



## Osaka Auburndale

1902 US-92  
Auburndale, Florida 33823

Contact:  
**Brent Morse**  
**Agent**  
Phone : 4074636952  
License: SL3108388  
Email: [BrentMorse@gmail.com](mailto:BrentMorse@gmail.com)

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## 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.

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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: 252809000000022130
- 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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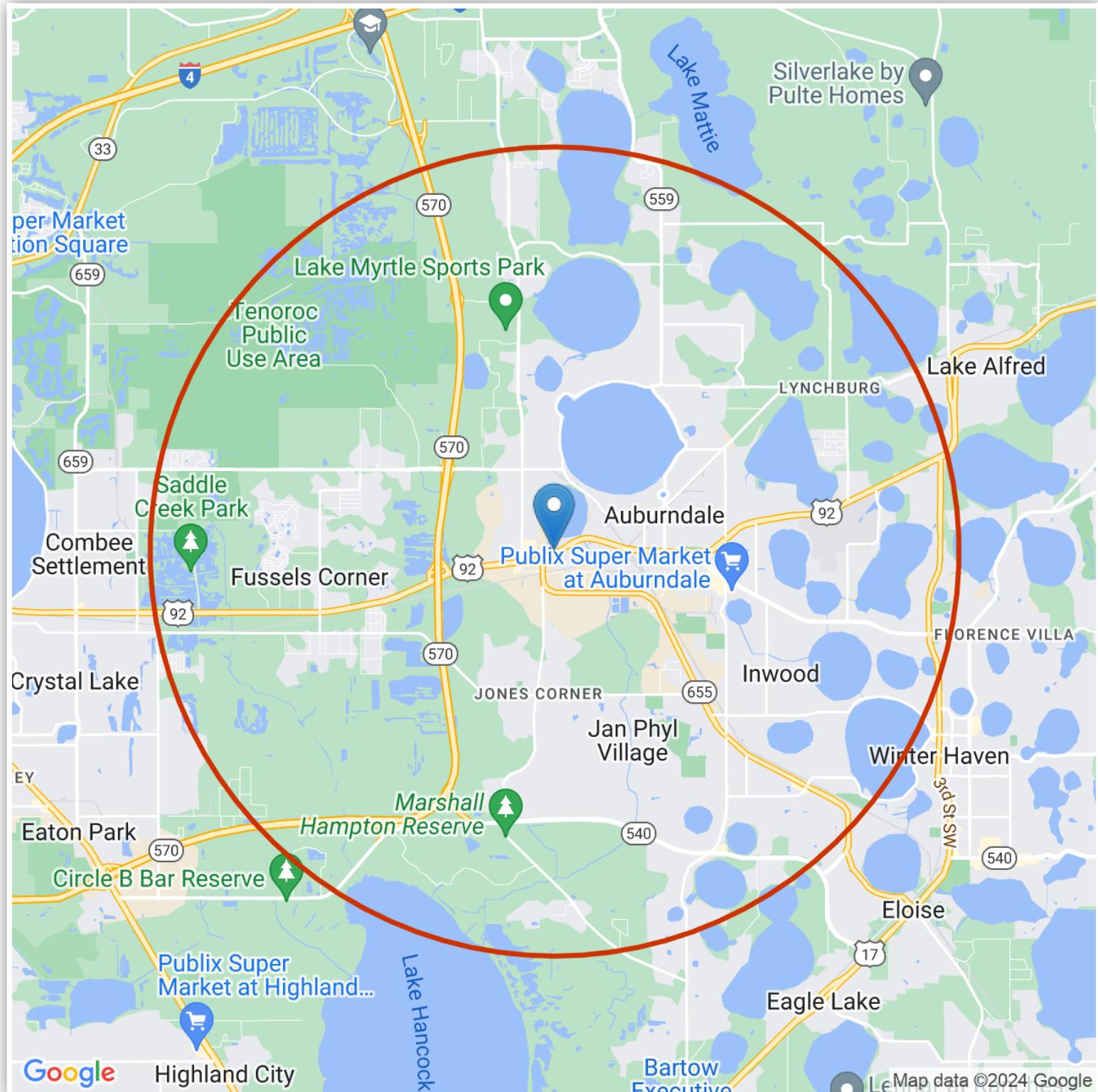
# OSAKA AUBURNDALE

1902 US-92, Auburndale, Florida, 33823

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

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Tom Myers  
Agent

CENTURY 21 Myers Realty  
Phone: 7604841560  
License: SL3443410  
Email: tom@c21myerscommercial.com  
C21MyersCommercial.com  
304 E Park St, Auburndale FL 33823

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## KEY FACTS

68,039

Population



Average Household Size

42.7

Median Age

\$49,810

Median Household Income

## BUSINESS



1,894

Total Businesses



18,523

Total Employees

## INCOME



\$49,810

Median Household Income



\$24,463

Per Capita Income



\$114,868

Median Net Worth

## EDUCATION

18%

No High School Diploma



37%

High School Graduate



29%

Some College



17%

Bachelor's/Grad/Pr of Degree

## EMPLOYMENT



56%

White Collar



30%

Blue Collar



14%

Services



6.8%

Unemployment Rate

## 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)

This infographic contains data provided by Esri, Esri and Data Axe. The vintage of the data is 2021, 2026.

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Tom Myers  
AgentCENTURY 21 Myers Realty  
Phone: 7604841560  
License: SL3443410  
Email: tom@c21myerscommercial.com  
C21MyersCommercial.com  
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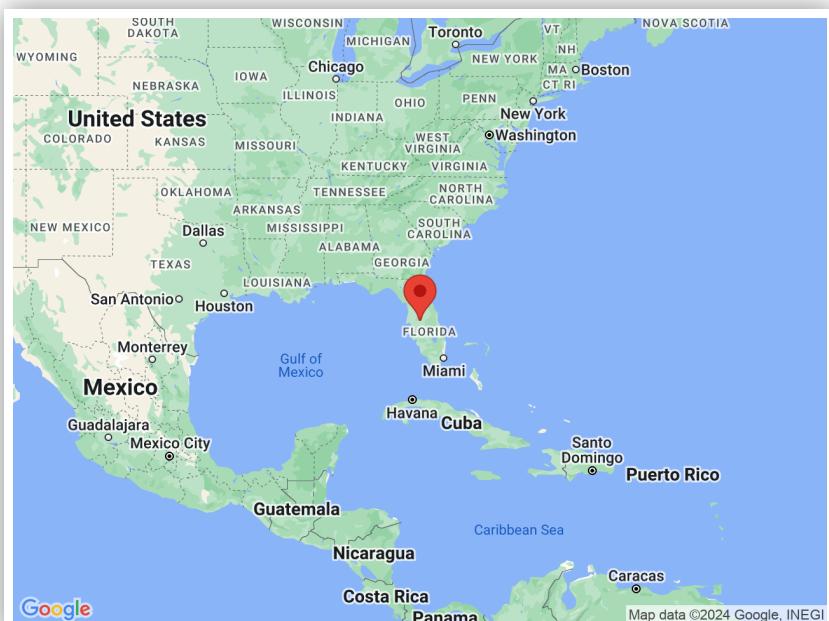
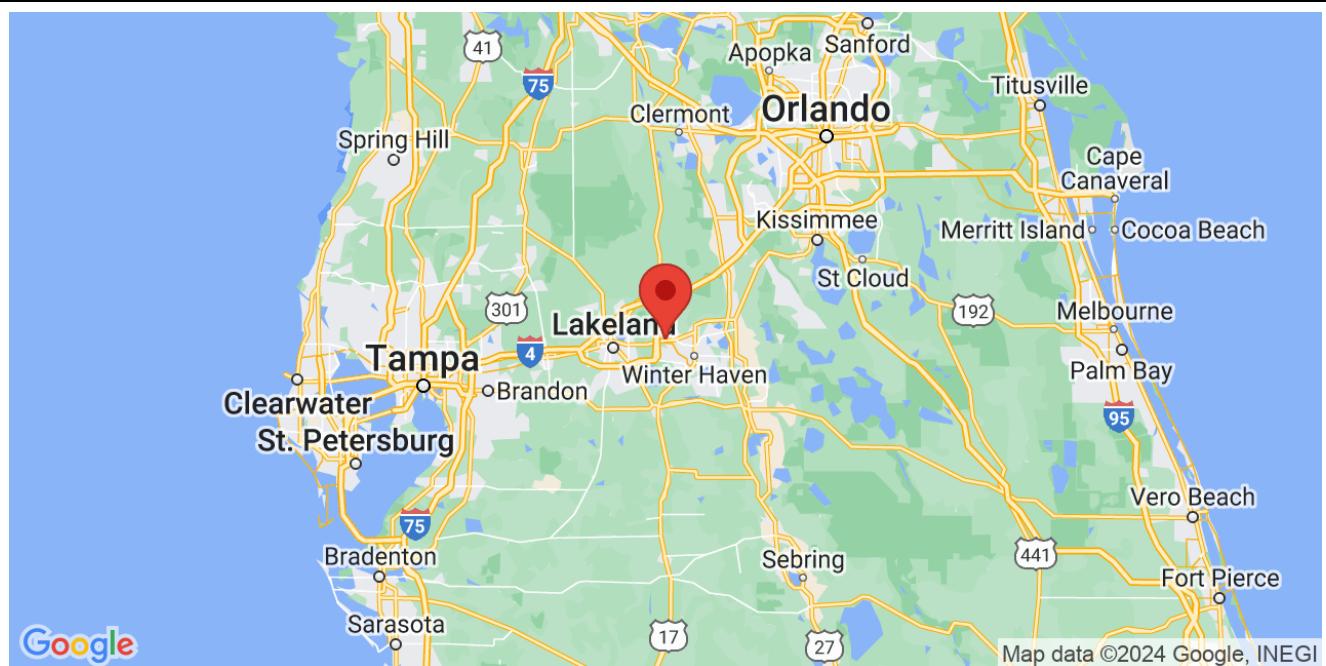
### AREA LOCATION MAP



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1902 US-92, Auburndale, Florica, 33823



Tom Myers  
Agent



CENTURY 21 Myers Realty

Phone: 7604841560

License: SL3443410

Email: tom@c21myerscommercial.com

C21MyersCommercial.com

304 E Park St, Auburndale FL 33823

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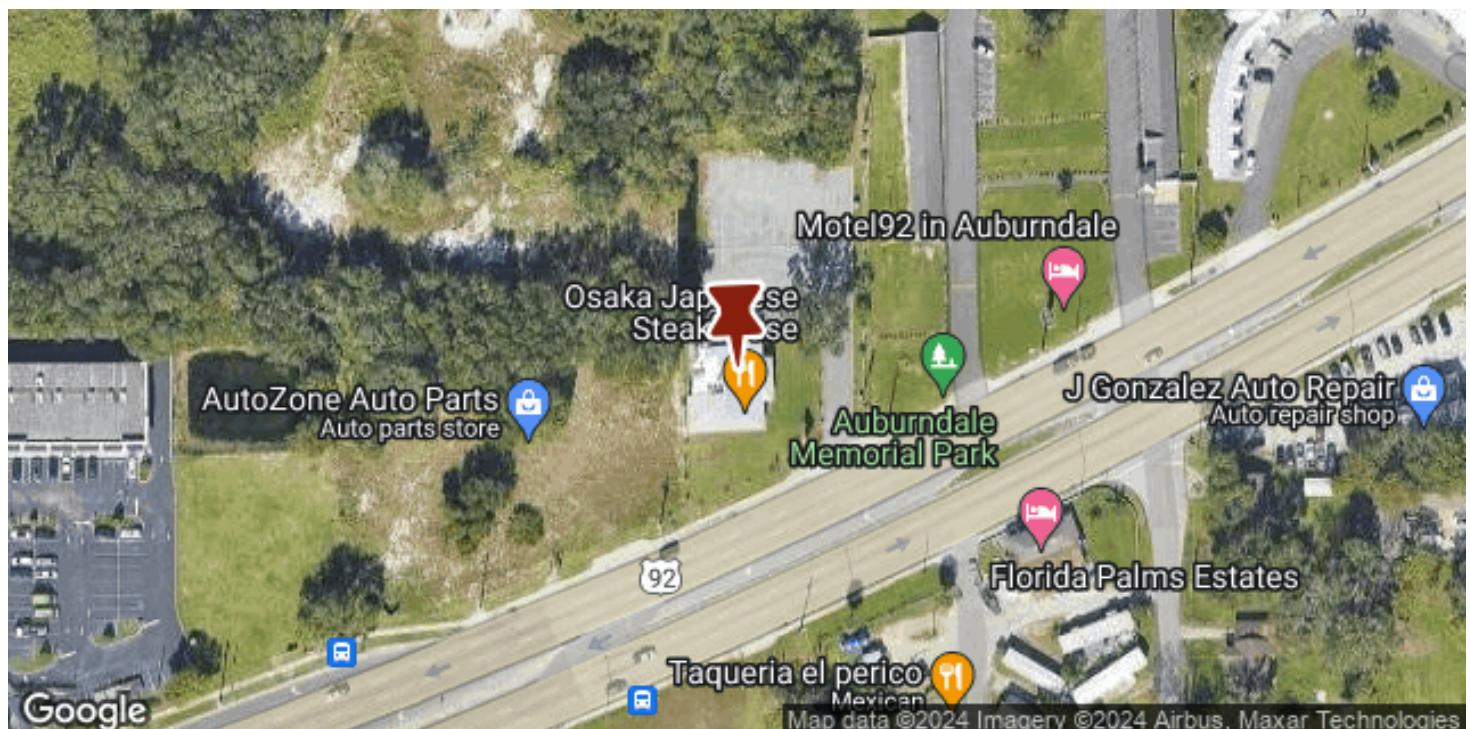
AERIAL ANNOTATION MAP



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Phone: 7604841560  
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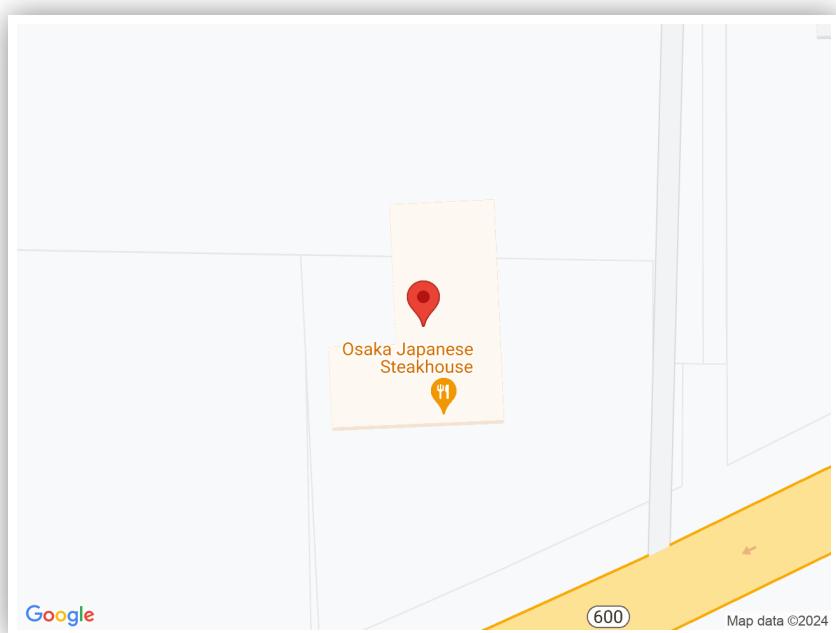
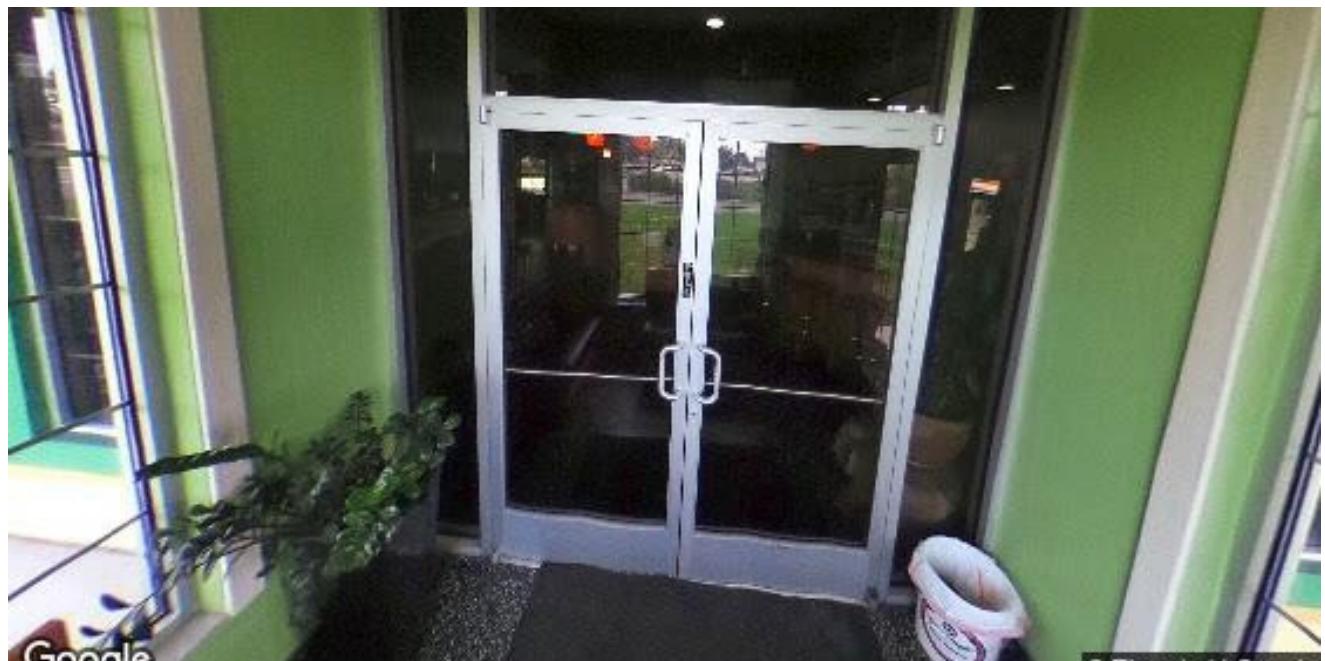
[STREET VIEW MAP](#)



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

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