

OPPORTUNITY SUMMARY

Proposed +/-5,000 SF Hamlin medical office location best suited for medical office/clinic use.

The Horizon West/Hamlin market represents an opportunity for the establishment of a regional presence within a fast-growing and competitive health care market.

The proposed site, within the growing commercial quadrant of S.R. 429, New Independence Parkway, and Hamlin Groves Trail, represents but a few available area locations suiting a medical office or clinic use with superior road frontage and traffic exposure.



OPPORTUNITY SUMMARY

OPPORTUNITY AERIAL

OPPORTUNITY DETAIL

GROWTH POTENTIAL

OPPORTUNITY – AERIAL OVERVIEW



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MEDICAL OFFICE BUILDING OPPORTUNITY



HAMLIN TOWN CENTER

- 15145 Waterbird Road, Winter Garden, Florida
- Up to 4,934 SF Max Contiguous Available
- Hamlin Groves Trail Road Frontage
- \$39 - \$42 / NNN
- Immediate Availability
- 4.3 parks per 1,000 SF (open parking)

CURRENT OCCUPYING USES

- Suite A: Pediatric Dentistry
- Suite B: Medical Therapy Spa

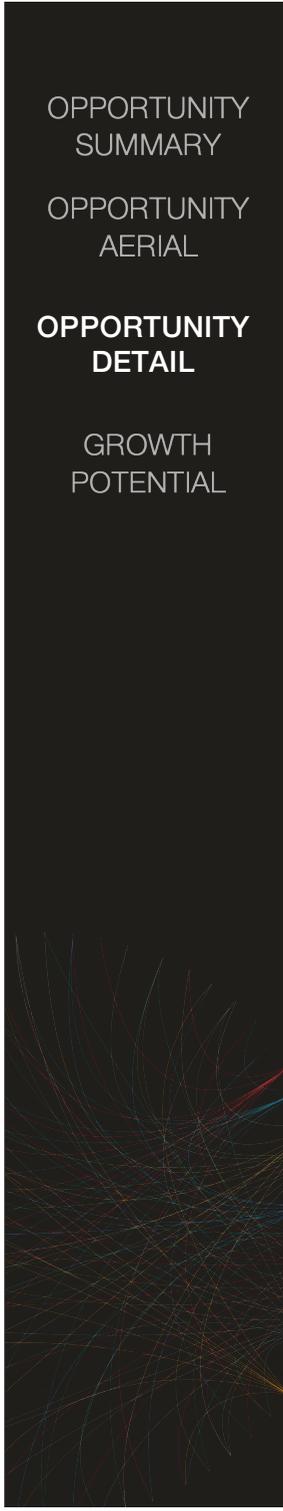


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REGIONAL GROWTH METRICS

*Projected Horizon West/Hamlin growth metrics in overall population, household, and family formation exceed that of both State and local County growth rates.

Over the next five (5) years, the Hamlin market market is expected to out-pace many regional sectors in residential population growth and household formation, two principal drivers underpinning the viability of general and specialty medical office/clinic uses.

*5 Year Projected Growth Rate			
Region	Population	Households	Family Formation
State of Florida	6.74%	6.87%	6.71%
Orange County, FL	9.67%	9.92%	9.70%
Hamlin Location - 5 Minute Drive Time	10.73%	10.73%	10.55%
Hamlin Location - 15 Minute Drive Time	13.66%	13.70%	13.24%
Hamlin Location - 30 Minute Drive Time	10.85%	11.03%	10.69%

*Source: ESRI 2021 data projections. U.S. Census Bureau underlying data.

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