

Property Summary

PROPERTY SUMMARY

Opportunity to develop 2.32± acres of commercially zoned property with nearly 300' of frontage on US Hwy. 92 in Auburndale, Florida. The site also offers approximately 300' of frontage on Lake Lena. Retailers such as Walmart SuperCenter, Lowe's, Aldi, Chilli's McDonald's, Burger King, Taco Bell, Wendy's, A&W, Advance Auto Parts, Circle K, and RaceTrac are all within three-quarters of a mile from the site. City water available in the form of an 6" water main on the south side of the property. Seller may consider subdividing the property.

CURRENT ZONING

Commercial Highway (CH) - Allows for uses such as automotive, hotel, restaurant, retail, office, mini-warehouse, and other commercial uses. Maximum FAR of 0.5. Maximum impervious surface coverage of 65% of all upland acreage. Maximum building height of 50'.

PROPERTY SIZE

2.32 Acres

PARCEL ID

25-28-10-000000-043360

PRICE

\$725,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Broker Associate

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Proximity to Retail



Proximity to Retail



290' of Road Frontage



380' of Lake Frontage



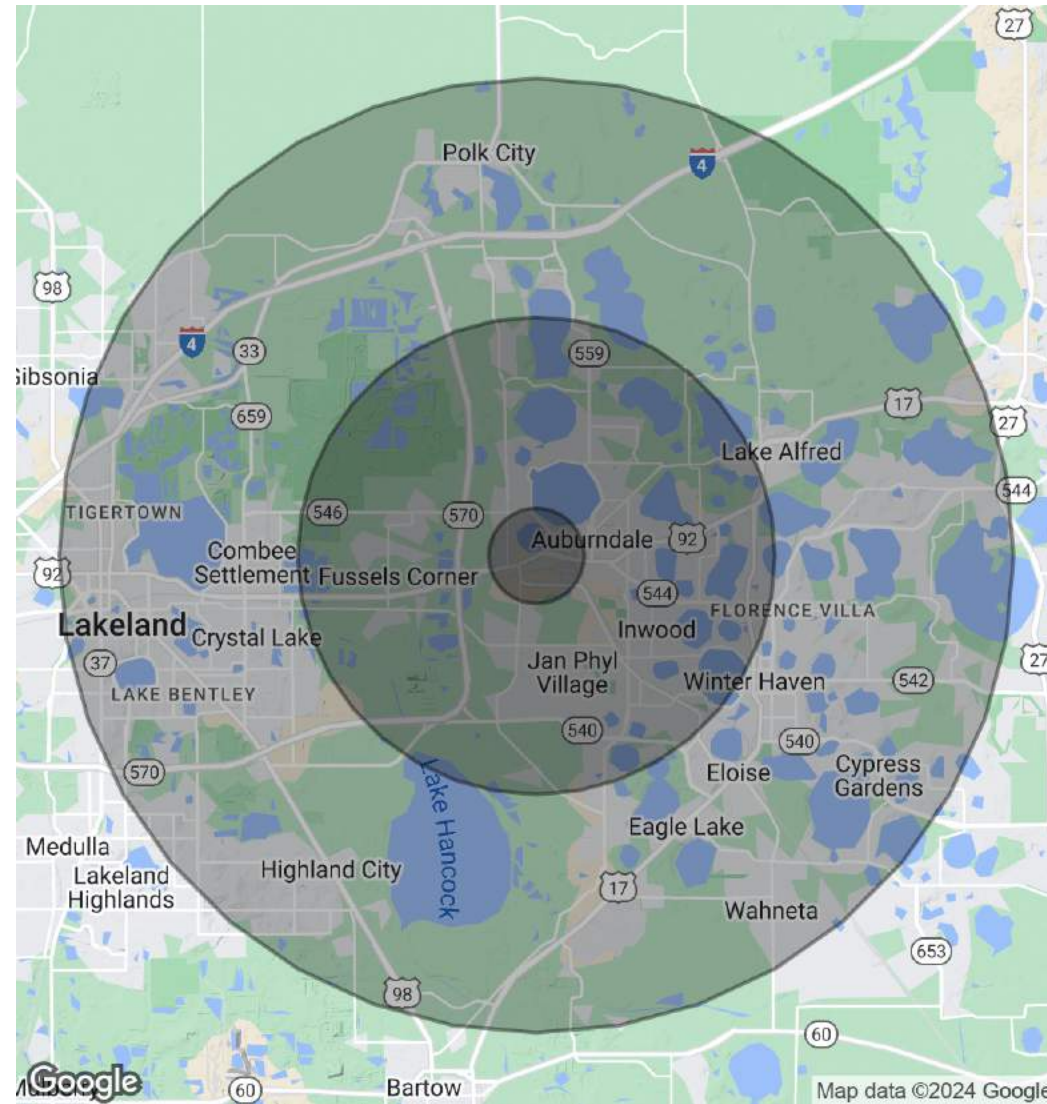
290' of Road Frontage



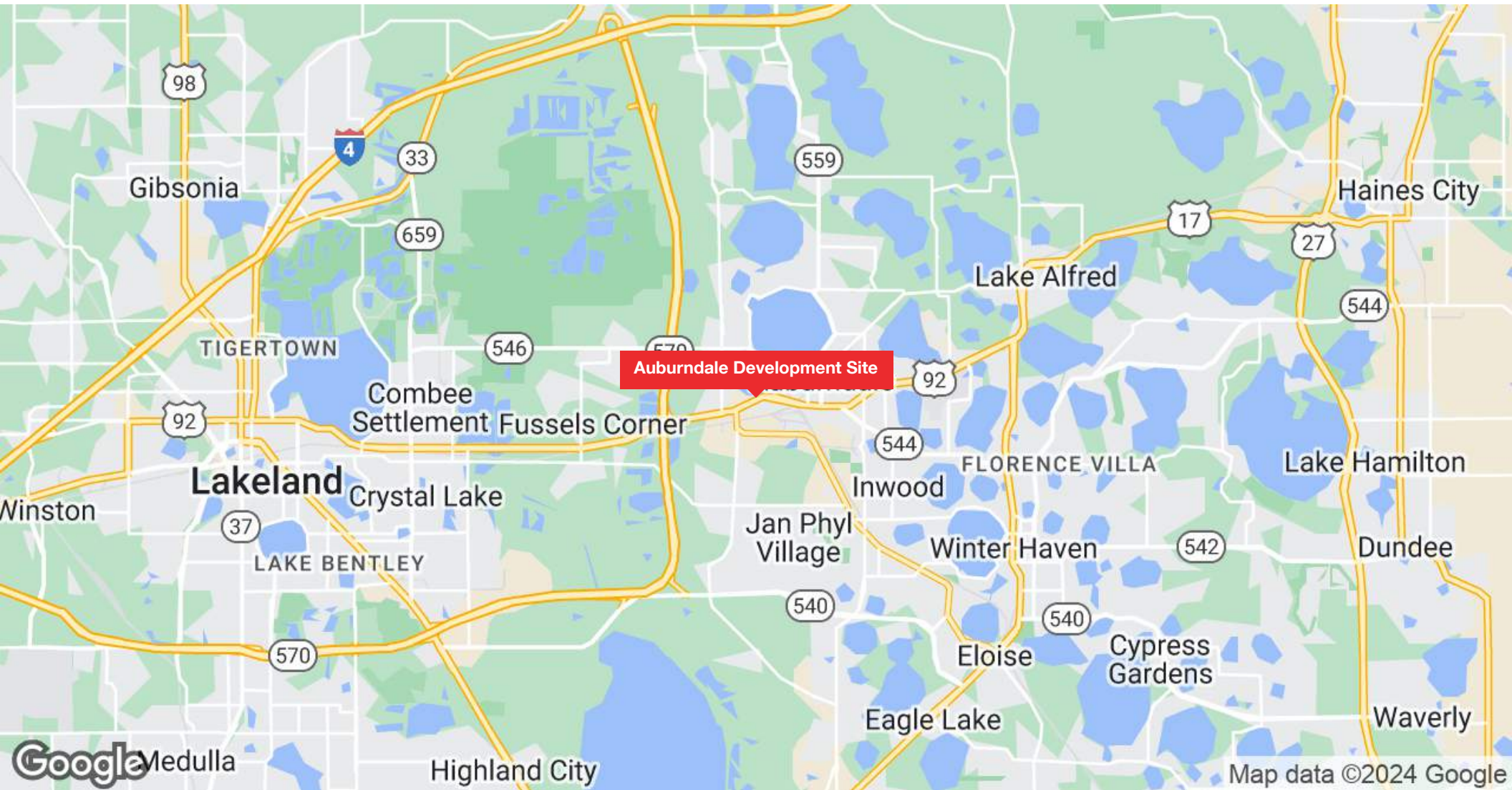
Local Demographics

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	2,379	56,450	216,910
Average age	38.5	40.5	38.9
Average age (Male)	36.2	39.0	38.0
Average age (Female)	41.1	41.6	39.7
HOUSEHOLDS & INCOME			
Total households	921	21,796	82,855
# of persons per HH	2.6	2.6	2.6
Average HH income	\$48,335	\$50,107	\$55,873
Average house value	\$125,402	\$151,998	\$174,669

* Demographic data derived from 2020 ACS - US Census



Regional Map



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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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