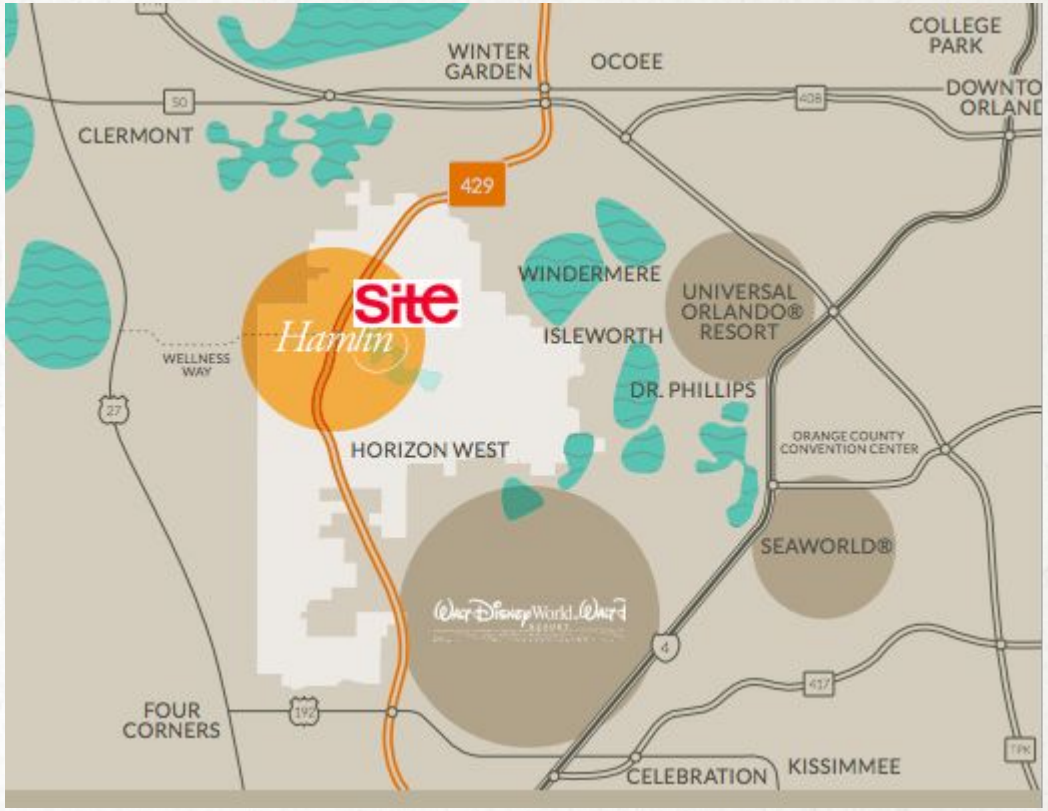
RAVE COMMERCIAL

HAMLIN PLAZA

A 4 Acre Mixed-Used Development

LOCATION

- Centrally located in Southwest Orlando, just off SR 429
- Easy Access to Metro Orlando via Florida Turnpike, SR 408 (East-West), SR 50(colonial Drive), and I-4
- 8 minutes from Walt Disney Resort
- Hottest Submarket, Horizon West
- Road facing - High Visibility Site
- Surrounded by many Affluent Single and Multi Family neighborhoods



BIG BOX ANCHORS

- Other Big box stores proposed near site

NEW CONSTRUCTION
HORIZON WEST

2ND FASTEST GROWING MASTER-PLANNED COMMUNITY IN THE NATION

HAMLIN / WINTER GARDEN / ORLANDO, FLORIDA

Hamlin is a destination located in the center of Horizon West, just off SR 429 and is home to an active market of highly educated, family-oriented, experience seekers with discretionary income and a desire to connect with their community.

- *Sustainably designed, 900-acre development*
- *2,000,000+ SF of commercial entitlements*
- *10-screen luxury theater, future boutique hotel, Class A office space, single-family residences and luxury apartments*

3 BIG BOX ANCHORS
Cinépolis Luxury Cinemas (open), Publix Super Market (open), and Walmart Supercenter (open)

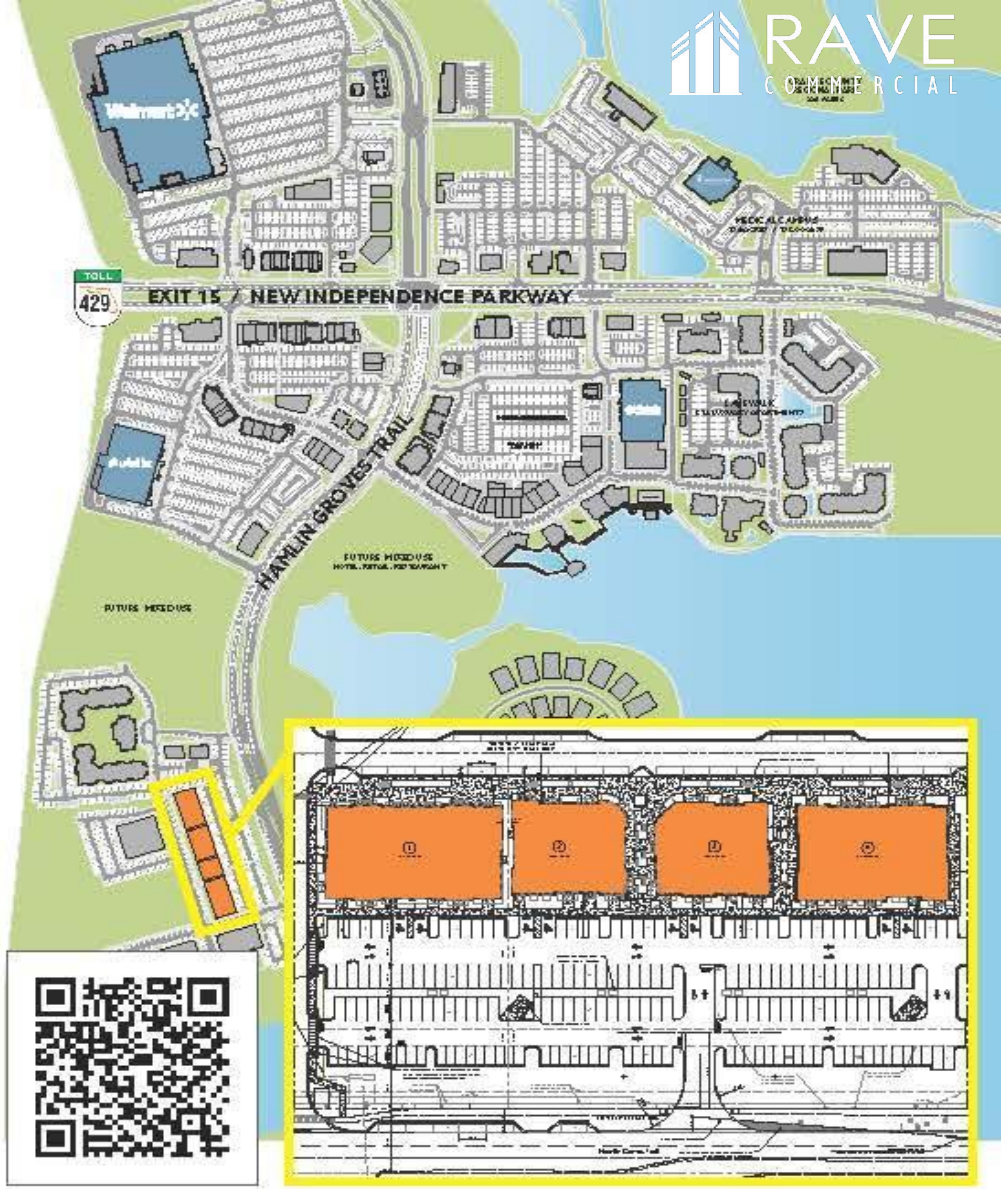
BOUTIQUE HOTEL (planned)

75-ACRE MEDICAL CAMPUS
by Orlando Health

$130M PROVISION
Proton Therapy Center

481 ACRE LAKE
with boat access to town center

220-ACRE SPORTS
and recreation complex (planned)



MEDICAL • OFFICE • SELECT RETAIL

Hamlin RAVE COMMERCIAL 407.906.4686 • rave@ravecommercial.com • ravecommercial.com/hamlin-plaza

Retail & Restaurants

it's just the beginning

- Starbucks
- Ford's Garage
- Yeoman's Cask & Lion
- The Hamlin Market
- Abbott's Frozen Custard
- Bosphorous Turkish Cuisine
- Wendy's
- The Pizza Press
- The French Café
- Planet Smoothie
- Capone's Coal Fried Pizza

Retail & Restaurants

it's just the beginning

- UPS
- Great Clips
- Tipsy Salon Bar
- Venetian Nail Spa
- Hotworx
- Sakowitz Smiles
- Hamlin Groves Dental
- State Farm
- The Eye Place
- Chase Bank
- Axiom Bank
- Lake Hancock Dental Care
- Premier Sotheby's International

… **many more to be announced**

KEY POINTS

- 220 acres sports and recreation complex plan
- 150 key Boutique hotel (planned)
- A rated Public and private schools
- 481 acre Lake with boat access to town center
- 180 unit of Age–restricted community by Greystar
- 1.5 miles from Orange County National Golf Center & Lodge

OPPORTUNITIES

We provide what You need

- Big box Outparcel
- High End Urban Structure
- Visibility
- Easy Ingress & Egress
- Inline
- End Cap
- Custom Design your Space

DEMAND

underserved market growing & eager customer base

52% House Purchased

300+ Affluent Neighborhoods

Lowest retail Vacancy in Central Florida

Top rated public & private schools

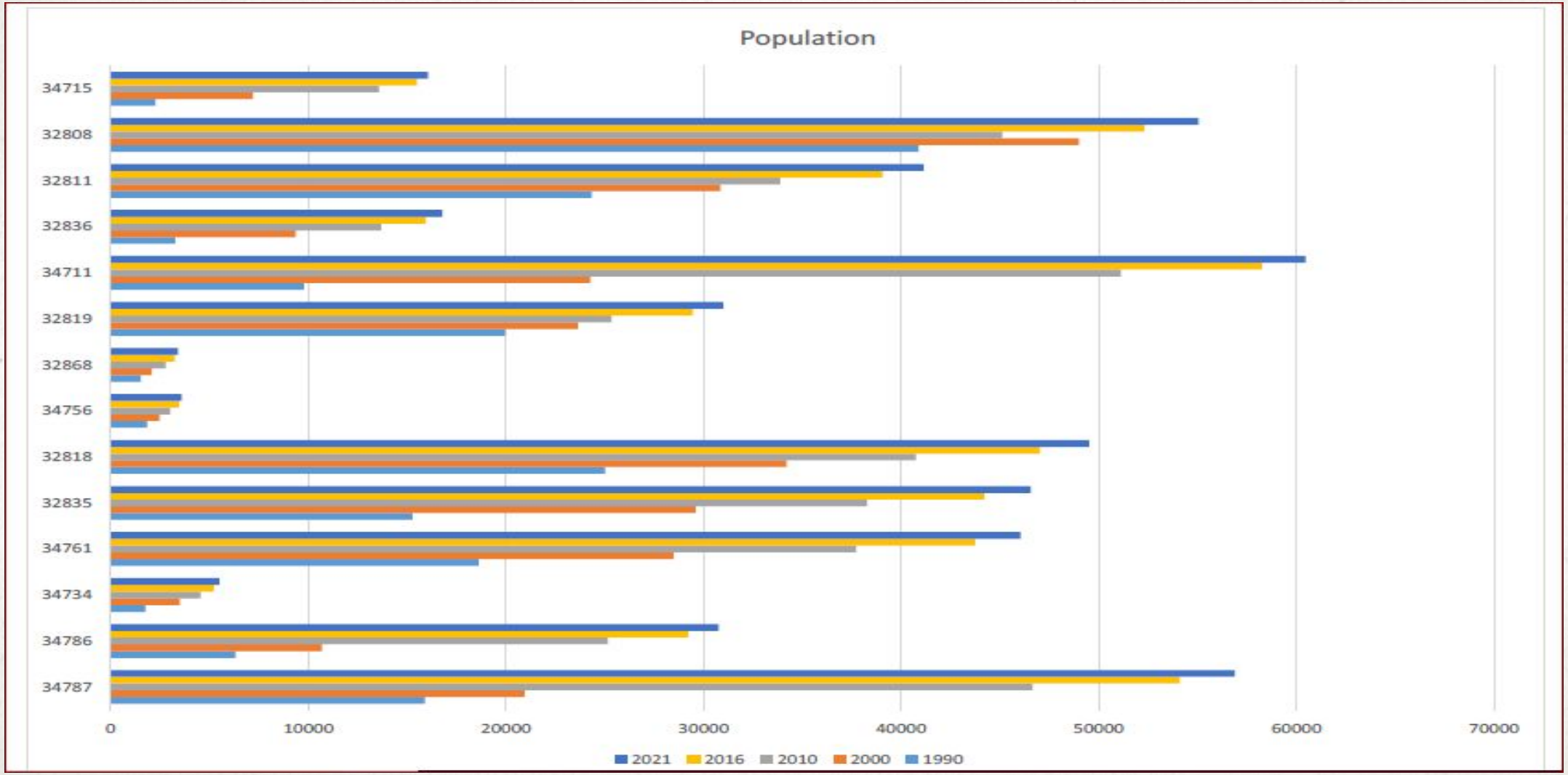
Negotiable lease rates

DEMOGRAPHICS

- 427,448 residents within 20 mins esri data
- 54% college educated with in 10 mins esri data
- 4 new public schools built in last five orange county public school data years
- 6 new additional public schools built by 2024
- 2.9% unemployment rate with in 10 mins
- 52% Houses of Orange county were sold in Horizon West in 2018.
- $126,395 average household income within 10 minutes

	Jan. 2019 Residents	Jan. 2020 Residents	% +
5 min	34,434	39606	15.0%
10 min	70653	78585	11.2%
20 min	412628	427448	3.6%

POPULATION: Area Graph



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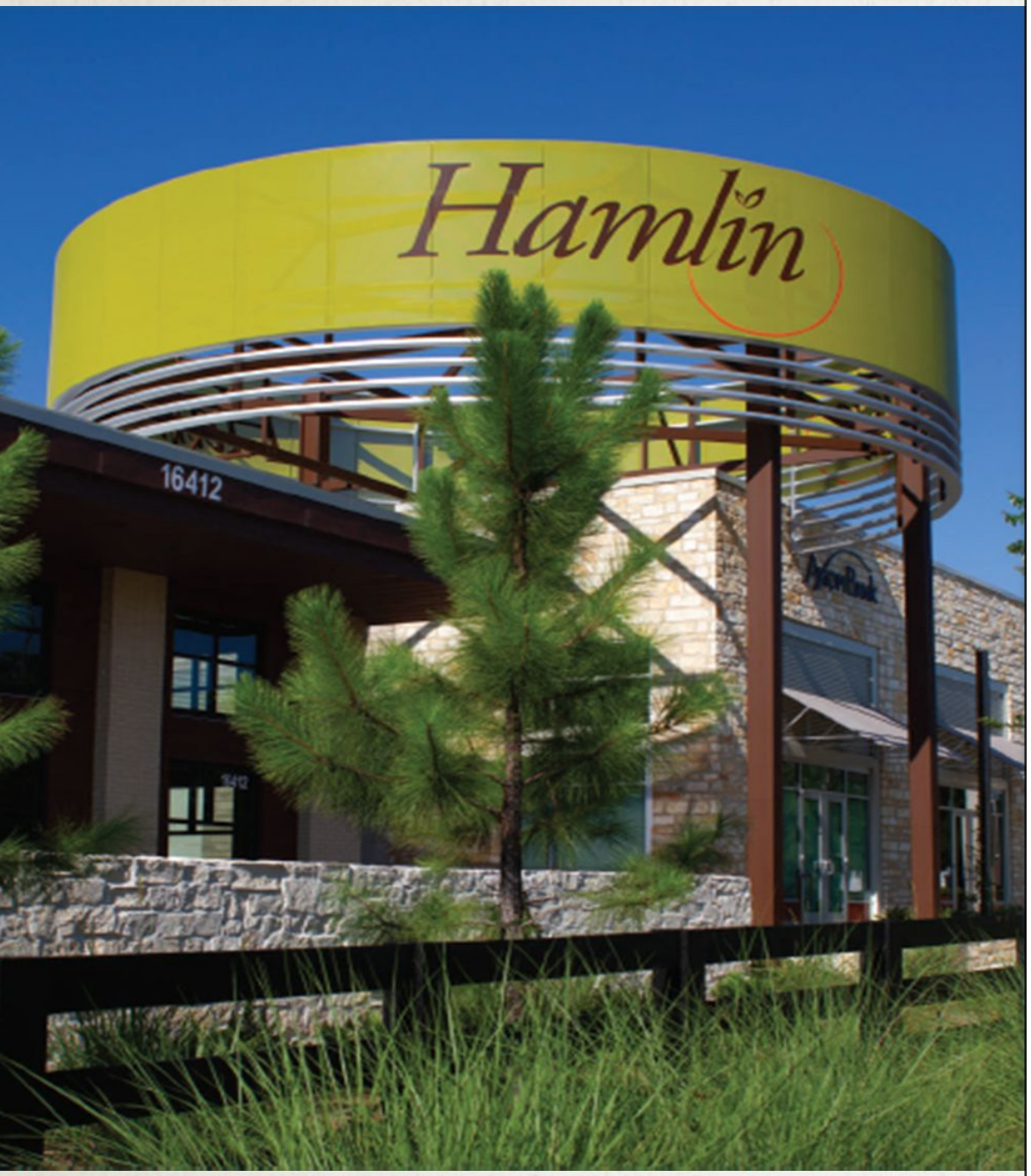
America's Fastest Growing Cities

Forbes Magazine

- One of Top 10 American Cities of Future
- #1 in U.S for job growth


Hamlin
16412

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N17°26'53"W 553.01' MEAS
N17°26'52"W 553.15' DESC
FND 1/2" IR
LB #6723
SET 1/2" IR
LB #4475
S72°33'08"W 315.00' DESC
N72°33'08"E 315.00' D&M
S17°26'52"E 553.15' D&M
Hamlin Groves Trail
Site lighting, typical see Lighting Plan for details
Dumpster enclosure, typ.
Post & Rail fence (match existing type and size)
Phase 1
Phase 2
Sight distance triangle

PROPOSED ELEVATIONS

Building Elevations 3

Building Elevations 4

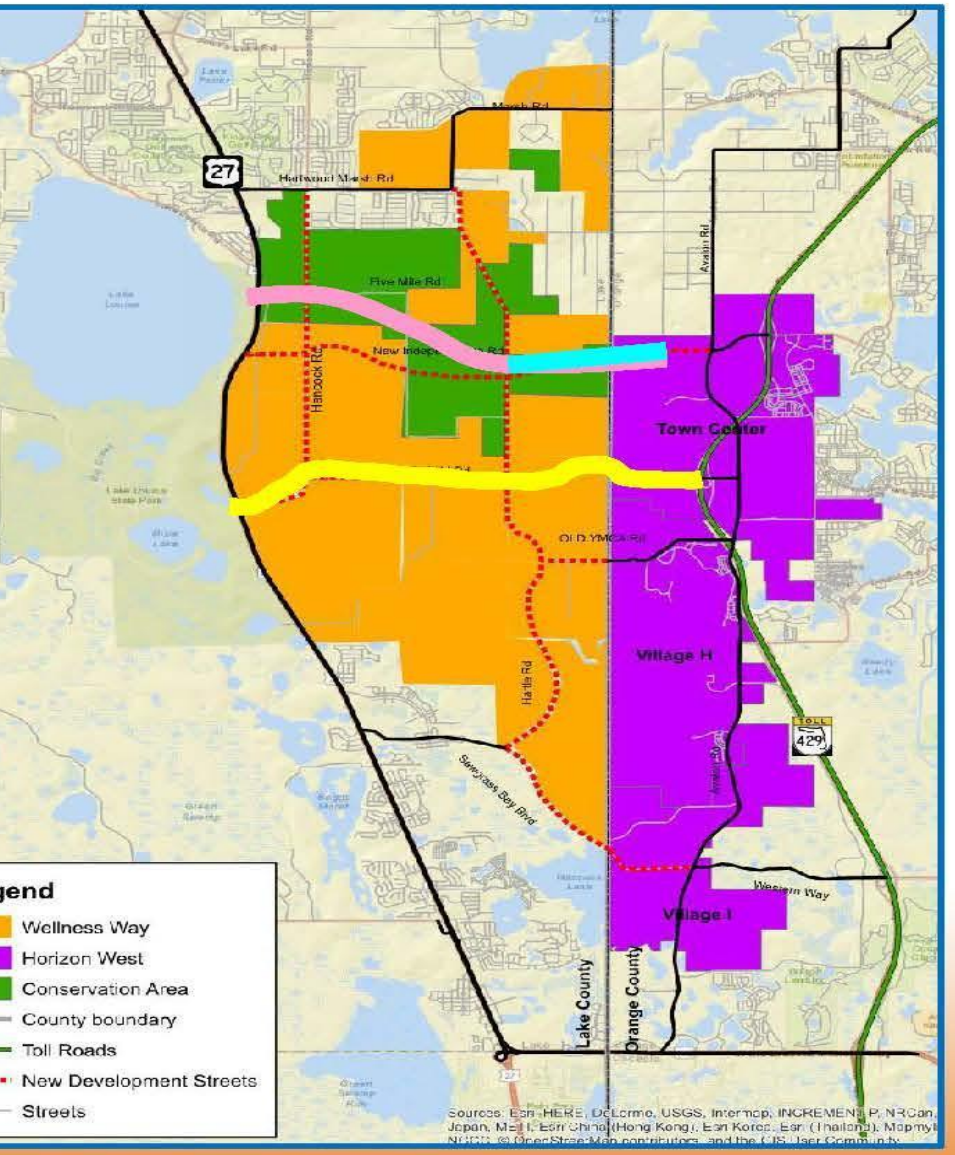
Building 1 &2

RESIDENTIAL MAPPING

HOTTEST SUBMARKET, HORIZON WEST

Rated #1 by Orlando Realtor Association survey

CONNECTIVITY



THREE OPTIONS CONSIDERED

- "Toll Bridge"
  - Hartle Road to New Independence Parkway, West of Avalon Road
- Northern Alignment
  - U.S. 27 to New Independence Parkway West of Avalon Road
- Southern Alignment
  - U.S. 27 to Existing Schofield Road Interchange at S.R. 429

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N
Lakewalk
LUXURY APARTMENTS
Cinepolis
HAMLIN GROVES TRAIL
Site
NEW INDEPENDENCE PKWY
HAMLIN GROVES TRAIL
Publix
Walmart
429

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