

Property Description

PROPERTY DESCRIPTION

The property is 1.14± acres located on the southeast corner of US Highway 92 and Recker Highway in Auburndale, FL. The parcel is currently zoned for commercial use. Access is provided off of Recker Highway and Highway 92 West.

LOCATION DESCRIPTION

The property is located on the signalized intersection of US 92 and Recker Highway in Auburndale, Polk County, Florida. The has proximity to Wal-Mart Super Center, Lowes Home Improvement, Aldi, as well as other retailers. The site is 1.10 miles east of the Polk County Parkway, which offers connectivity to I-4.

PROPERTY SIZE

1.14± Acres

ZONING

Commercial Highway (CH) - permitted uses include automobile service/repair stations, restaurant (including drive-in), retail shops, and office.

PARCEL ID

25-28-09-321375-000040

PRICE

\$275,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Broker Associate

813.287.8787 x9

Jack@thedirt dog.com

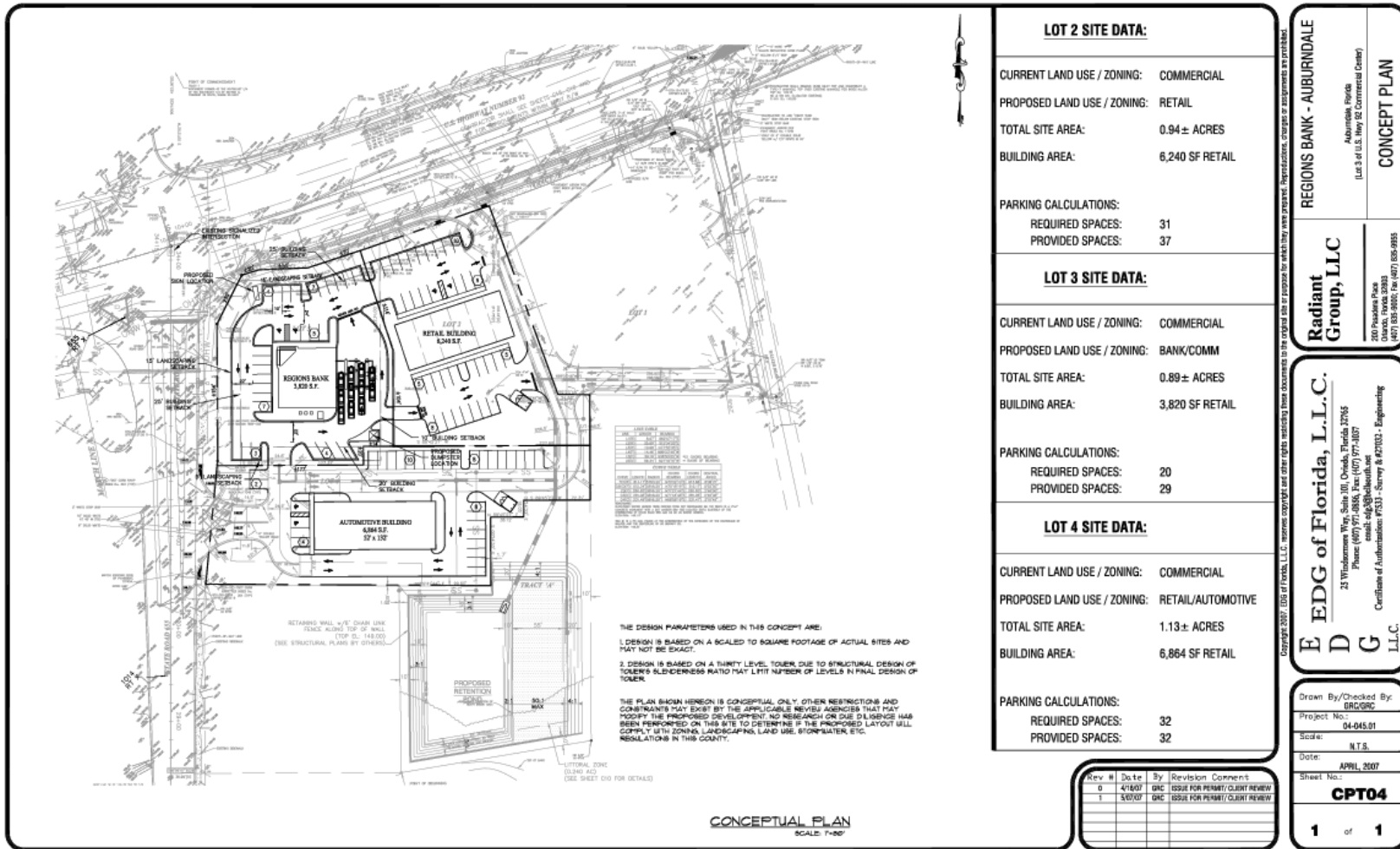
Proximity to Retail and Major Thoroughfares



Surrounding Retail



Site Plan - Lot 2 is Subject Property



LOT 2 SITE DATA:	
CURRENT LAND USE / ZONING:	COMMERCIAL
PROPOSED LAND USE / ZONING:	RETAIL
TOTAL SITE AREA:	0.94 ± ACRES
BUILDING AREA:	6,240 SF RETAIL
PARKING CALCULATIONS:	
REQUIRED SPACES:	31
PROVIDED SPACES:	37
LOT 3 SITE DATA:	
CURRENT LAND USE / ZONING:	COMMERCIAL
PROPOSED LAND USE / ZONING:	BANK/COMM
TOTAL SITE AREA:	0.89 ± ACRES
BUILDING AREA:	3,820 SF RETAIL
PARKING CALCULATIONS:	
REQUIRED SPACES:	20
PROVIDED SPACES:	29
LOT 4 SITE DATA:	
CURRENT LAND USE / ZONING:	COMMERCIAL
PROPOSED LAND USE / ZONING:	RETAIL/AUTOMOTIVE
TOTAL SITE AREA:	1.13 ± ACRES
BUILDING AREA:	6,864 SF RETAIL
PARKING CALCULATIONS:	
REQUIRED SPACES:	32
PROVIDED SPACES:	32

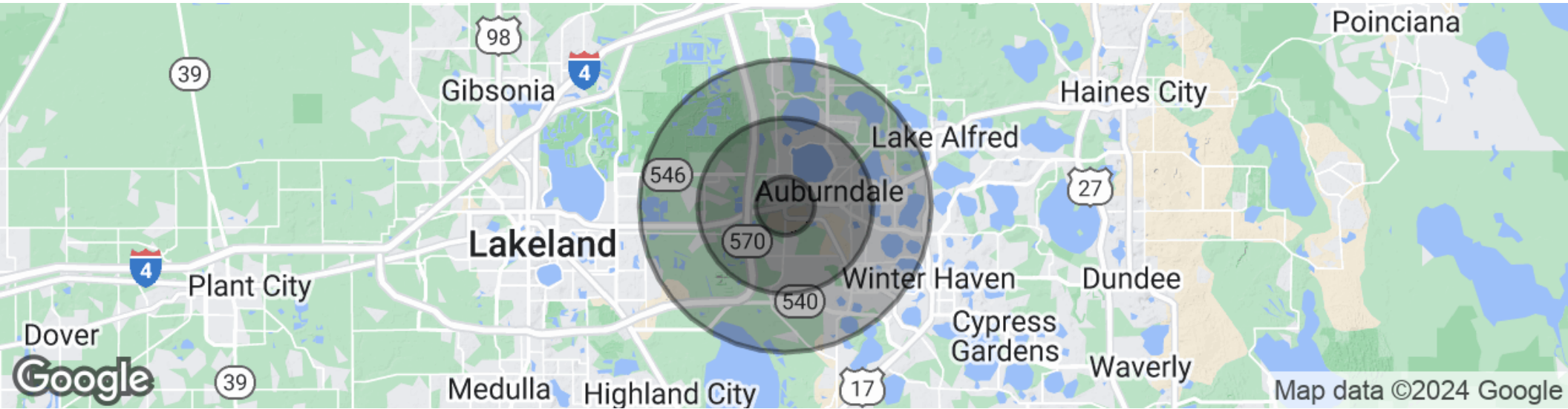
REGIONS BANK - AUBURNDALE
Auburndale, Florida
Lot 2 of U.S. Hwy 50 Commercial Center
CONCEPT PLAN

Radiant Group, LLC
200 Pasadena Park
Naples, Florida 34109
Tel: (407) 855-9955

EDG of Florida, L.L.C.
21 Woodman Way, Suite 101, Ocala, Florida 32768
Phone: (352) 236-1000 Fax: (352) 236-1007
Email: edg@edgof.com
Certificate of Authorization: #7533 - Survey & #27032 - Engineering

Drawn By/Checked By: BRC/DBC
Project No.: 04-045.01
Scale: N.T.S.
Date: APRIL, 2007
Sheet No.: **CPT04**
1 of 1

Local Demographics



POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

4,097
37.1
37.5
37.1

3 MILES

34,724
37.4
36.8
38.3

5 MILES

74,785
38.4
37.6
39.6

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

1,452
2.8
\$73,114
\$178,848

3 MILES

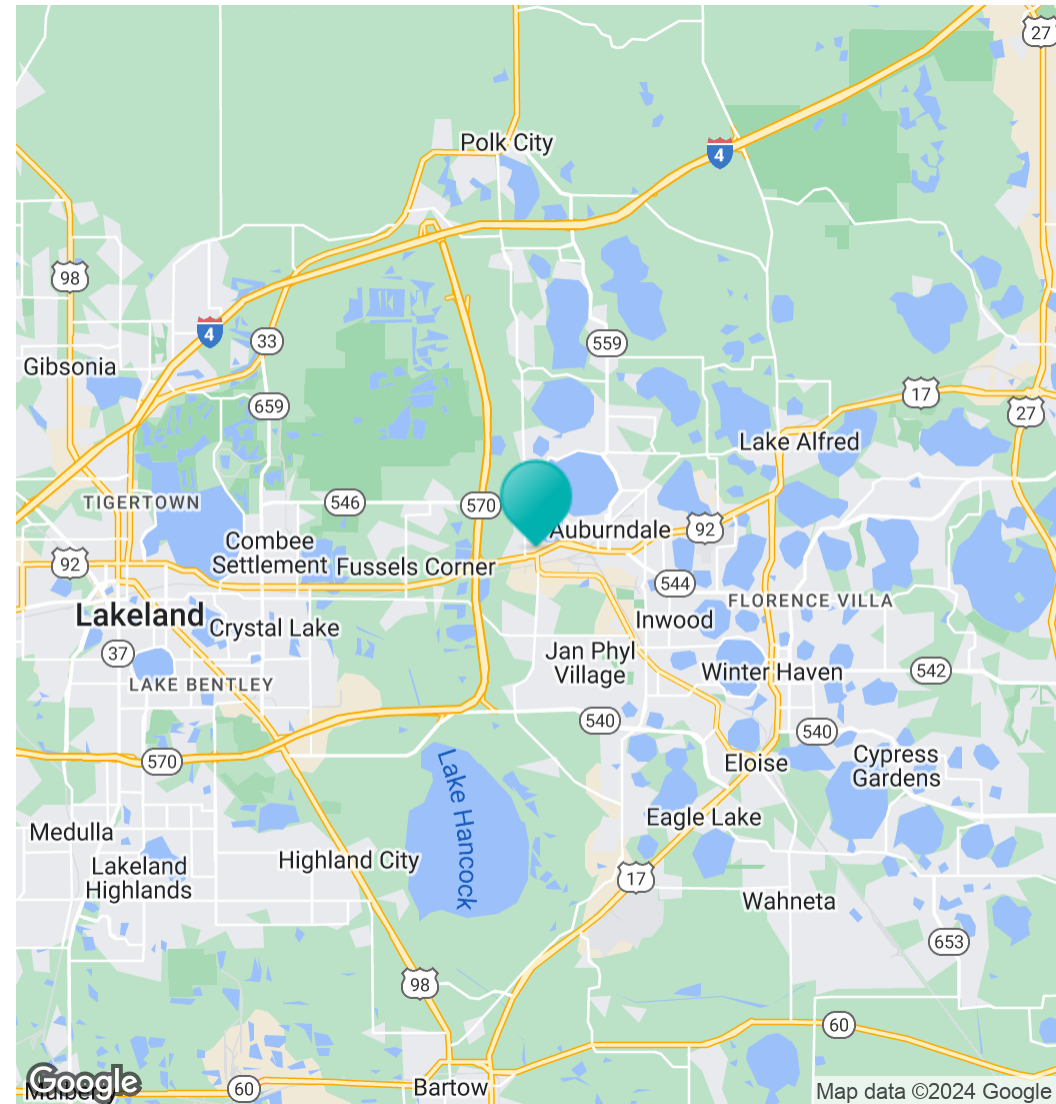
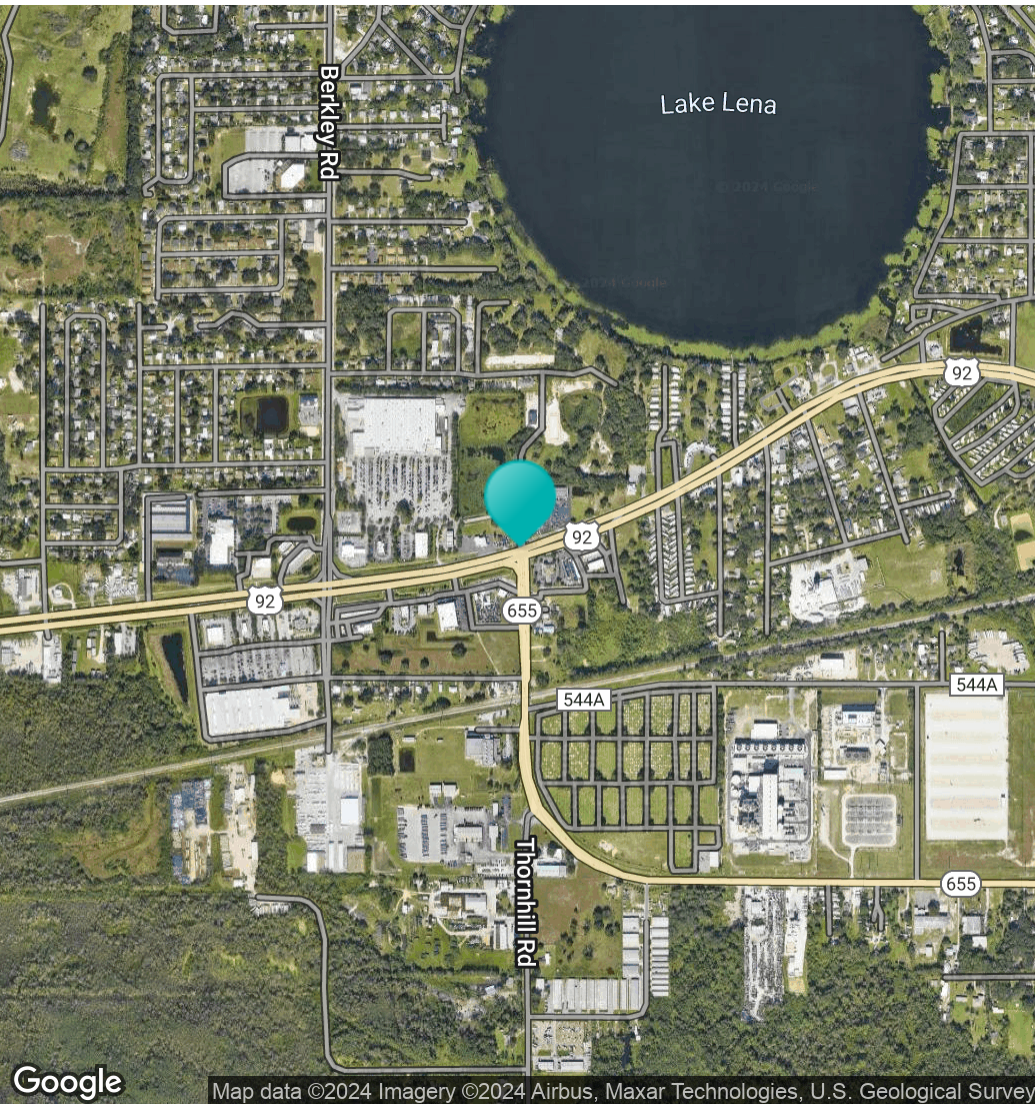
12,666
2.7
\$75,443
\$192,007

5 MILES

27,681
2.7
\$75,401
\$203,906

* Demographic data derived from 2020 ACS - US Census

Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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