



AUBURNDALE HWY 542 WAREHOUSE

5925 WEST HIGHWAY 542
WINTER HAVEN, FL 33880

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Polk Pkwy

7 ± Minutes

US 92

6 ± Minutes

SUBJECT

8,200 ±
Cars/Day

HWY 542 W



Property Summary



OFFERING SUMMARY

Lease Rate:	\$10.00-\$14.00 SF/yr (NNN)
Building Size:	6,000 SF
Lot Size:	0.43 ± Acres
Year Built:	1990
Future Land Use:	Linear Commercial Corridor [LCC]
APN:	252821000000012010
Utilities:	Water well & County Sewer

PROPERTY OVERVIEW

This property is a 6,000 ± SF warehouse situated along the northwest corner of Highway 542 and Taylor Road. It's located within the Winter Haven-Auburndale market and features proximity to major thoroughfares such as US 92, the Polk Pkwy, and I-4.

There are [6] grade level roll up doors. The current layout is as follows: [3] units running north and south each with a mezzanine area that provides additional storage, [2] units running east to west, and [2] restrooms; one bathroom on the exterior [westernmost door] and one bathroom in unit [furthest unit west].

The space can be combined for a larger space such as [2] 3,000 ± SF spaces. There are about 8 parking spaces including a 17'x70' covered carport on the north side of the building. It is also equipped with new fire extinguishers and a smoke detector system.

Location & Zoning Description

LOCATION DESCRIPTION

The warehouse is surrounded by many businesses such as construction companies, warehouses, distribution centers, and major retailers. It's also positioned near major thoroughfares. US 92 is only 2 ± miles north via Thornhill Road. The Polk Parkway is about 3 miles north of the property and can be accessed via US 92. I-4 is just over 10 miles north and can be accessed via the Polk Parkway.

This prime location provides efficient connectivity to key markets and cities such as Lakeland, Orlando, and Tampa.

FUTURE LAND USE DESCRIPTION

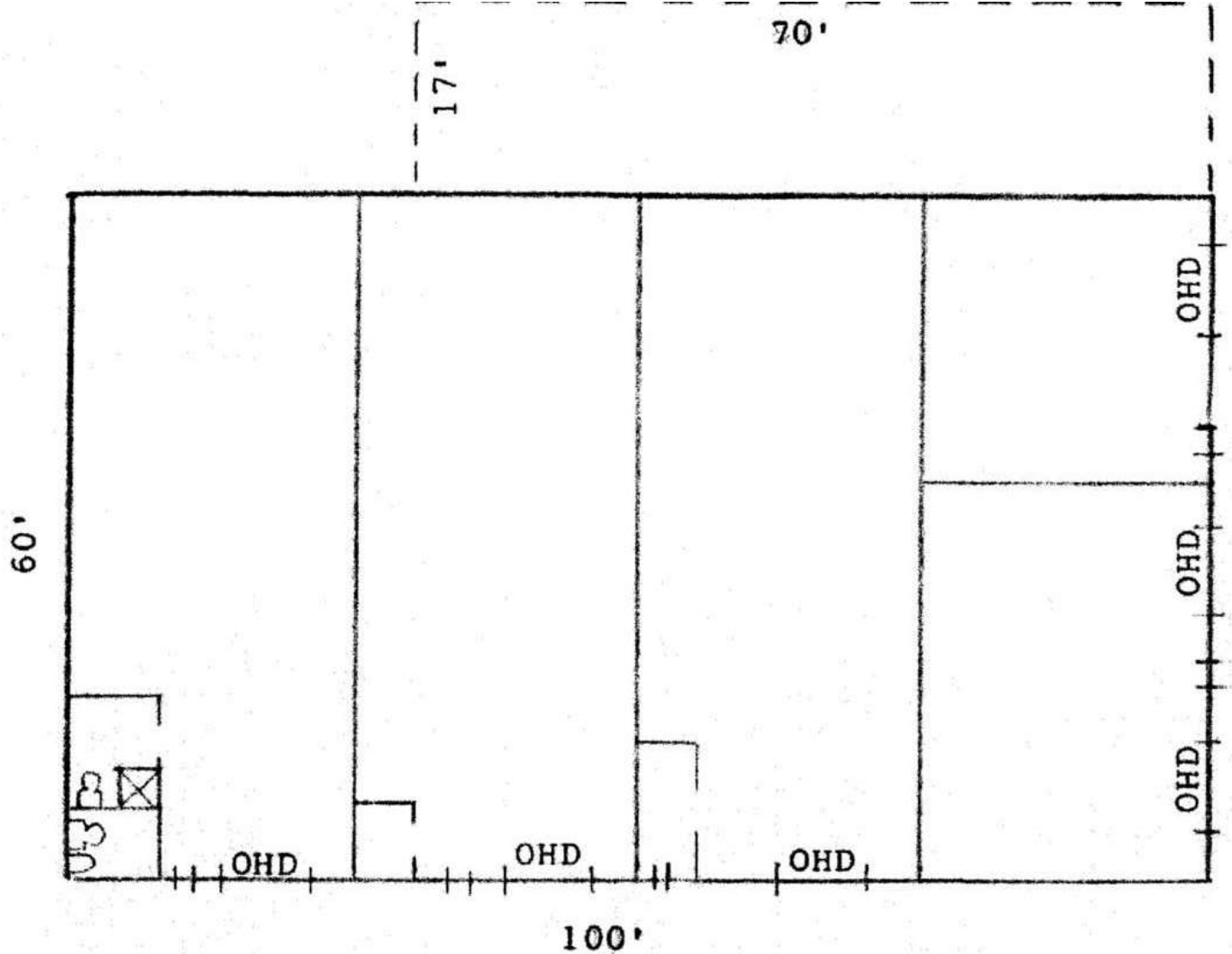
The future land use for this property is Linear Commercial Corridor [LCC]. According to Polk County land use districts, the LCC district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways. There are numerous permitted and conditional uses.

EXAMPLES OF PERMITTED USES

- Agricultural Support, Off-Site
- Farming General
- Nurseries, Retail & Greenhouses
- Office Park
- Personal Service
- Retail
- Studio, Production
- Veterinary Service



Floor Plan



Aerial Map





HWY 542 W



Regional & Location Map





POLK COUNTY FLORIDA

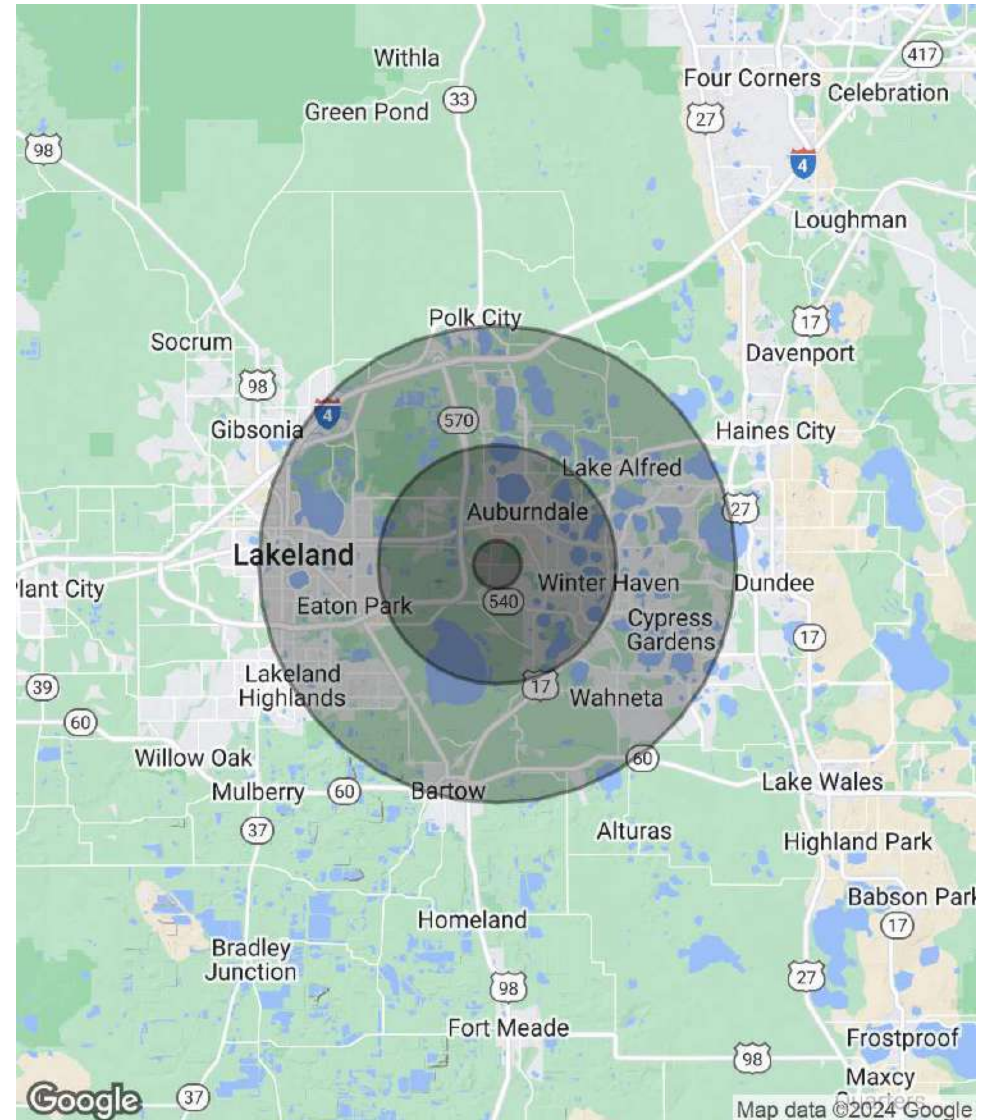
FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

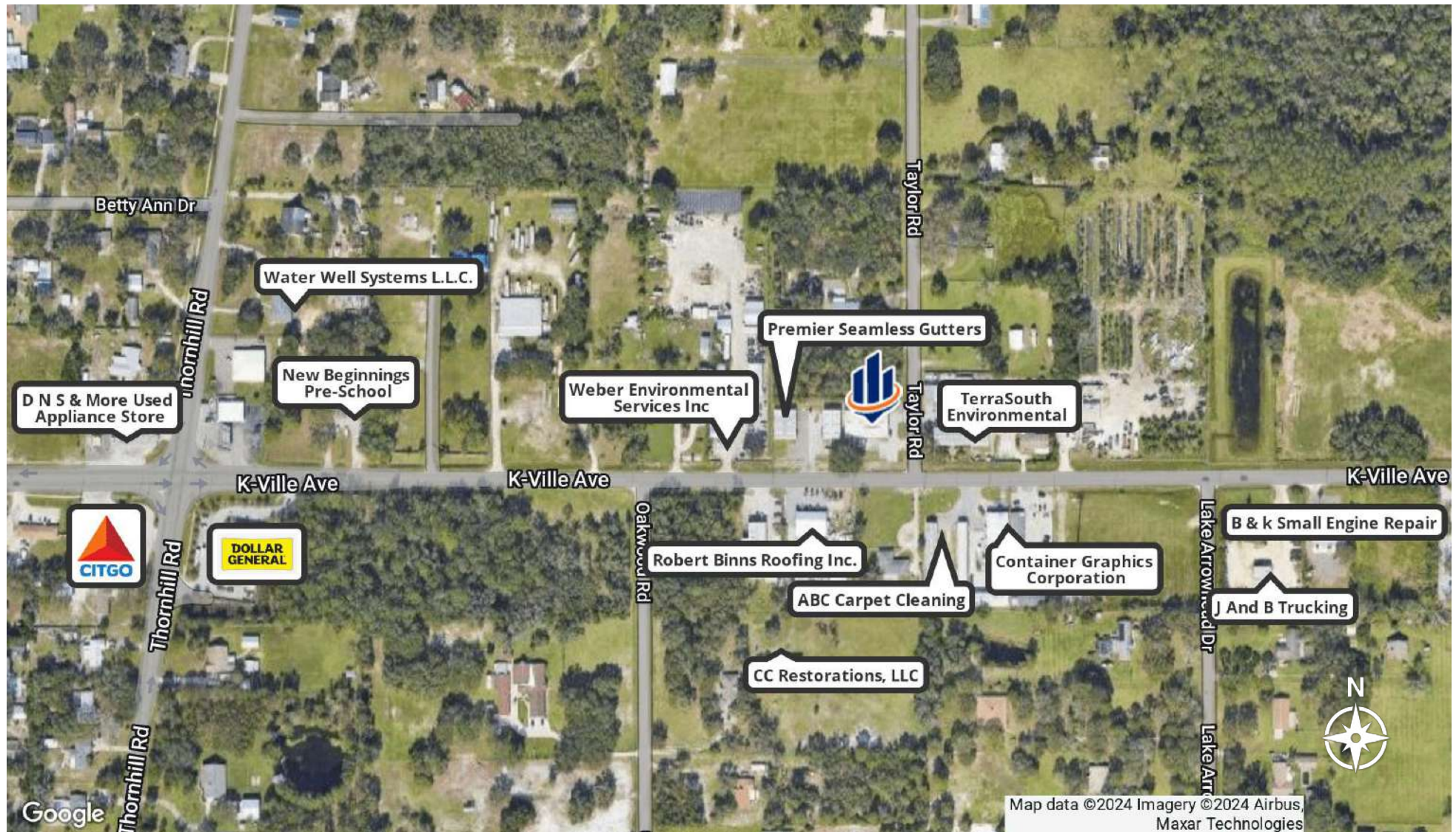
Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	2,157	81,970	313,994
Average Age	41	43	42
Average Age (Male)	40	41	41
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME			
Total Households	805	32,367	119,306
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$91,470	\$78,632	\$83,011
Average House Value	\$251,879	\$247,545	\$266,845

Demographics data derived from AlphaMap



Neighborhood Area Map



Trade Area Map





Additional Photos



Additional Photos



Additional Photos





SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

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

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



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PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection

MEMBERSHIPS

- CREW Orlando
- UCREW Committee

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