



Lake Hamlin Trl

WINTER GARDEN, FL 34787

Property Highlights

- Rare Hamlin Medical Office Opportunity in the Highly sought after Hamlin/Horizon West Medical Sub-Market
- Flexible SF Sizes Available (2,382 or 5,000 SF)
- Easy Access to Porter Rd & Avalon Rd
- Adjacent to Orlando Health Horizon West Hospital and Surrounding Medical Office Users
- Available NOW!

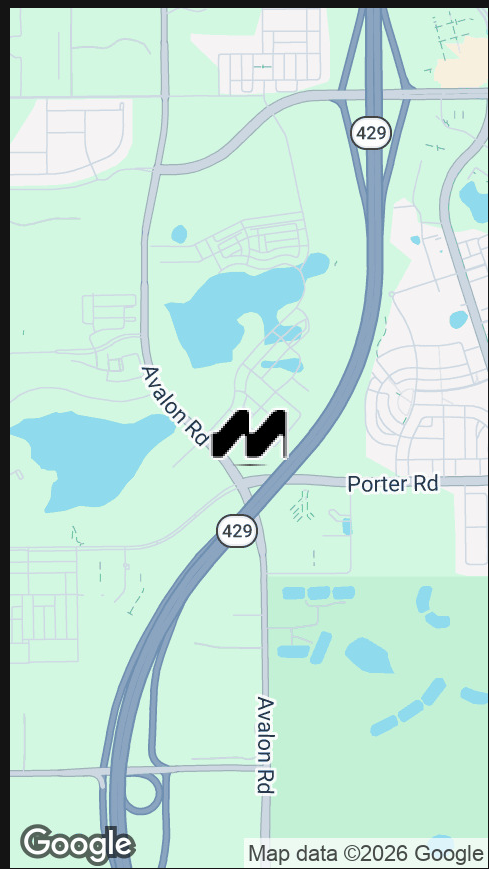
FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

BRIAN GRANDSTAFF

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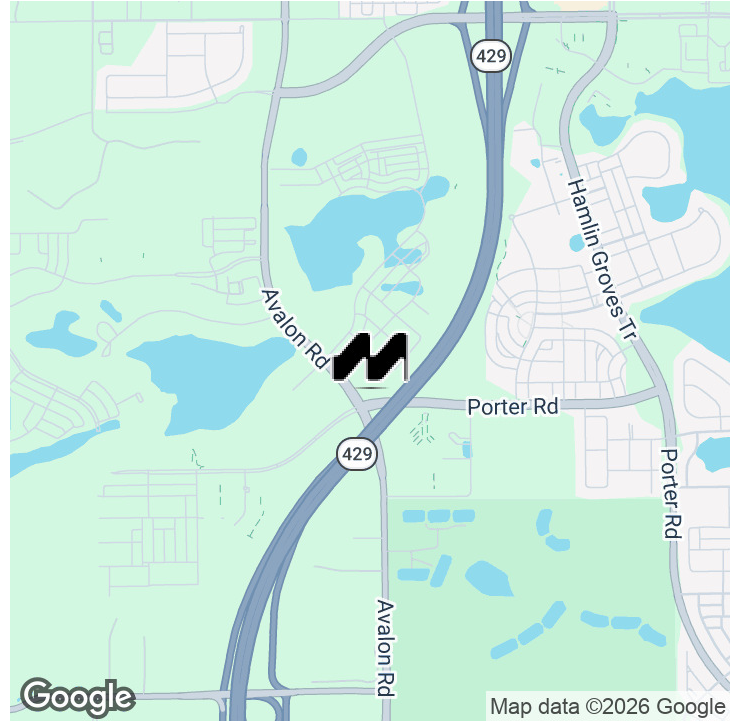
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	5,000 SF
Available SF:	
Price / SF:	-
Year Built:	2023

PROPERTY OVERVIEW

One final suite remains in Building B (2,382 SF +/-) along with four, 5,000 SF +/- medical office pad sites are available for purchase in the Wellness District. Purchasing at this park provides the opportunity to be a part of the growing Hamlin/Horizon West medical submarket. Ideal for all specialties. Condos as well as the entire building are available!

The location is ideal for any practice or specialty. It is surrounded by additional medical office users including plastic surgery, general dentistry, orthodontists, and OBGYN. The property neighbors Orlando Health Horizon West and is in close proximity to SR 429 Western Beltway (47,000 Annual Average Daily Traffic). Frontage on Porter Rd (3,100 AADT) and Avalon Rd (10,800 AADT) is available.

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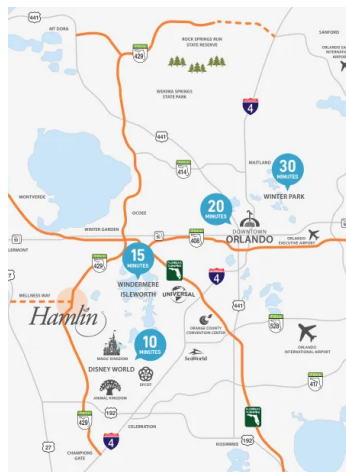
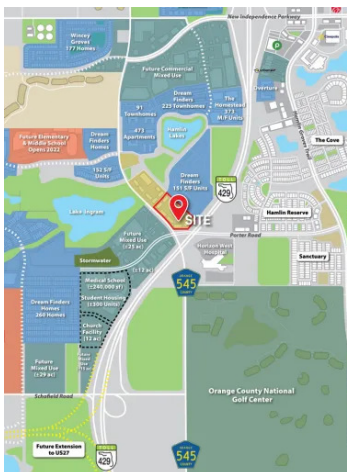
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OFFICE BUILDING
For Sale

ADDITIONAL PHOTOS

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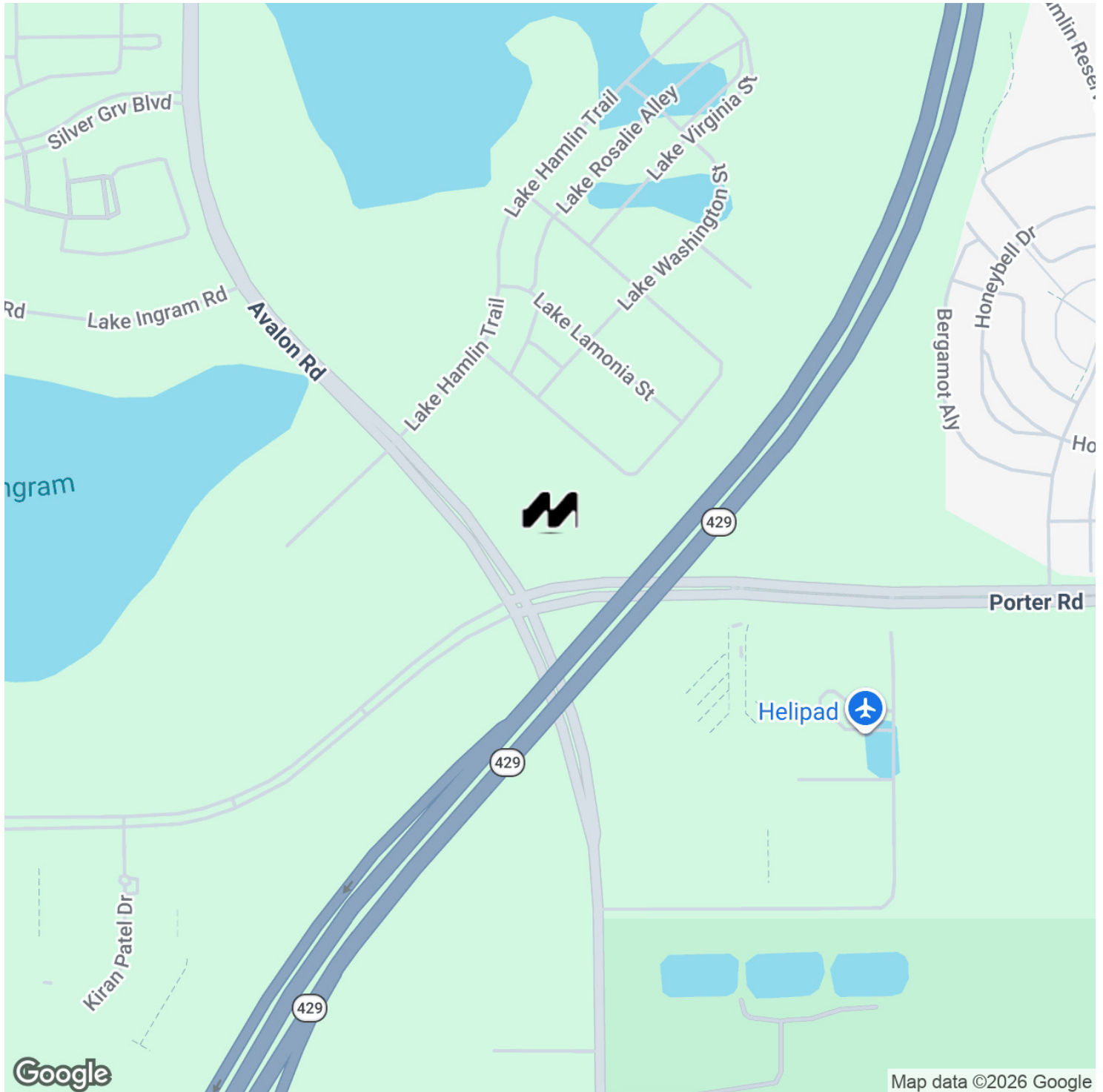
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LOCATION MAP

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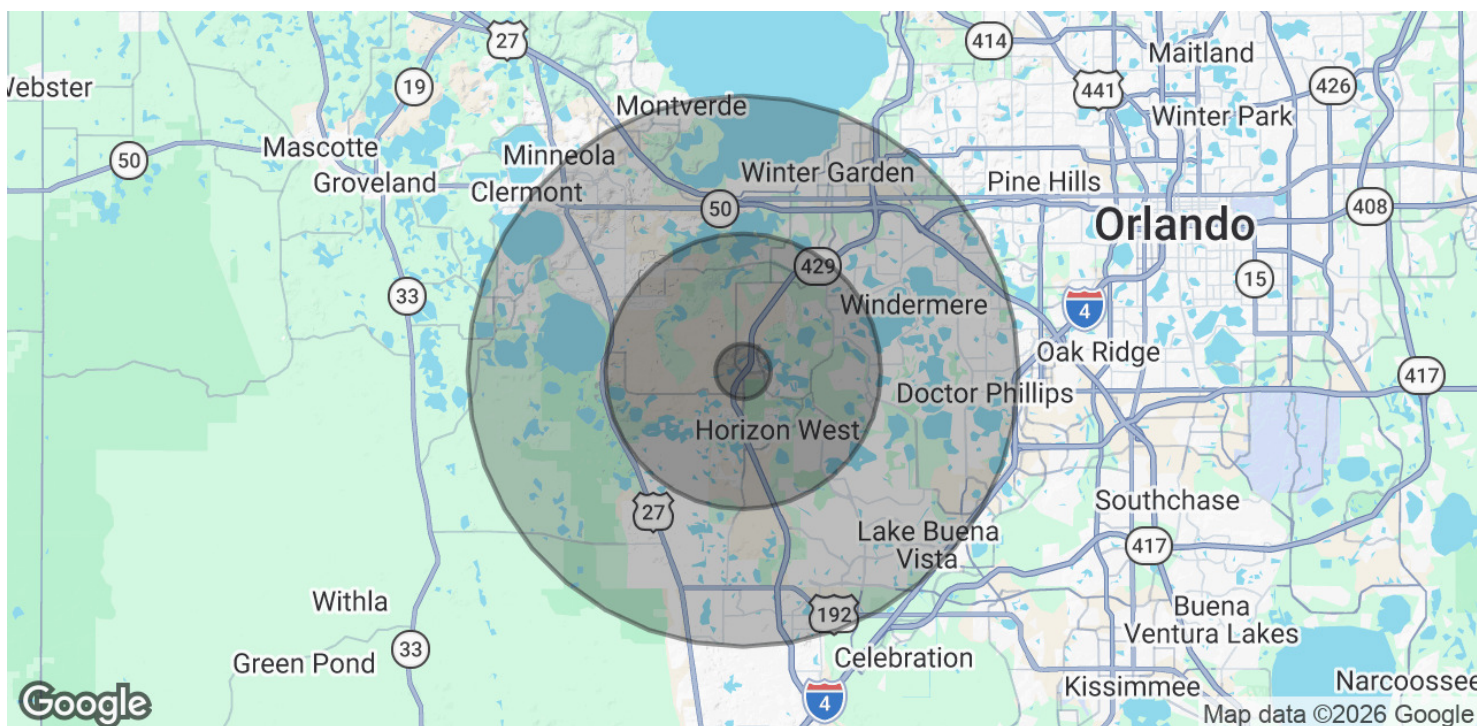
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,104	28,146	177,531
Average Age	36.5	39.9	38.0
Average Age (Male)	37.7	40.0	37.3
Average Age (Female)	35.6	39.8	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	364	9,862	61,822
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$123,273	\$101,599	\$95,673
Average House Value		\$350,224	\$380,555

2020 American Community Survey (ACS)

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