

HEARTLAND DENTAL & VETERINARY EMERGENCY GROUP (VEG)

15903 NEW INDEPENDENCE PKWY, WINTER GARDEN, FL 34787 (ORLANDO MSA)



OUTPARCEL TO
HAMLIN TOWN CENTER

Hamlin

Positioned within Hamlin Town Center, the dominant commercial hub of Horizon West, serving one of Central Florida's fastest-growing and highest-income residential communities.

RENDERED SIGNAGE

Hamlin Town Center (East)





HORIZON WEST is one of the fastest-growing communities in the nation, ranking No. 7 among the top U.S. housing markets and experiencing a remarkable 234% increase in housing inventory over the past decade. StorageCafe



SOUTH LAKE COUNTY
 ±16,000
 Housing Unit Entitlements
 10,000+
 Residential Units Under Development

The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acre are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap

Rent Roll

Lessee Information as of May 2026

15903 New Independence Pkwy, Winter Garden, FL 34787

SUITE	TENANT NAME	APPROX. RENTABLE SQ.FT.	PERCENT OCCUPANCY	EST. LEASE COMMENCEMENT	EST. LEASE EXPIRATION	APPROX RENT PSF	BASE RENT PER MONTH	ANNUAL RENT	LEASE TYPE	GUARANTOR	RENTAL INCREASES	RENEWAL OPTIONS
A	Heartland Dental	4,000	45.3%	July 2026	July 2036	\$54.00	\$18,000.00	\$216,000.00	NNN	Corporate	10% Every 5 Years	3, 5 Year Options
B	Veterinary Emergency Group (VEG)	4,836	54.7%	Sept 2026	Sept 2036	\$53.00	\$21,359.00	\$256,308.00	NNN	Corporate	10% Every 5 Years, FMV in 3rd and 4th Option Period	4, 5 Year Options
Total SF		8,836	100%			Monthly Income		\$39,359				
Occupied SF		8,836	100%			Annual Income		\$472,308				
Available SF		0	0%			Average Per SF		\$53.45				



Income & Expense Summary

PROPERTY SUMMARY

Total Square Feet per Leases	8,836 SF
Year Built	2026
Lot Size	1.07 Acres
Occupancy as of May 2026	100%

INCOME

Scheduled Base Rent	\$472,308
Estimated Total Potential Base Rent	\$472,308
Plus Expense Reimbursements	\$106,032
GROSS INCOME	\$578,340
EFFECTIVE GROSS INCOME	\$578,340

ESTIMATED OPERATING EXPENSES

		PSF
CAM Expense	\$35,344	\$4.00
Insurance	\$26,508	\$3.00
Property Taxes	\$44,180	\$5.00
TOTAL OPERATING EXPENSES	\$106,032	\$12.00

NET OPERATING INCOME \$472,308

OFFERING PRICE \$8,214,052

CAPITALIZATION RATE 5.75%

PRICE PER SF \$929.61

8,836 SF

TOTAL SQUARE FEET
PER LEASES

100%

OCCUPANCY AS OF
MAY 2026



<p>2023</p> <p>211,000</p> <p>RESIDENTS WITHIN 15 MINUTES</p>	<p>2026</p> <p>286,000</p> <p>RESIDENTS WITHIN 15 MINUTES</p>	<p>WELLNESS WAY</p> <p>Set to open in 2026, Wellness Way will connect SR-429 to US-27 in Lake County, increasing the population within 15-minutes of the property from 211,000 (2023) to 286,000 (2026).</p>
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Horizon West's Premier Town Center

Serving One of Central Florida's Fastest-Growing Communities

Hamlin Town Center has emerged as the **dominant commercial hub of Horizon West**, a **21,000-acre master-planned community** and one of the **fastest-growing residential areas in Central Florida**. Located along the **SR-429 corridor in Winter Garden**, Hamlin benefits from exceptional regional connectivity and continues to attract significant residential and commercial development throughout Southwest Orange County and neighboring South Lake County.

Developed beginning in 2017, Hamlin Town Center has become the **premier retail destination serving the Horizon West trade area**. The center features a strong lineup of national and regional tenants including **Publix, Walmart Supercenter, Cinépolis, PopStroke, T.J. Maxx, and Sephora**, along with a variety of dining and service-oriented businesses that draw consumers from across the region.

Positioned at the center of Horizon West's five residential villages, Hamlin is surrounded by **thousands of existing and planned homes**. Continued population growth and the future **Wellness Way corridor** will further strengthen Hamlin's role as the primary commercial hub connecting Horizon West to the rapidly expanding communities of South Lake County.

This continued residential and commercial growth positions Hamlin Town Center as **one of the most desirable retail locations in Southwest Orlando**, offering strong visibility and access in a high-demand corridor well-suited for medical and professional service providers.



TRADE AREA DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
6,256 RESIDENTS	46,630 RESIDENTS	111,640 RESIDENTS
1,906 HOUSEHOLDS	14,952 HOUSEHOLDS	36,352 HOUSEHOLDS
\$199,948 AVERAGE HOUSEHOLD INCOME	\$179,008 AVERAGE HOUSEHOLD INCOME	\$177,234 AVERAGE HOUSEHOLD INCOME



236,342
INCREASE IN POPULATION IN METRO ORLANDO FROM 2016 - 2021

AFFLUENT TRADE AREA

\$200K+ HOUSEHOLD DENSITY BY ZIP CODE

\$200K+ Households

	8,045 - 10,055
	4,022 - 6,033
	2,011 - 4,021
	0 - 2,010
	Disney Property

1 WINTER GARDEN, 34787

The trade area around Hamlin is home to more affluent households (10,055) than any other submarket in Metro Orlando.

2 WINDERMERE, 34786

Located adjacent to Hamlin and the second most affluent zip code with 4,687 households.

3 OVIEDO, 32765

4,984 households

4 CLERMONT, 34711

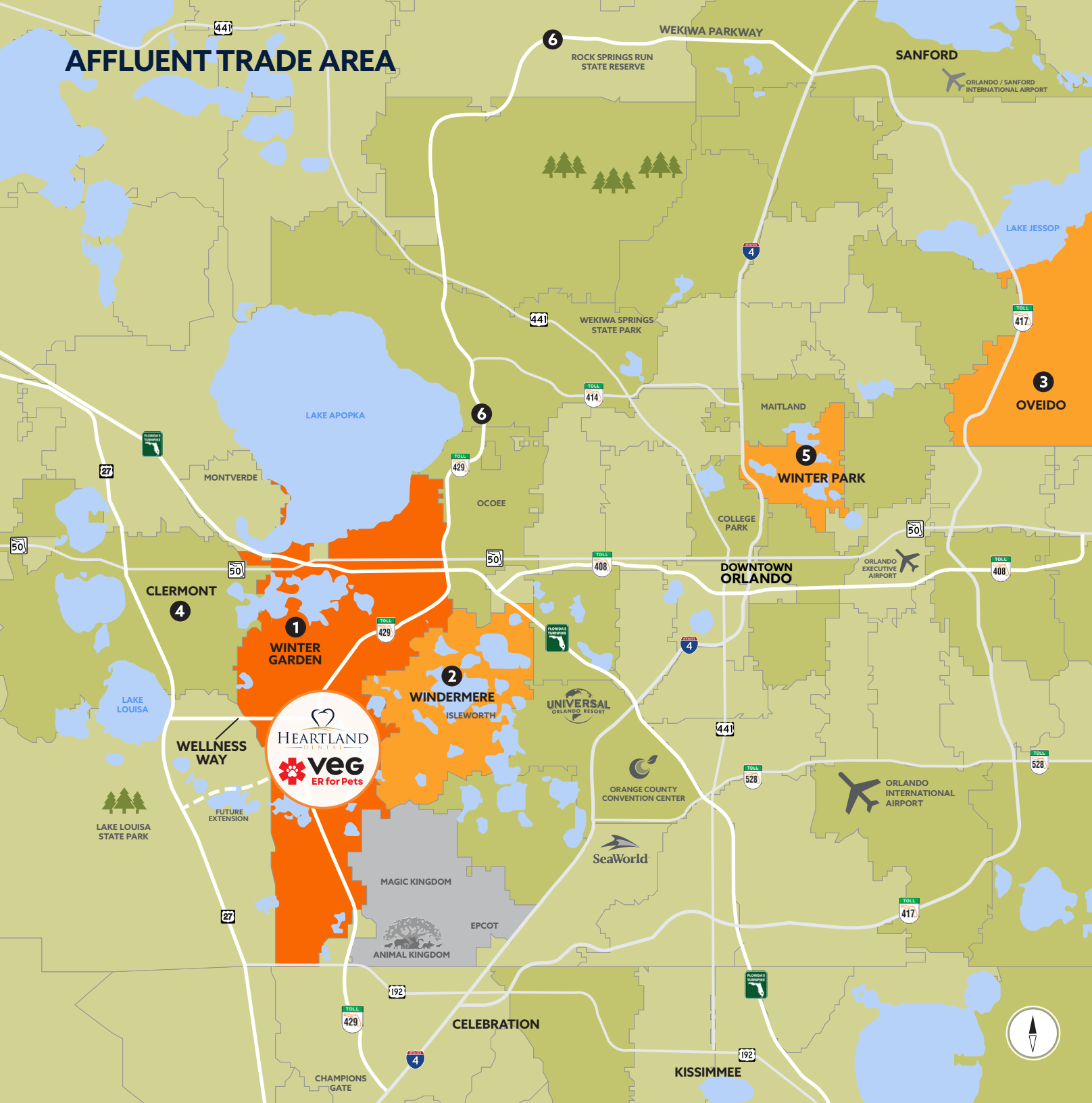
Will connect directly to Hamlin via Wellness Way, adding 3,241 affluent households to the trade area.

5 WINTER PARK, 32789

3,233 households

6 WEKIWA PKWY/SR 429 CORRIDOR

An additional 17,665 affluent households have easy access to Hamlin via SR-429.








MARCUS & MILLICHAP

INVESTMENT HIGHLIGHTS


 Brand New Triple-Net (NNN) Leases with Two Established, National Brands


 10% Rental Increases Every 5 Years with Multiple Renewal Options

 Brand New, High-Quality 2026 Construction

 Rapidly Growing Trade Area - Households and Population Projected to Increase Over 11% within 3 Miles by 2030

 Surrounded by National Retailers - Publix Super Market, Ace Hardware, Wendy's, Walmart Supercenter, McDonald's, and More

 Densely-Populated Trade Area in the Orlando MSA with 418,524 Residents within a 10-Mile Radius

 Average Household Income Exceeds \$199,900 Within a 1-Mile Radius and \$179,000 Within a 3-Mile Radius

 Located within a 15-Minute Drive from Walt Disney World Resorts (Approximately 50 Million Annual Visitors)



HEARTLAND DENTAL

Heartland Dental operates as a dental practice management organization with headquarters in Effingham, Illinois. It provides support through continuing education; and management services, such as staffing, human relations, purchasing, administration, financial, marketing and information technology support. Heartland Dental is focused on positively impacting dentistry with the goal of offering dentists the freedom to focus on their craft. This culture is sustained with continuing education and ongoing leadership development at all levels of the organization.

Heartland Dental has expanded to over 25,000 team members in over 1,800 supported offices with over 3,000 supported doctors across 38 states. They are able to differentiate themselves from competition to become what they are today. They provide dentists, hygienists, and non-clinical team members with world-class non-clinical administrative and operational support to help them achieve sustainable professional and financial growth.

Heartland Dental has a mission to help dentists and their teams deliver the highest quality dental care and experience to the communities they serve. They do this while providing exceptional careers and creating value for their stakeholders.

QUICK FACTS

FOUNDED	1997
HEADQUARTERS	Effingham, IL
LOCATIONS	1,800+
WEBSITE	heartland.com



VEG (Veterinary Emergency Group) ER for Pets was founded in 2014 with the mission to help people and their pets when they need it most. With over 120 hospitals across the United States and Canada, VEG ER for Pets provides 24/7 expert emergency vet care for pets.

VEG's founders sought to create a veterinary experience where customers were no longer kept in the dark about treatment options or hit with surprise fees. VEG hospitals are open 24 hours a day, seven days a week, even on holidays. Pet parents are encouraged to stay with their pets during their visits. Open floor plans allow people to see everything and participate in their pet's care. VEG provides vital medical services for anything from trauma to vomiting to respiratory issues. Services for these issues include surgery, endoscopy, ultrasound and x-rays, diagnostics and testing, treatment, and hospitalization.



QUICK FACTS

FOUNDED	2014
HEADQUARTERS	White Plains, NY
LOCATIONS	120+
WEBSITE	VEG.com

Property Photos



[exclusively listed by]

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lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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