

# FOR SALE OR LEASE: FREESTANDING BUILDING

1058 Berkley Rd | Auburndale | FL



## FOR SALE OR LEASE



### HIGHLIGHTS

- 9,476 SF freestanding building.
- Built in 2009.
- Located .9 miles to the Polk Pkwy exit.
- Incentives available to qualified tenants.
- 1-mile from the Walmart Supercenter.
- Ample parking.
- Neighborhood Activity Center (NAC) zoning allows for small-scale commercial (e.g., retail, restaurants, offices), limited multifamily residential, and civic uses (e.g., community centers, small parks) to serve nearby neighborhoods.



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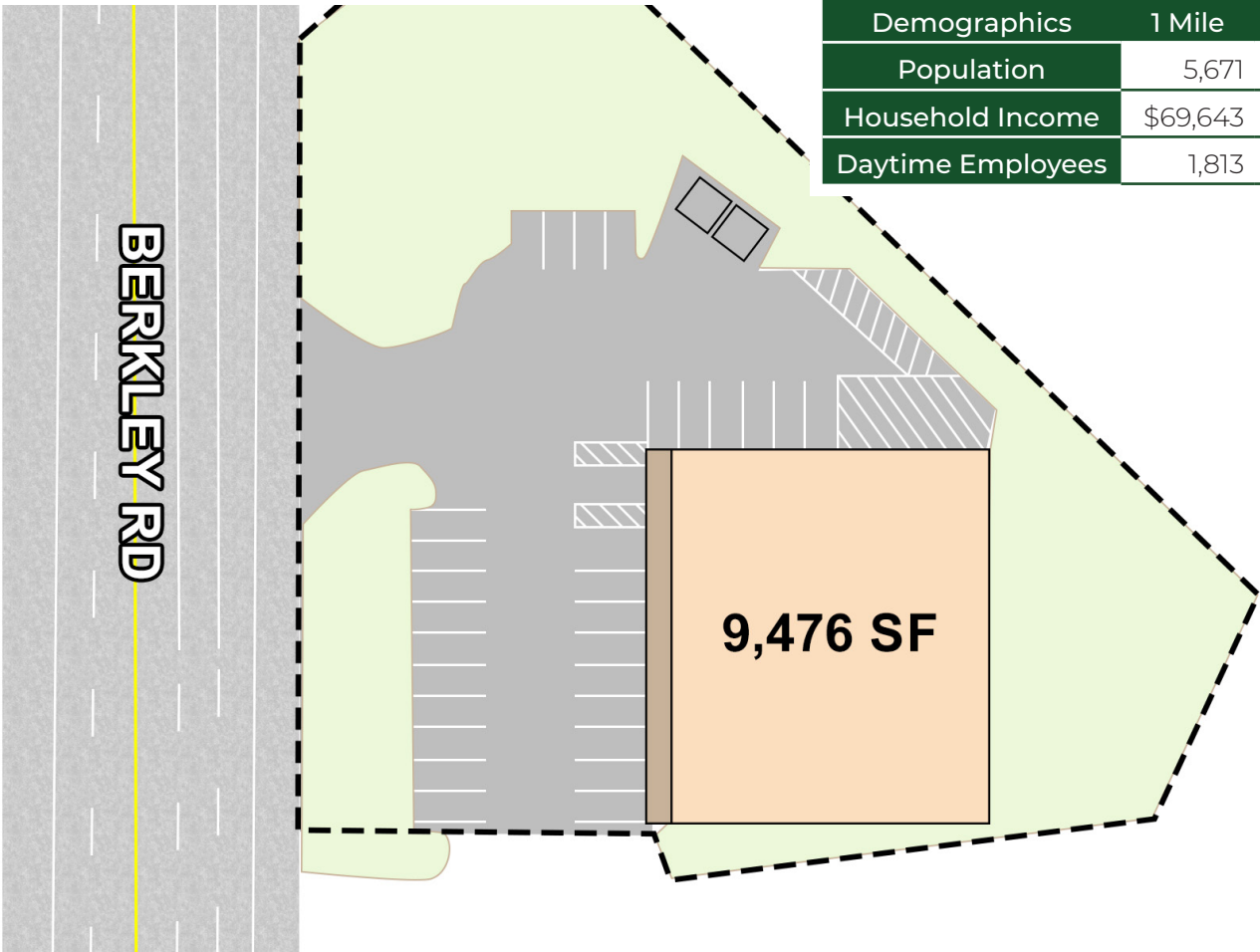
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Demographics	1 Mile	3 Miles	5 Miles
Population	5,671	30,387	65,120
Household Income	\$69,643	\$82,053	\$81,147
Daytime Employees	1,813	11,085	22,724