



Osaka Auburndale

1902 US-92

Auburndale, Florida 33823

Contact:

Brent Morse

Agent

Phone : 4074636952

License: SL3108388

Email: BrentLMorse@gmail.com

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OSAKA AUBURNDALE

PROPERTY INFO:

PURCHASE PRICE:

\$1,200,000.00

PROPERTY ADDRESS:

1902 US-92
AUBURNDALE, FLORIDA 33823

PROPERTY SIZE

3,825 SQ. FT.

LAND SIZE

0.76 ACRES

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PROPERTY OVERVIEW

Introducing a modern restaurant property situated on the prominent US Highway 92 W in Auburndale, Florida. This 0.76-acre property, built in 2011, is perfectly tailored for restaurant or cafeteria operations, offering a contemporary space with excellent amenities.

With a heated square footage of 3,527 SF and a total square footage of 3,825 SF, this property provides a spacious and functional layout ideal for various dining concepts. The building’s prime location on a significant highway ensures high visibility and easy access, drawing in both local residents and travelers.

Osaka Auburndale

Auburndale Florica 33823



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Prime Restaurant Property for Sale in Auburndale

Address: 1902 US Highway 92 W, Auburndale, FL 33823

Property Details:

- Tax ID: 25280900000022130
- County: Polk
- Acreage: 0.76 acres
- Use Code / Values: 021 - Restaurants, Cafeterias
- Heated / Total Square Feet: 3,527 SF / 3,825 SF
- Year Built: 2011
- Parking: Ample Parking

Description:

Introducing a modern restaurant property situated on the prominent US Highway 92 W in Auburndale, Florida. This 0.76-acre property, built in 2011, is perfectly tailored for restaurant or cafeteria operations, offering a contemporary space with excellent amenities.

With a heated square footage of 3,527 SF and a total square footage of 3,825 SF, this property provides a spacious and functional layout ideal for various dining concepts. The building's prime location on a significant highway ensures high visibility and easy access, drawing in both local residents and travelers.

Key Features:

Highway Frontage: The property is located on US Highway 92 W, a major route with significant traffic volume, enhancing its visibility and accessibility.

Modern Construction: Built-in 2011, the property features modern construction standards and design, appealing to contemporary business needs.

- **Versatile Space:** With ample square footage, the property is well-suited for various restaurant or cafeteria setups.

- **Strategic Location:** Situated in a bustling commercial area, the property benefits from nearby businesses and residential communities, increasing potential customer traffic.

Investment Potential:

This property presents an outstanding investment opportunity for restaurateurs and entrepreneurs looking to establish or expand their presence in Auburndale. The modern facilities and prime location on a busy highway make it an attractive option for a successful dining establishment.

PROPERTY PHOTOS



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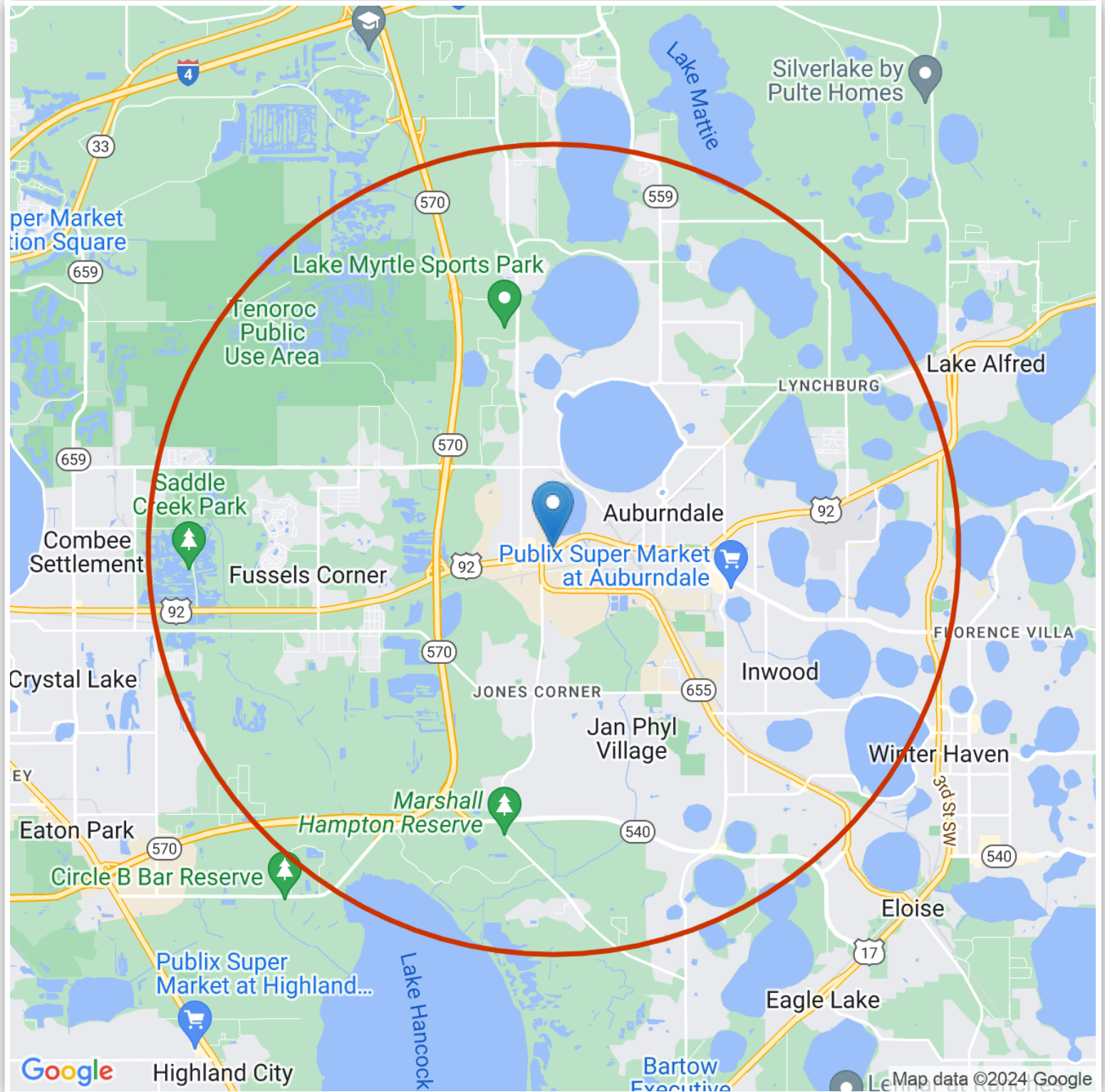
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



COMMERCIAL.



Tom Myers
Agent

CENTURY 21 Myers Realty
Phone: 7604841560
License: SL3443430
Email: tom@c21myerscommercial.com
C21MyersCommercial.com
304 E Park St, Auburndale FL 33823

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KEY FACTS

68,039

Population

42.7

Median Age



2.6

Average Household Size

\$49,810

Median Household Income

EDUCATION

18%

No High School Diploma



37%

High School Graduate



29%

Some College



17%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,894

Total Businesses



18,523

Total Employees

EMPLOYMENT



White Collar

56%



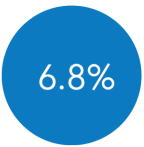
Blue Collar

30%



Services

14%



Unemployment Rate

INCOME



\$49,810

Median Household Income



\$24,463

Per Capita Income



\$114,868

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (2.7%)

Indicator	Value	Difference	
<\$15,000	13.4%	+2.9%	
\$15,000 - \$24,999	11.3%	+0.1%	
\$25,000 - \$34,999	11.7%	+0.6%	
\$35,000 - \$49,999	13.8%	-0.4%	
\$50,000 - \$74,999	20.0%	-0.3%	
\$75,000 - \$99,999	12.1%	-1.6%	
\$100,000 - \$149,999	11.3%	-0.6%	
\$150,000 - \$199,999	3.8%	+0.1%	
\$200,000+	2.7%	-0.6%	

Bars show deviation from 12105 (Polk County)

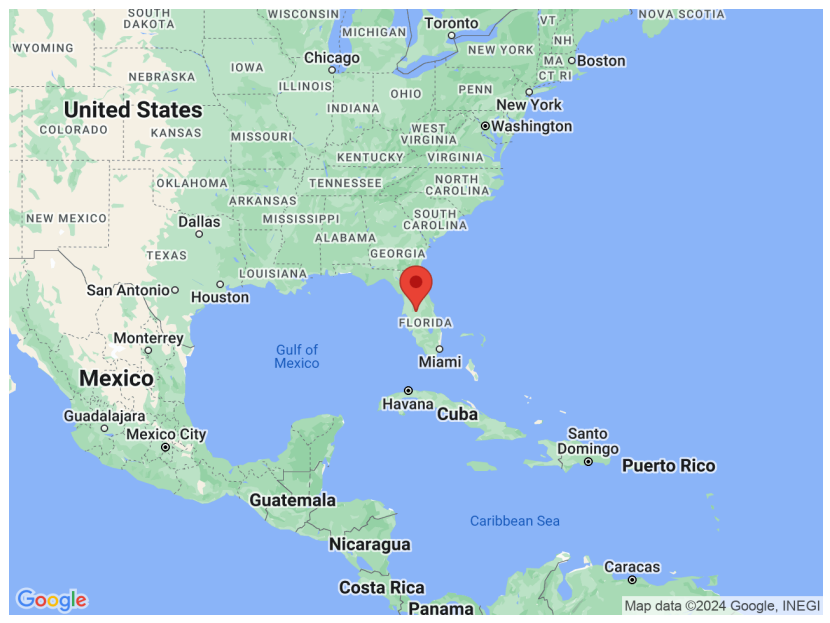
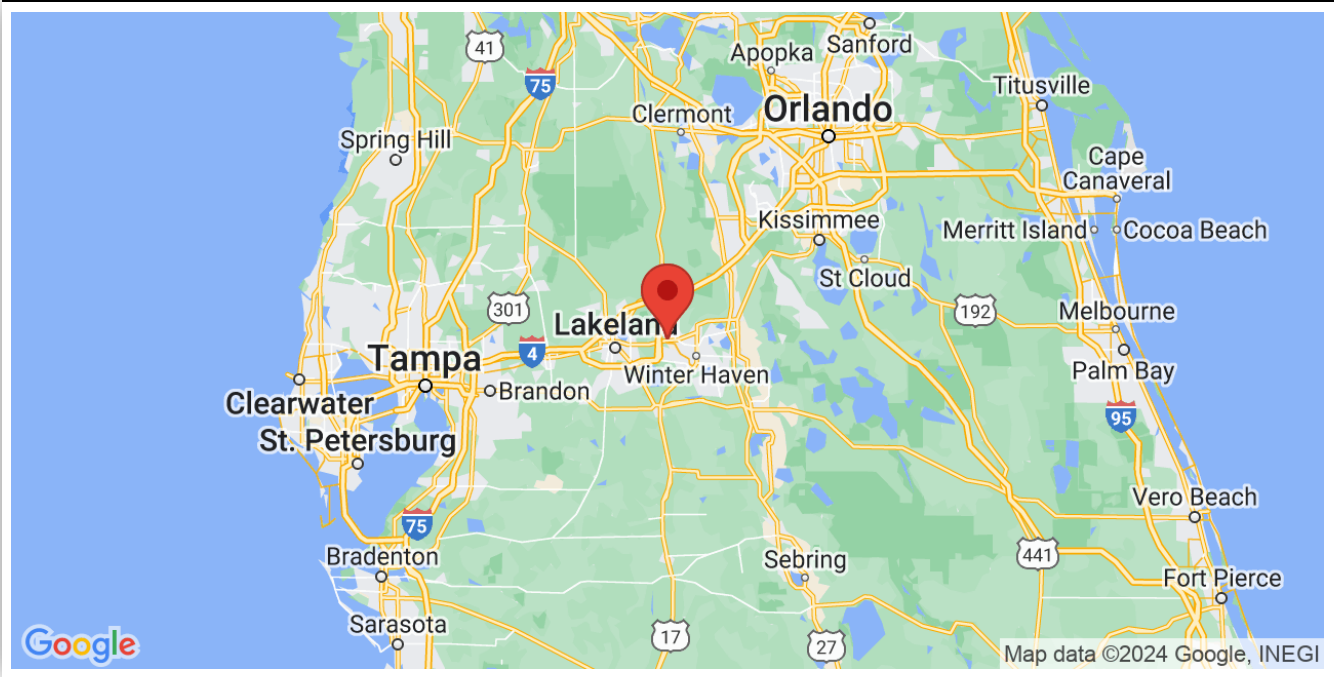


Tom Myers Agent

CENTURY 21 Myers Realty
Phone: 7604841560
License: SL3443430
Email: tom@c21myerscommercial.com
C21MyersCommercial.com
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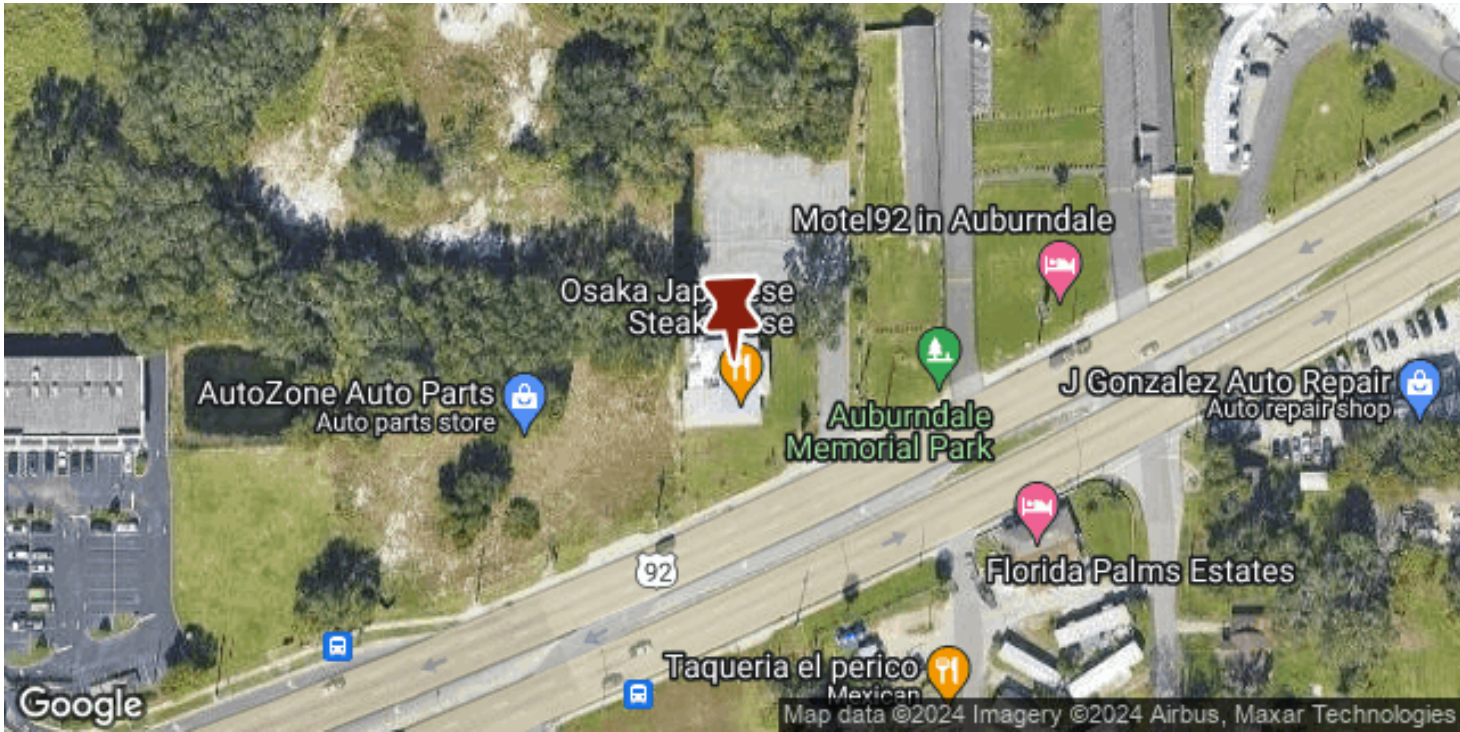
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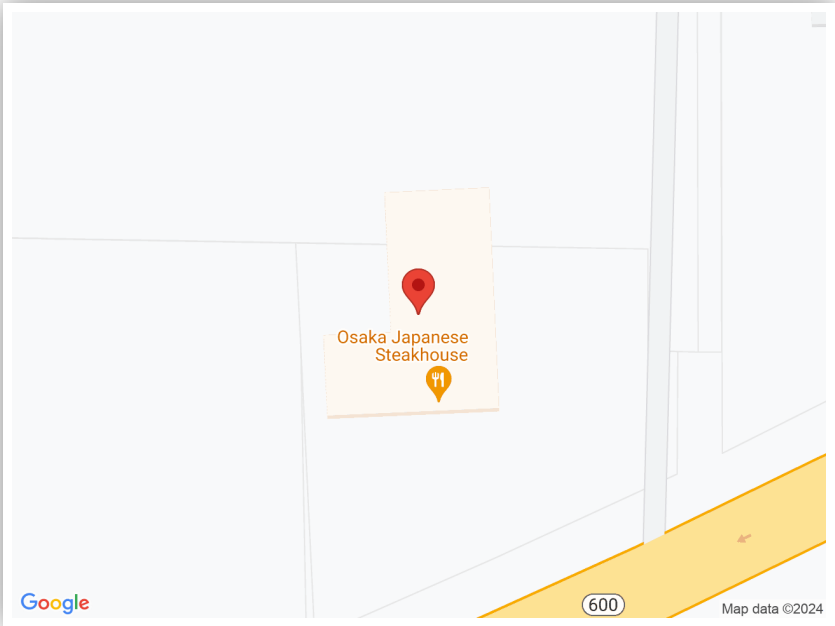


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CENTURY 21 MYERS
REALTY



Brent Morse,
Phone: 4074636952
Email: BrentLMorse@
License: SL3108388

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