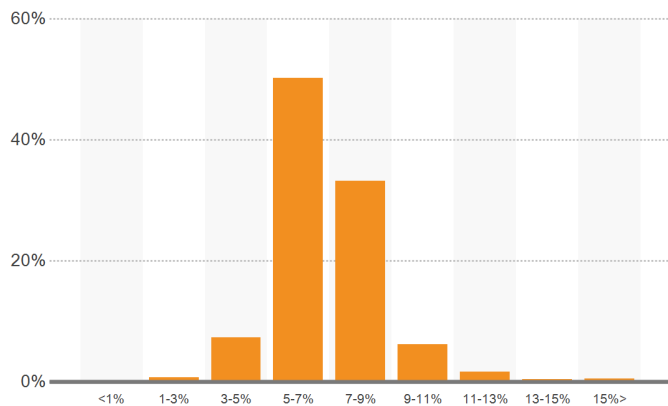
PRICE PER SF SUMMARY OF SALES IN PAST YEAR

| Geography           | Transactions | Low    | Bottom 25% | Median | Average | Top 25% | High     |
|---------------------|--------------|--------|------------|--------|---------|---------|----------|
| United States       | 47,718       | \$0.01 | \$55       | \$191  | \$201   | \$860   | \$20,408 |
| Orlando             | 528          | \$0.08 | \$120      | \$329  | \$289   | \$1,094 | \$3,866  |
| South Outlier       | 70           | \$2.87 | \$200      | \$514  | \$376   | \$971   | \$1,699  |
| SW Orange Outlying  | 19           | \$8.47 | \$231      | \$609  | \$338   | \$1,018 | \$1,248  |
| Selected Sale Comps | 11           | \$143  | \$156      | \$279  | \$260   | \$388   | \$424    |

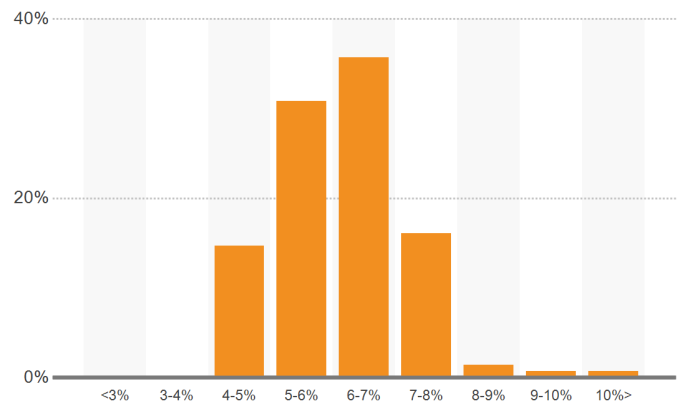
## MARKET CAP RATE



## UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



## ORLANDO CAP RATE DISTRIBUTION PAST 12 MONTHS



## CAP RATE SUMMARY OF SALES IN PAST YEAR

| Geography           | Transactions | Low  | Bottom 25% | Median | Average | Top 25% | High  |
|---------------------|--------------|------|------------|--------|---------|---------|-------|
| United States       | 7,310        | 1.0% | 5.0%       | 6.7%   | 6.9%    | 9.0%    | 27.4% |
| Orlando             | 122          | 4.0% | 4.7%       | 5.8%   | 6.0%    | 7.6%    | 16.0% |
| South Outlier       | 16           | 4.0% | 4.2%       | 5.6%   | 5.7%    | 7.3%    | 7.5%  |
| SW Orange Outlying  | 4            | 4.0% | 4.0%       | 4.9%   | 4.9%    | 5.8%    | 5.8%  |
| Selected Sale Comps | 4            | 6.0% | 6.0%       | 7.1%   | 6.9%    | 7.4%    | 7.4%  |

# FOR SALE

HAMLIN GROVES NNN LEASEHOLD | INSTITUTIONAL GRADE | 6.5% CAP

5758 Hamlin Groves Trail Winter Garden, FL 34787



SALE PRICE

\$17,400,000

TEL: 800.333.3333

TEL: 800.333.3333



**Conclusion:** The acquisition of 5758 Hamlin Groves Trail represents a rare opportunity to secure a high-revenue, long-term net-leased asset in one of the nation’s premier growth corridors. With a corporate-backed tenant, significant rental escalations, and a location in an affluent, infrastructure-rich community, this property is ideally positioned for long-term value appreciation and stable income generation.

**Key Investment Highlights:**

- **Strong Corporate Tenant:** Occupied by **Urban Air Adventure Park** (UA Two, LLC), a nationally recognized brand voted "Best Gym in America for Kids" and a leader in the family entertainment sector.
- **Long-Term Lease with Escalations:** A 15-year initial lease term with scheduled 10% rent increases every five years, providing a robust hedge against inflation and predictable cash flow growth.
- **Operational Stability:** The tenant has committed to a long-term presence, supported by a franchisor/guarantor (UATP Management, LLC) that holds rights to protect the brand and ensure continuous operation at this location.

**Tenant Strength & Brand Profile**

- **Urban Air Adventure Park.** Urban Air is a dominant force in the "New Suburbanism" movement, focusing on community connection and active family entertainment.
- **Experiential Destination:** The Hamlin location features a comprehensive suite of attractions, including the "APEX" trampolines, Flip Zone and Spin Zone Bumper Cars, Virtual Reality, and a full-service Urban Café.

**Lease Structure and Terms**

The property is subject to a long-term net lease with **UA Two, LLC** (d/b/a Urban Air Orlando), ensuring minimal landlord responsibilities and a stable income stream

| Lease Period  | Per Square Ft | Base Annual Rent | Base Monthly Rent |
|---------------|---------------|------------------|-------------------|
| Years 1 – 5   | \$19.00       | \$1,134,110.00   | \$94,509.17       |
| Years 6 – 10  | \$20.90       | \$1,247,521.00   | \$103,960.08      |
| Years 11 – 15 | \$22.99       | \$1,372,273.10   | \$114,356.09      |

- **Initial Term:** 15 Years.
  - **Lease Type:** Net Lease (Lessee responsible for taxes, insurance, utilities, and maintenance).
  - **Security Deposit:** \$94,509.17.
  - **Guarantor:** Incubator Group Holdings, LLC.
  - **Tenant Commitment:** The lease includes a corporate guaranty and a substantial tenant investment in "Lessee’s Work," which includes high-end indoor attractions such as Go-Karts, Sky Rider Indoor Zipline, and specialized climbing walls.
-

## Community Investment Highlights: Hamlin Town Center

The Heart of Horizon West Hamlin serves as the 1,200-acre master-planned town center and lifestyle hub of Horizon West, which is nationally recognized as one of the fastest-growing master-planned communities in the United States. Positioned as a premier example of "New Suburbanism," the development emphasizes walkability, outdoor living, and lakefront connection, creating a sustainable high-density environment for commercial success.

**Explosive Demographic Growth:** The immediate trade area represents a powerhouse of consumer demand, characterized by rapid expansion and high-value residential density:

- **Population Surge:** Horizon West has seen a 70% population increase since the 2010 census.
- **Immediate Reach:** Today, Hamlin serves a population of over 80,000 residents within a mere 10-minute drive, and this number continues to climb as residential development stays active.
- **Affluent Resident Base:** The community features a high median home value of \$498,700 attracting a resident profile that drives significant discretionary spending into the Town Center's dining and entertainment sectors.

**Strategic Regional Connectivity:** Hamlin's location at the interchange of SR 429 (Western Beltway) provides unmatched regional accessibility:

- **Tourism Proximity:** The property sits just 7 miles from Walt Disney World's Western Entrance and 10 miles from the US-192 tourism corridor.
- **Major Hub Access:** Residents are only 20 minutes from Downtown Orlando, with direct links to the Florida Turnpike, I-4, and SR 408.
- **Upcoming Infrastructure Expansion:** A critical growth milestone is the upcoming extension of New Independence Parkway and Wellness Way, which will connect Hamlin directly to U.S. Highway 27 in Lake County. This critical infrastructure expansion will provide smoother east-west mobility, reduce travel times, and open new development corridors for residential, medical, and commercial growth. As connectivity increases, Hamlin is uniquely positioned to serve as the central hub for health, wellness, and innovation in West Orange and South Lake counties—driving population growth, provider demand, and long-term community value.

## Educational & Medical Infrastructure

- **Innovative Medical Landscape:** Hamlin is evolving into the central hub for health and innovation in West Orange County Medical hub anchored by Orlando Health Horizon West Hospital (serving the Hamlin/Horizon West area). Built in 2021, the hospital is a six-story, 228,000-square-foot facility located on roughly 80 acres of land for long-term expansion. It is adjacent to a 78,000-square-foot emergency department and medical pavilion that opened in 2018. With the presence of the Orlando Health Horizon West campus and specialized facilities, the community draws a consistent daytime population of high-earning medical professionals and regional patients.
- **Public Investment in Education:** Demonstrating long-term stability, Orange County Public Schools has committed over \$500 million to build 14 new public schools in the area within 12 years to keep pace with growth.

**A Mature & Synergistic Ecosystem** Investors benefit from the established "draw" created by a diverse mix of 80+ national and regional anchors: Retail & Entertainment Anchors: The asset is surrounded by high-traffic drivers including Walmart Supercenter, Publix, and Cinépolis Luxury Cinemas.

- **New "Leisure" Magnets:** Recent high-profile additions include PopStroke Hamlin (co-owned by Tiger Woods), an experiential mini-golf and dining destination featuring two 18-hole synthetic turf putting courses, a full-service restaurant/bar, an ice cream parlor, and app-based scoring, further cementing Hamlin as a destination for both recreation and advanced healthcare.
- **Newly opened and upcoming Restaurants:** Tiki Docks Bar & Grill, Capone's Coal Fired Pizza and Yeoman's Cask & Lion, and the first Orlando location for Agave Bandido, an 11,000-square foot contemporary Mexican restaurant and tequila bar with a hidden speakeasy and a 4,000-square-foot covered patio.

**Community & Lifestyle Integration:** *The property is not merely a retail building but a central component of the **Hamlin Town Center** experience.*

- **Walkability & Amenities:** Integrated with 50+ miles of trails and lakefront boardwalks along Lake Hancock.
- **Events Driven:** The community hosts 64 events annually, including festivals, block parties, and fireworks displays, ensuring consistent foot traffic and "destination" status for the Shopping Center.

**Market Demand:** Currently experiencing the lowest retail vacancy in the Central Florida market, with 50% of goods and services historically purchased outside the area due to limited local supply—positioning this asset to capture substantial unmet demand.

**Broker's Perspective on Growth Opportunities** The purchase of 5758 Hamlin Groves is a bet on a "flourishing" community that has transformed from raw land in 2011 to a 1,200-acre connected powerhouse in 2022. With thousands of homes still planned for the five villages of Horizon West and significant infrastructure projects underway, the area's commercial vacancy remains low while provider demand continues to escalate. This asset is perfectly positioned to capture the long-term value of Central Florida's most successful "Live, Work, Play" destination.