

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

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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!

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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.



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Area Information:

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PHOTOS



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PHOTOS



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FLOOR PLAN

CLICK [HERE](#) FOR 3D
Floor Plan With Virtual
Tour



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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

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Business Key Facts

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

Key Statistics

35

Total Business

386

Total Employees

\$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**



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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



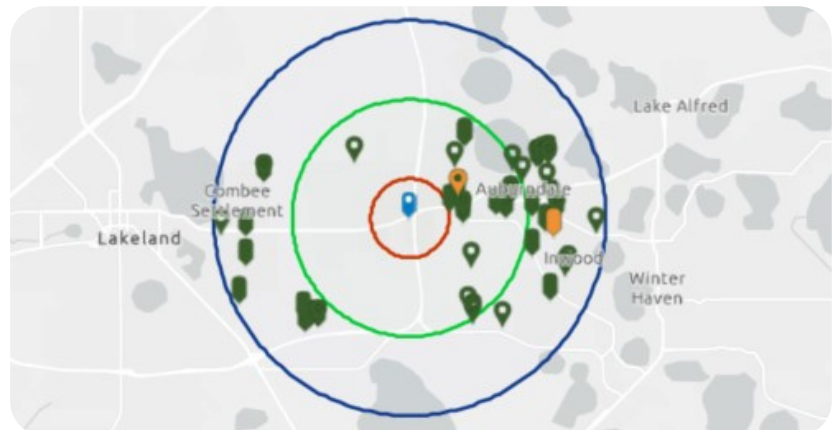
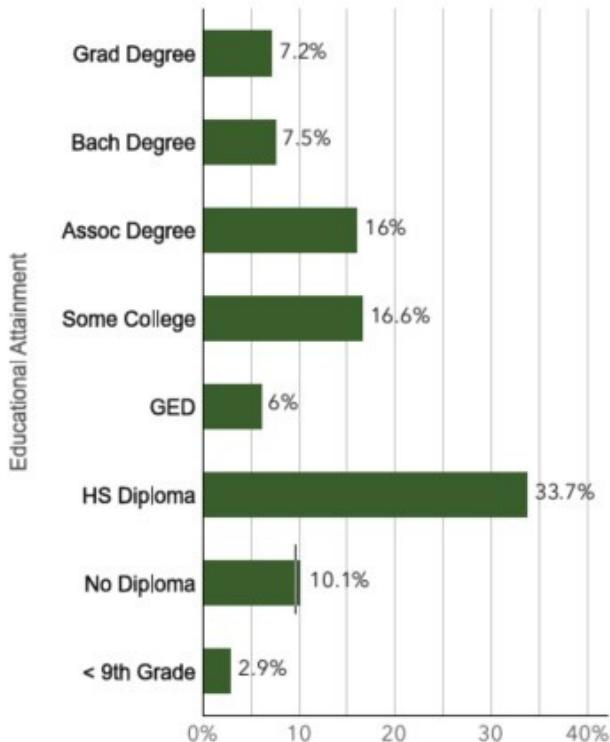
91

Wealth Index
Below 100 = low Above
100 = high



-0.2% ↓

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



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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.



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Executive Summary

1062 US Highway 92 W, Auburndale, Florida, 33823



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	1,491	17,473	60,709
2020 Population	1,598	18,178	65,767
2025 Population	1,576	18,844	68,958
2030 Population	1,630	20,857	75,944
2010-2020 Annual Rate	0.70%	0.40%	0.80%
2020-2025 Annual Rate	-0.26%	0.69%	0.91%
2025-2030 Annual Rate	0.68%	2.05%	1.95%

Age	1 mile	3 miles	5 miles
2025 Median Age	55.6	45.7	40.6
U.S. median age is 39.1			

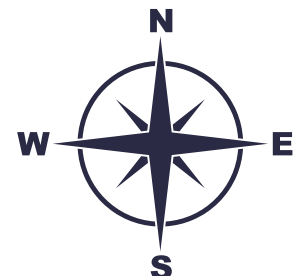
Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	71.2%	71.9%	61.0%
Black Alone	4.6%	6.8%	14.7%
American Indian Alone	1.5%	0.8%	0.8%
Asian Alone	0.3%	0.8%	1.4%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	11.2%	8.3%	9.3%
Two or More Races	11.2%	11.4%	12.9%
Hispanic Origin	27.3%	21.7%	25.4%
Diversity Index	67.8	64.2	74.0

Households	1 mile	3 miles	5 miles
2010 Total Households	639	7,019	22,945
2020 Total Households	701	7,374	24,882
2025 Total Households	700	8,018	26,744
2030 Total Households	732	8,975	29,758
2010-2020 Annual Rate	0.93%	0.49%	0.81%
2020-2025 Annual Rate	-0.03%	1.61%	1.38%
2025-2030 Annual Rate	0.90%	2.28%	2.16%
2025 Average Household Size	2.25	2.33	2.56
Wealth Index	91	73	64

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	6.4%	15.3%	24.6%
Median Household Income			
2025 Median Household Income	\$57,561	\$60,419	\$62,045
2030 Median Household Income	\$65,794	\$69,013	\$70,479
2025-2030 Annual Rate	2.71%	2.70%	2.58%
Average Household Income			
2025 Average Household Income	\$80,576	\$81,074	\$79,260
2030 Average Household Income	\$89,434	\$90,340	\$88,968
Per Capita Income			
2025 Per Capita Income	\$36,370	\$34,245	\$30,378
2030 Per Capita Income	\$40,742	\$38,590	\$34,450
2025-2030 Annual Rate	2.30%	2.42%	2.55%
Income Equality			
2025 Gini Index	45.2	43.6	42.8
Socioeconomic Status			
2025 Socioeconomic Status Index	46.1	43.8	42.7
Housing Unit Summary			
Housing Affordability Index	333	142	90
2010 Total Housing Units	788	8,244	26,668
2010 Owner Occupied Hus (%)	81.1%	73.3%	69.2%
2010 Renter Occupied Hus (%)	18.9%	26.7%	30.8%
2010 Vacant Housing Units (%)	18.9%	14.9%	14.0%
2020 Housing Units	837	8,435	27,811
2020 Owner Occupied HUs (%)	79.3%	70.2%	65.8%
2020 Renter Occupied HUs (%)	20.7%	29.8%	34.2%
Vacant Housing Units	15.2%	12.4%	10.8%
2025 Housing Units	827	9,056	29,699
Owner Occupied Housing Units	81.6%	74.0%	69.5%
Renter Occupied Housing Units	18.4%	26.0%	30.6%
Vacant Housing Units	15.4%	11.5%	9.9%
2030 Total Housing Units	867	10,107	33,066
2030 Owner Occupied Housing Units	610	6,861	21,623
2030 Renter Occupied Housing Units	122	2,114	8,135
2030 Vacant Housing Units	135	1,132	3,308

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Surrounding Business



 **Location of Property**



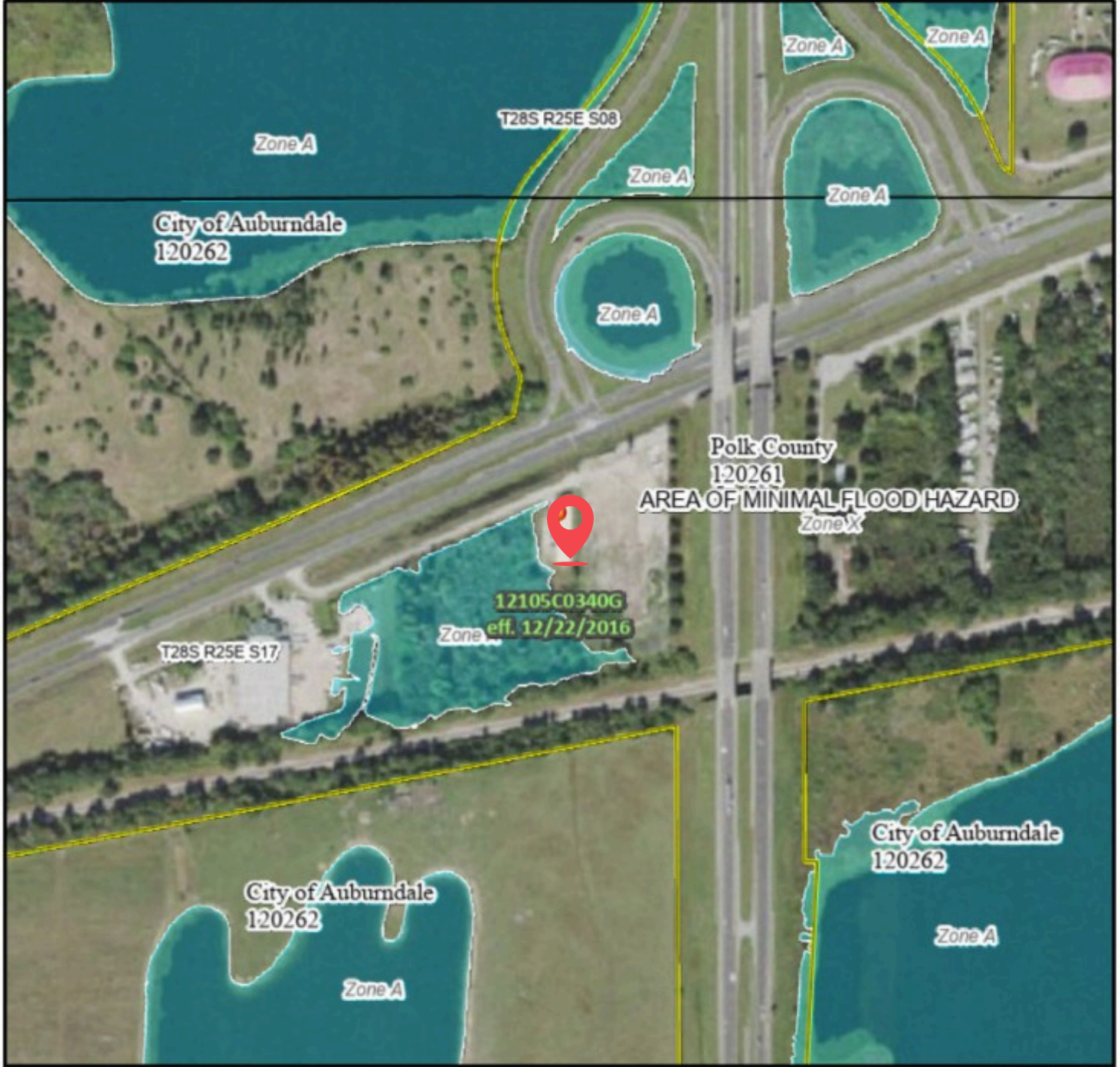
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1062 US Hwy 92, Auburndale, Fl 33823 Flood Map

National Flood Hazard Layer FIRMette



81°50'29"W 28°32'5"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

81°49'52"W 28°2'53"N

Basemap Imagery Source: USGS National Map 2023



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City of Auburndale

Incorporated May 24, 1911, the City of Auburndale has 16,534 residents and is 25.3 square miles. The city is a premiere place to live, work and play. It has an array of business and industry, education, sports, and recreation. The city houses businesses such as Coca-Cola North America, Florida Brewery, Adams Cold Storage, and Bright House Networks.

Located conveniently off I-4 between Tampa and Orlando, Auburndale has seen its fair share in economic growth and continues to flourish with small and large businesses alike. Centrally located in Polk County Auburndale is popular thanks to its location convenient to big city amenities and Florida's world-class theme park attractions, as well as plenty to do close to home with an abundance of parks, lakes, and trails.

Auburndale was founded by Frank Fuller in 1880 who was seeking refuge from the chilly winters in the Northeast United States.

Historic and quaint Auburndale is one of Central Florida's smaller cities, but it has a lot to offer. With the area's only cable water park, one of Florida's best RV resorts, and many unique restaurants that you won't find anywhere else.