



Hamlin Reserve



MEDICAL SPACE FOR LEASE

15820 Shaddock Drive, Winter Garden, FL 34787

Contact: Trey Gravenstein
Vice President of Brokerage Services
Contact: Michael Castrilli
Senior Sales & Leasing Associate

E: Trey@FCPG.com
P: 407.872.0177 ext. 119
E: Michael@FCPG.com
P: 407.872.0177 ext. 130

For Lease: Negotiable

± 1,527 - 3,065 SF Available
Parking Ratio: 5 / 1,000



**BUILT IN
2020**



**AVAILABLE
NOW**

Newly Constructed (2020) Class "A" Medical Space within Hamlin Reserve, 63,500 SF Office / Medical Park

Centrally located off SR 429 with easy access to Orlando metro area via Florida's Turnpike

Surrounded by multiple affluent single & multi-family housing neighborhoods

Building & monument signage available

Directly across from Orlando Health's 75-acre medical campus with emergency care & less than 2 miles from the \$130 million Provision Proton Therapy Center

Located within the Hamlin / Horizon West master planned community, the 2nd fastest growing community in the nation (Hamlinfl.com)

Strategically positioned ± 1.9 miles south from Hamlin Town Center supporting over one million residents in a 30-minute trade area



**\$123,712
AVERAGE
HOUSEHOLD
INCOME WITHIN
10 MILES**



**LOCATED 1.9 MILES
FROM THE TOWN CENTER**



**POPULATION HAS
DOUBLED WITHIN
10 MILES OF
HAMLIN**



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2022 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



**HAMLIN
EYE CARE**



Hamlin

Hamlin is a destination located in the center of Horizon West, the second fastest growing master-planned community in the nation. This sustainably designed, 900-acre development with more than 2,000,000 SF of commercial entitlements features a 10-screen luxury theater, a future boutique hotel, Class "A" office space, single-family residences, luxury apartments, shopping, dining, waterfront restaurants, and entertainment.

-HamlinFL.com



AMENITIES



**481 ACRES
LAKE WITH
BOAT RAMP
ACCESS**



**150 KEY
BOUTIQUE
HOTEL
PLANNED**



**220+ ACRE
SPORTS
COMPLEX
PLANNED**



**75 ACRE
MEDICAL CAMPUS
BY ORLANDO
HEALTH OPEN**



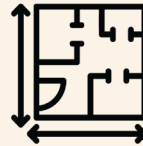
**50+ MILES
OF LAKE FRONT
BOARDWALKS
& TRAILS**



**\$100 MILLION
PROVISION
PROTON THERAPY
CENTER
UNDER CONST.**



**TOP RATED
PUBLIC &
PRIVATE
SCHOOLS**



**2,000,000 SF
SHOPPING,
ENTERTAINMENT
& DINING IN
HORIZON WEST**



Publix

Walmart

cinépolis

LUXURY CINEMA

JOIN THE OTHER MEDICAL TENANTS IN HAMLIN

Hamlin Groves Dental Care

Lake Hancock Dental Care

The Eye Place

Sakowitz Smiles Orthodontics

Provision CARES Proton Therapy for Cancer (Coming Soon)

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2022 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.



FIRST CAPITAL



Property Group, Inc.

Commercial Real Estate Services

LOCATION



2ND FASTEST GROWING MASTER-PLANNED COMMUNITY IN NATION



WALT DISNEY WORLD.
8 MINS FROM WALT DISNEY WORLD



1.2 MILLION RESIDENTS WITHIN 30 MINUTES



CENTRALLY LOCATED RIGHT OFF OF SR 429 IN SW ORLANDO



EASILY ACCESS METRO ORLANDO VIA FL TURNPIKE, SR 408, SR 50 & 14

DEMAND



4 NEW PUBLIC SCHOOLS BUILT IN PAST 5 YEARS



6 NEW PUBLIC SCHOOLS BUILT BY 2024



HOTTEST NEIGHBORHOOD WITH ±250 HOMES SOLD IN Q1 2019 (O.B.J.)



LOWEST RETAIL VACANCY IN THE CENTRAL FLORIDA MARKET



50% OF HOME PURCHASES WERE MADE OUTSIDE OF HORIZON WEST DUE TO LIMITED SUPPLY

TRADE AREA



54% COLLEGE EDUCATED WITHIN 5 MINS



300,000 RESIDENTS WITHIN 20 MINS



\$110,347 AVERAGE HOUSEHOLD INCOME WITHIN 10 MILES



4.9% UNEMPLOYMENT RATE WITHIN 5 MIN RADIUS



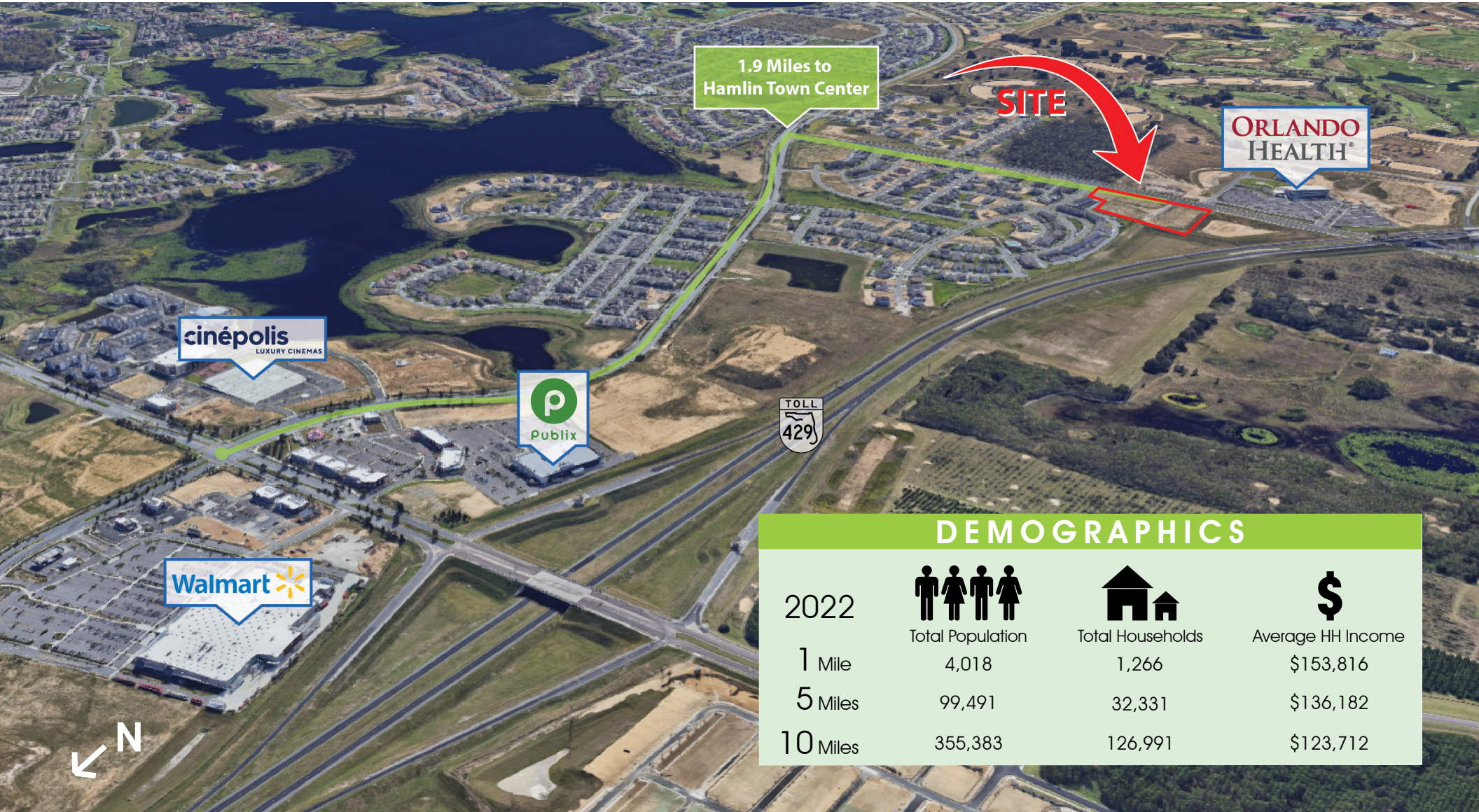
3,242 SINGLE FAMILY HOMES SOLD IN 2018 IN TRADE AREA






615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2022 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

LOCATION

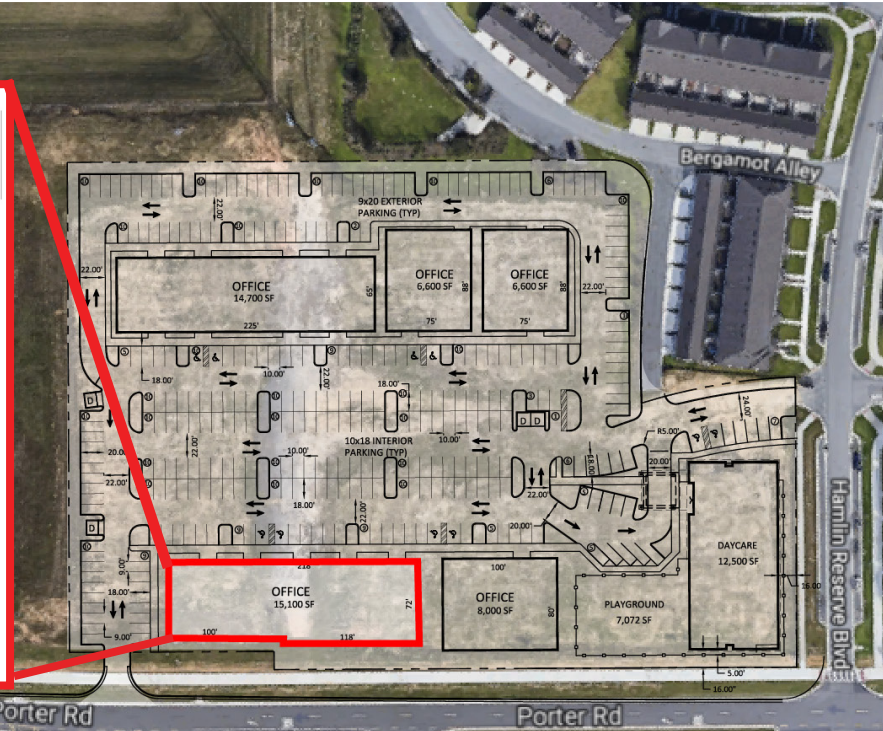
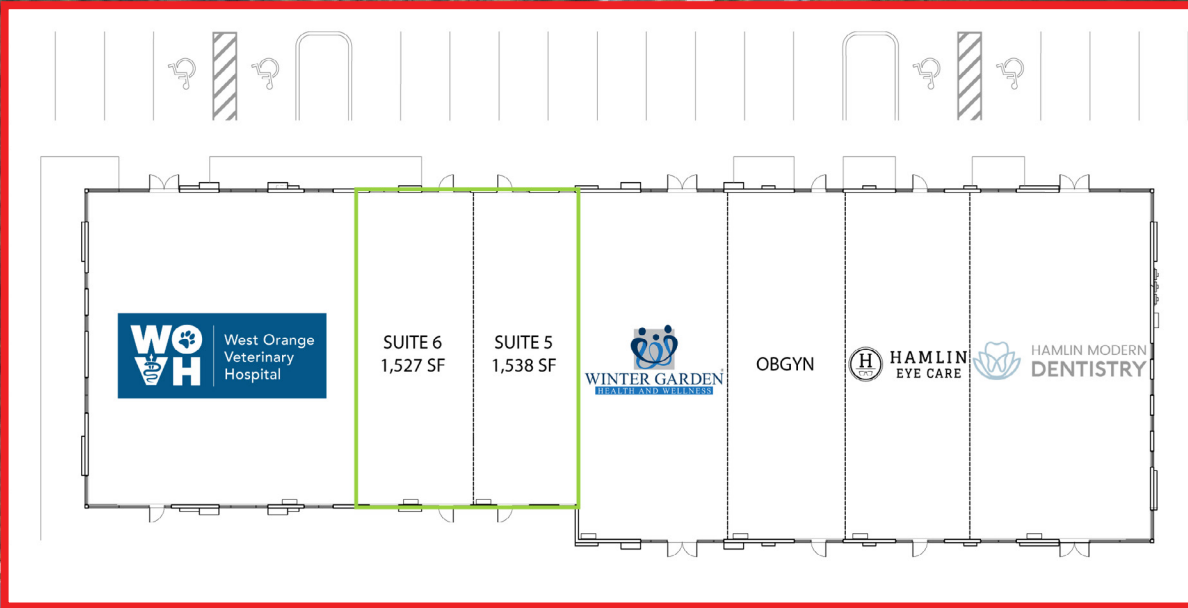


DEMOGRAPHICS			
2022	 Total Population	 Total Households	 Average HH Income
1 Mile	4,018	1,266	\$153,816
5 Miles	99,491	32,331	\$136,182
10 Miles	355,383	126,991	\$123,712

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2022 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

SITE PLAN



ORLANDO HEALTH
Orlando Health Emergency Room
& Medical Pavilion - Horizon West

AVAILABILITY

Suite 5: 1,538 SF
Suite 6: 1,527 SF
Max Contiguous: 3,065 SF

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2022 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

F C **FIRST CAPITAL**
P G **Property Group, Inc.**
Commercial Real Estate Services