

FOR SALE - CLASS A OFFICE

1062 US Hwy 92, Auburndale, Fl 33823



7,520

SQ FT OFFICE

5.83

ACRES

42,500

DAILY TRAFFIC

0.2 MI

To Polk PKWY

Highlights

- 7,520 SF professional office building on 5.83 acres (254,033 SF total land)
- US Highway 92 frontage high-profile divided highway visibility
- Average Daily Traffic (AADT) 42,500 vehicles
- SR 570 ADDT 45,700
- ±1/5 mile from Polk Parkway (SR 570) interchange
- Brick Paver Parking
- Versatile use: corporate headquarters, medical office, professional services, government, financial services
- Fiber Connected
- Parcel No.: 25-28-17-000000-031020

Jack Strollo, CCIM, CPM is a Licensed Real Estate Broker in the State of Florida & Wisconsin



Jack Strollo, CCIM, CPM, Vice President, Broker

863-683-3425 office 863-640-8238 cell

jstrollo@resbroadway.com

100 S. Kentucky Avenue, Suite 290, Lakeland, Fl 33801

1062 US Hwy 92, Auburndale, FL 33823



Positioned on 5.83 acres along the high-visibility US Highway 92 corridor, this impressive 7,520 SF Class A professional office building represents one of the most compelling commercial opportunities in Polk County. With a daily traffic count of 42,500 vehicles along Highway 92; 38,500 VPD along the Polk Parkway (SR 570); and direct proximity to the Parkway interchange, this property offers immediate functionality alongside exceptional long-term upside.

Originally built in 1984, the building was fully remodeled in 2024, inside and out. The interior features a large open entry/reception area. There is a large classroom of over 2,500 sf, currently configured to seat 80+/- people in classroom style, but could easily seat more in other configurations. It has a built-in, state-of-the-art, wall system to allow separation of the space to create a smaller break-out room, and large classroom. On the opposite side of the building, you will find another large open workspace of almost 2,000 sf. In addition, there is a single private office, large storage area, and huge kitchen/break area.

The space is bright and inviting with LVP in the high traffic areas and commercial grade carpet in the large open spaces for sound control and LED lighting. Exterior features include a brick paver parking area at entry, overflow parking to the rear, Hardi board exterior finish, and metal roof.

This building offers an excellent opportunity as a large training/corporate office; showroom and office; or med spa - but the options are endless!

1062 US Hwy 92, Auburndale, Fl 33823



Location

Auburndale's US 92 corridor is Central Florida's commercial spine linking Lakeland to the west with Winter Haven to the east, while offering immediate northward access to I-4 via the Polk Parkway. From this address, users and clients have access to two of the nation's largest metro markets within a single tank of gas: Tampa (approximately 40 miles west) and Orlando (approximately 60 miles east). Both Tampa International Airport and Orlando International Airport are within roughly an hour's drive, making this an ideal home base for regional operations.

The property sits adjacent to one of Florida's most active toll road interchanges, SR 570 giving tenants and visitors immediate highway connectivity without navigating surface street congestion. This is a location that works for your business, your clients, and your workforce.



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, Fl 33801

1062 US Hwy 92, Auburndale, Fl 33823



Property Highlights:

- 7,520 SF professional office building on 5.83 acres (254,033 SF total land)
- US Highway 92 frontage high-profile divided highway visibility
- Average Daily Traffic (AADT) 42,500 vehicles
- SR 570 ADDT 45,700
- ±1/5 mile from Polk Parkway (SR 570) interchange
- Brick Paver Parking
- Versatile use: corporate headquarters, medical office, professional services, government, financial services
- Fiber Connected
- Parcel No.: 25-28-17-000000-031020

SALES PRICE: \$1,200,000



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, Fl 33801

1062 US Hwy 92, Auburndale, FL 33823



Area Information:

Auburndale's US 92 corridor is Central Florida's commercial spine linking Lakeland to the west with Winter Haven to the east, while offering immediate northward access to I-4 via the Polk Parkway. From this address, users and clients have access to two of the nation's largest metro markets within a single tank of gas: Tampa (approximately 40 miles west) and Orlando (approximately 60 miles east). Both Tampa International Airport and Orlando International Airport are within roughly an hour's drive, making this an ideal home base for regional operations.

The property sits adjacent to one of Florida's most active toll road interchanges, SR 570 giving tenants and visitors immediate highway connectivity without navigating surface street congestion. This is a location that works for your business, your clients, and your workforce.



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801

1062 US Hwy 92, Auburndale, Fl 33823

PHOTOS

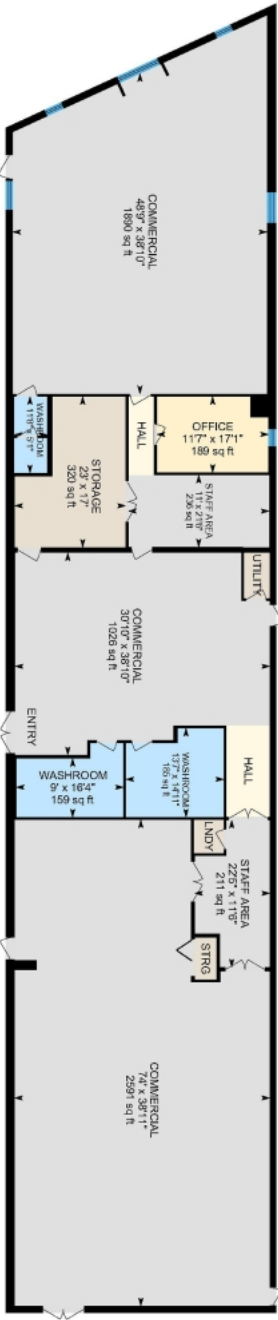


1062 US Hwy 92, Auburndale, Fl 33823

PHOTOS



HERE



1062 US Hwy 92, Auburndale, Fl 33823

Zoning: Commerical Hwy

Permitted Uses

- Automobile service stations
- Repair garages
- Motels and hotels
- Restaurants, including drive-in restaurants
- Retail shops
- Gift shops
- Jewelry stores
- Art and specialty shops
- Camera and photographic supply stores
- Tourist-oriented retail uses
- Commercial recreational facilities
- Indoor theaters
- Swimming pools
- Skating rinks
- Veterinary establishments
- Vehicle sales and display lots
- Manufactured home sales
- Recreational vehicle sales
- Boat and marine equipment sales
- Product service and distribution associated with retail sales
- Truck stops
- Package sale of alcoholic beverages
- Alcohol sales for on-premise consumption
- Financial institutions
- Professional offices
- Medical clinics
- Laboratories
- General retail sales
- Sales and display rooms
- Mini-warehousing / self-storage
- Billboards / off-site advertising
- Medical Marijuana Dispensing Facilities

Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, Fl 33801



1062 US Hwy 92, Auburndale, FL 33823

Business Key Facts

1062 US Highway 92 W, Auburndale, Florida, 33823 |Rings: 1, 3, 5 mile radii

Key Statistics

35

Total Business

386

Total Employeeess

\$96.8 M

Total Sales

3.7%

Unemployment Rate



5.4

Avg Number of
Employees



11

Total Businesses Per
Square Mile

Daytime Population



1,576

Total Population



1,344

Total Daytime Population

Ratio of daytime to total
population:

0.85

Largest Businesses in Area



25 *

100 or More Employees



25 *

\$10M+ Annual Sales Vol

Most Employees

Walmart Supercenter
Branch 500

Highest sales volume

Stewart Auto Repair Inc
independent \$804M

1062 US Hwy 92, Auburndale, FL 33823

Business Key Facts

1062 US Highway 92 W, Auburndale, Florida, 33823 |Rings: 1, 3, 5 mile radii

About the Workforce



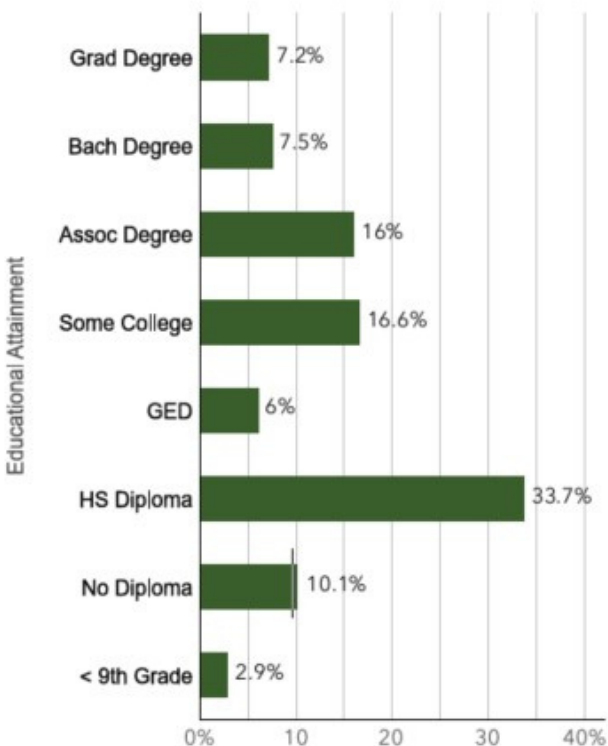
23.1%
Services



24.5%
Trades/Skilled
Labor

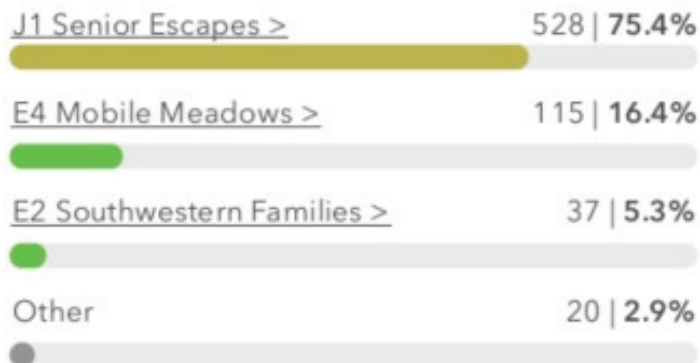


52.3%
Office Based



Tapestry

Top 3 segments by household count



About the Community



-0.3% ↓

Pop Growth Rate is
154.2% lower than
United States



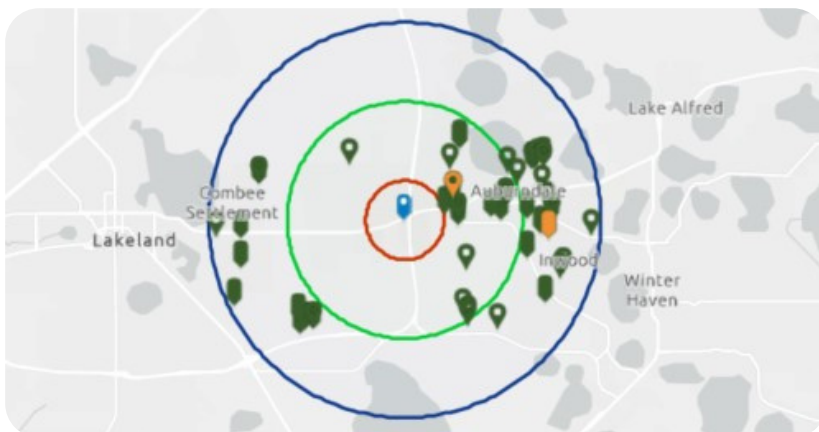
91

Wealth Index
Below 100 = low Above
100 = high



-0.2% ↓

Housing Units Growth
Rate is 127% lower than
United States.



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801

1062 US Hwy 92, Auburndale, FL 33823

Business Key Facts

1062 US Highway 92 W, Auburndale, Florida, 33823 |Rings: 1, 3, 5 mile radii

Businesses Per 1,000 Population

Business Categories	1 mile	3 miles	5 miles	ZIP Codes 33823 (Auburndale)	States Florida	United States of America United States
Restaurants	1.27	2.33	1.74	1.91	2.53	2.45
Health Care & Social Assistance	1.27	1.86	1.45	1.73	4.04	3.76
Retail	3.81	5.04	4.41	3.36	5.34	4.60
Manufacturing	0.63	1.54	1.74	1.03	1.22	1.32
Finance & Insurance	0.00	.74	.86	.70	2.13	1.80
Professional & Tech Services	1.27	1.800	1.99	1.76	4.93	3.60

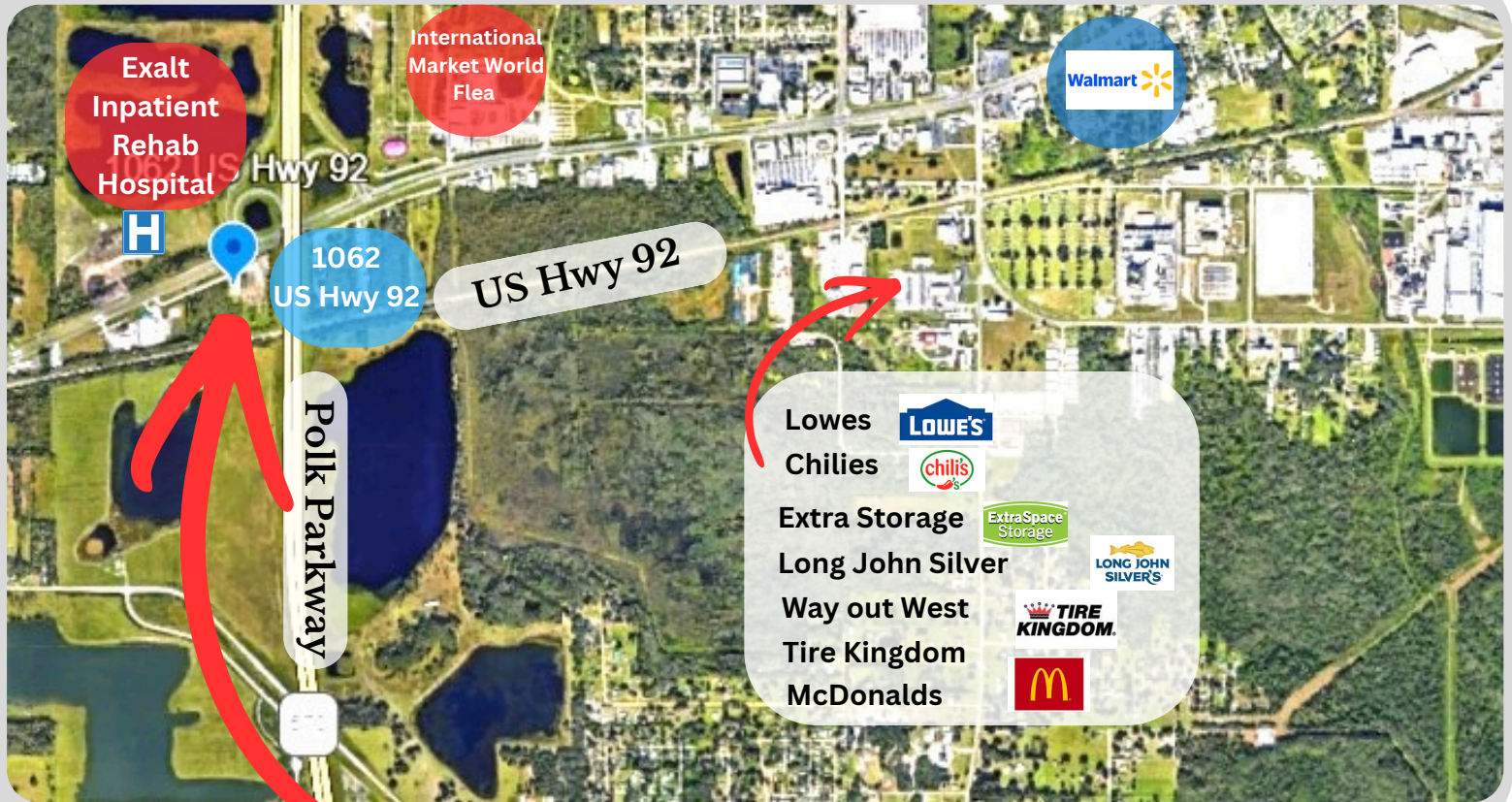
SOURCE: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.



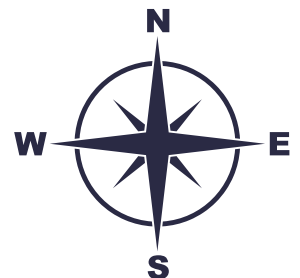
Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801

1062 US Hwy 92, Auburndale, FL 33823

Surrounding Business



Location of Property



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801

1062 US Hwy 92, Auburndale, FL 33823

Flood Map

National Flood Hazard Layer FIRMette



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801