



DOWNTOWN AUBURNDALE COMMERCIAL BUILDING

217 ORANGE ST
AUBURNDALE, FL 33823

Danielle Brown
O: 877.518.5263 x440 | C: 863.670.7842
danielle.brown@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$420,000
Lease Rate:	\$21.00 SF
Lot Size:	0.32 Acres
Price / SF:	\$509.71
Year Built:	1925
Zoning:	RIO
APN:	25-28-11-336000-000042

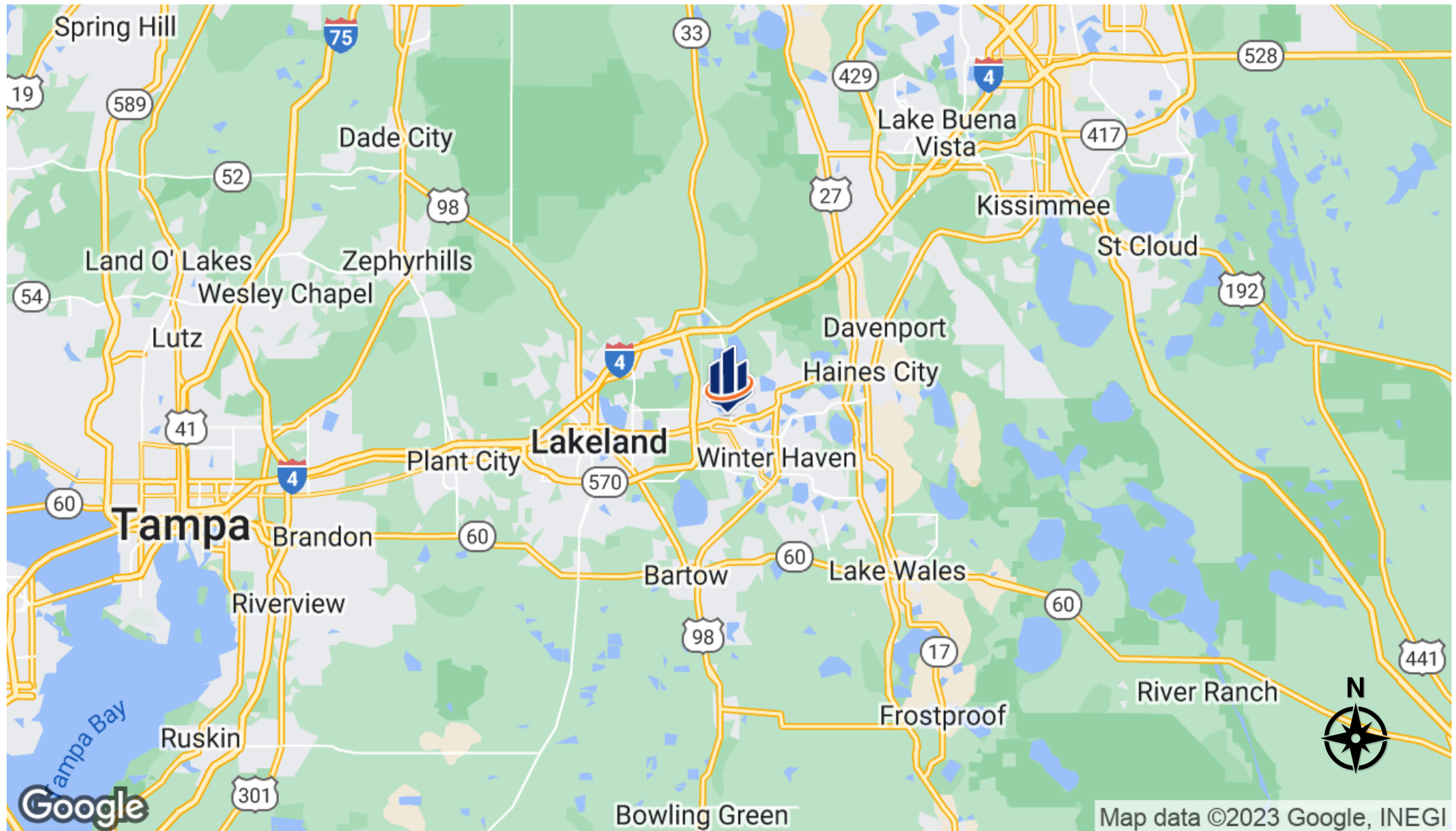
PROPERTY OVERVIEW

This amazing turnkey building on Orange Street, is located in downtown Auburndale. This retail is outfitted with the latest salon equipment to provide a truly turnkey operation for the next salon operator. The property could also be any type of professional office, barber shop, boutique, title company.. etc. It has a beautiful lobby and receptionist area.

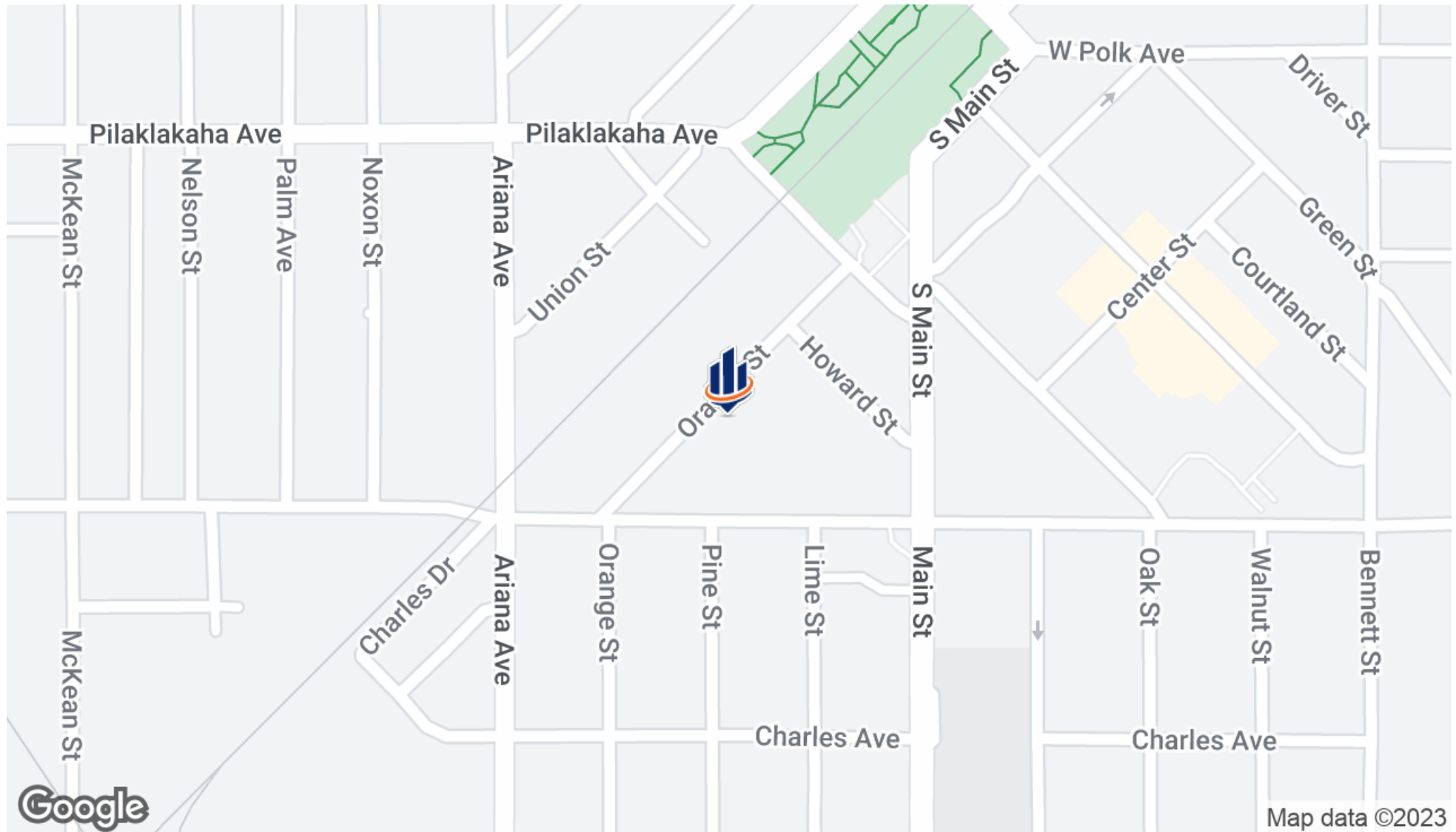
There are three [3] salon rooms, one for nails, massages, and washing, drying, and styling. One unisex bathroom is located next to the stylist seat easily accessible for guests staff. New renovations to the building were carried out including updated A/C unit. The location is exceptional, walking distance to anywhere in downtown Auburndale, restaurants and retail abound. Building parking provides on site parking spaces, plus shared parking space directly across the street. Tenant is responsible for all utilities. Property is on city water and sewer. Available for Sale/Lease now.

- Located in downtown Auburndale

Regional Map



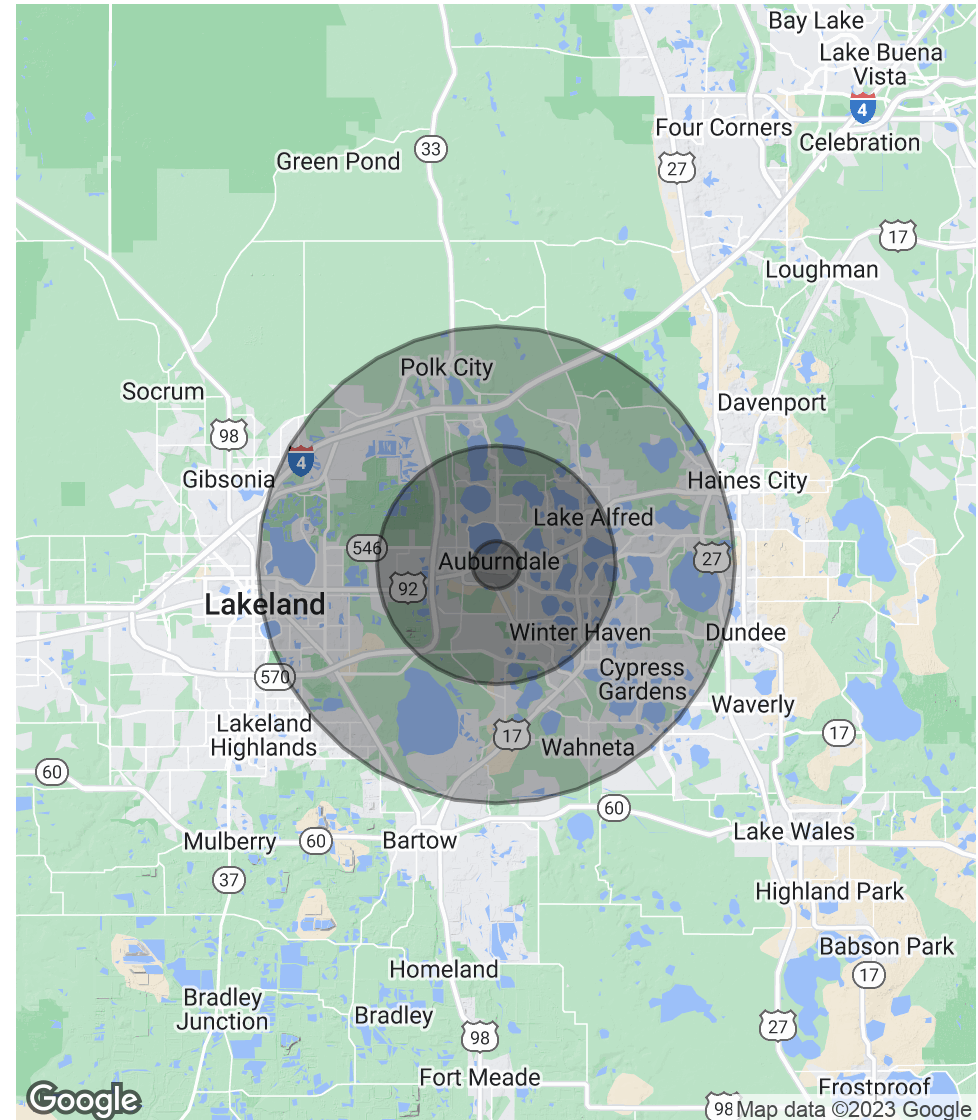
Location Map



Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,103	80,439	242,161
Average Age	34.0	41.6	41.6
Average Age (Male)	31.5	39.9	40.2
Average Age (Female)	39.6	42.9	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,842	32,789	102,609
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$46,126	\$52,675	\$55,135
Average House Value	\$107,164	\$129,309	\$143,799

* Demographic data derived from 2020 ACS - US Census



Additional Photos



Additional Photos



Additional Photos



Retailer Map





DANIELLE BROWN

Associate Advisor

danielle.brown@svn.com

Direct: **877.518.5263 x440** | Cell: **863.670.7842**

FL #SL3520482

PROFESSIONAL BACKGROUND

Danielle Brown is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Danielle specializes in selling and leasing commercial properties, working with business owners, shopping malls/centers, and investment and industrial properties.

Danielle assists her clients in developing personalized and actionable master plans and advises them through purchasing, selling, and leasing of assets, always keeping them informed of emerging market details. She is also a candidate for being a Certified Commercial Investment Member (CCIM) as well as the Society of Industrial and Office Realtors (SIOR). In addition, she strives to provide excellent customer service through her knowledge of real estate finances and enthusiastic demeanor. Her target market for small and large businesses and retail includes Lakeland, Auburndale, and Mulberry. For industrial properties, Danielle focuses within Bartow, Auburndale, and Mulberry.

Originally from Philadelphia, Danielle was recruited by Southeastern University to sign with their women's basketball program. She was a two-year captain and helped bring another level of success to the team through her heart, persistence, and never-quit motto. She earned her B.S. in Sports Management and co-founded the Oratorical Arts Club known as "Speak That".

Danielle lives in Lakeland, Florida with her husband, Johann and her three stepchildren: Anaia, Kailyn, and Jonathan. They attend Faith Celebration Church where Danielle and her husband are ministers. She enjoys gatherings with friends and family, attending veterans' events, exercising, reading, and publicly performing poetry in her free time. She truly loves people and enjoys seeing her clients advance in their success. Her passion is to ensure her clients achieve their real estate goals now and in the future.

Danielle specializes in:

- Small & Large Businesses
- Commercial Sales & Leasing
- Industrial & Retail

About SVN



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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