

I-4  
20 ± Minutes

Main St.

# DOWNTOWN HISTORIC AUBURNDALE CORNER RETAIL SPACE

123 Main St, Auburndale, FL 33823

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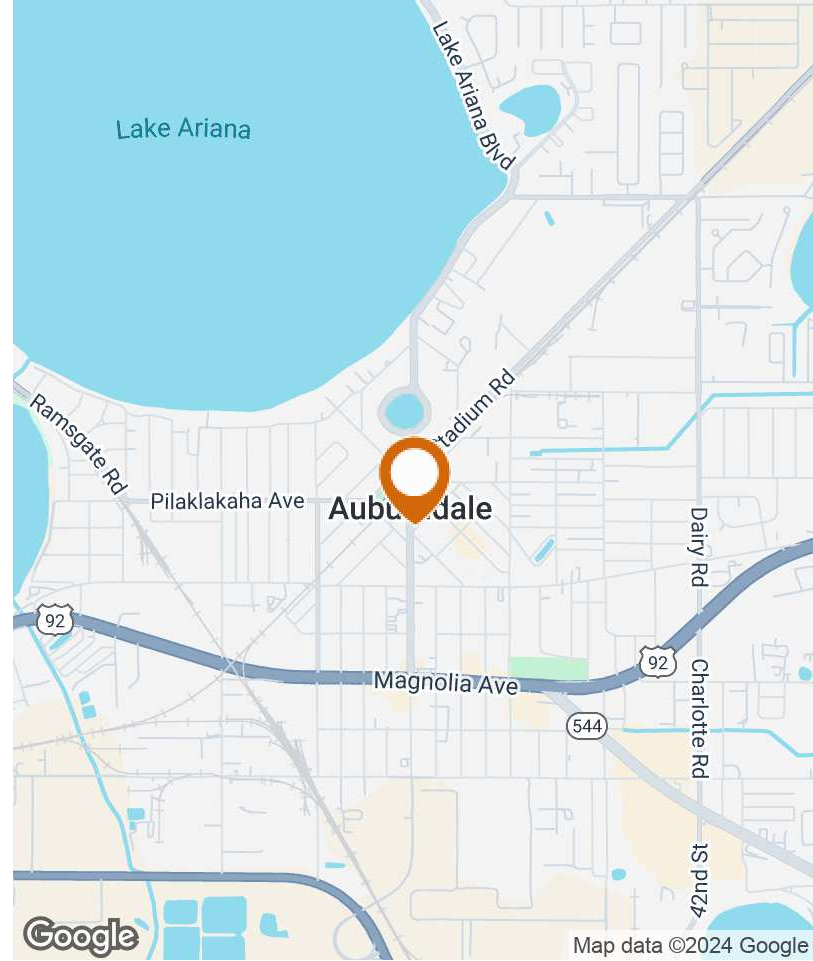
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20 ± Minutes



Main St.



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$299,000</b>
<b>Building Size:</b>	544 ± SF
<b>Lot Size:</b>	0.09 ± Acres
<b>Year Built:</b>	1930
<b>Renovated:</b>	2022
<b>Zoning:</b>	CBD - Central Business District
<b>APN:</b>	25-28-11-333000-000010
<b>Traffic Count:</b>	10,800 Cars/Day
<b>Road Frontage:</b>	90 ± FT (Main St.)

## PROPERTY OVERVIEW

Superb hard corner lot in the heart of historic downtown Auburndale. What the building lacks in size, it makes up for with its tasteful and completely renovated interior. There is a solid personal service tenant on a two year lease at \$1,200 per month.

The space itself is set up as a stylist salon, with new laminate flooring and modern counters. It features a waiting area, stylist chairs, a separate stylist space, and one bathroom.

Downtown Auburndale and the City of Auburndale itself are in a growth mode, both from a commercial and residential standpoint. Its location within Polk County, one of the fastest growing counties in the nation. The county has been beneficial to several large companies, including Amazon establishing major footprints in the area.

The property is in proximity to I-4 and also to other larger cities including Winter Haven, Lakeland, and Davenport. It's only 49 ± miles from downtown Tampa and 56 ± miles to downtown Orlando.

## COMPLETE HIGHLIGHTS

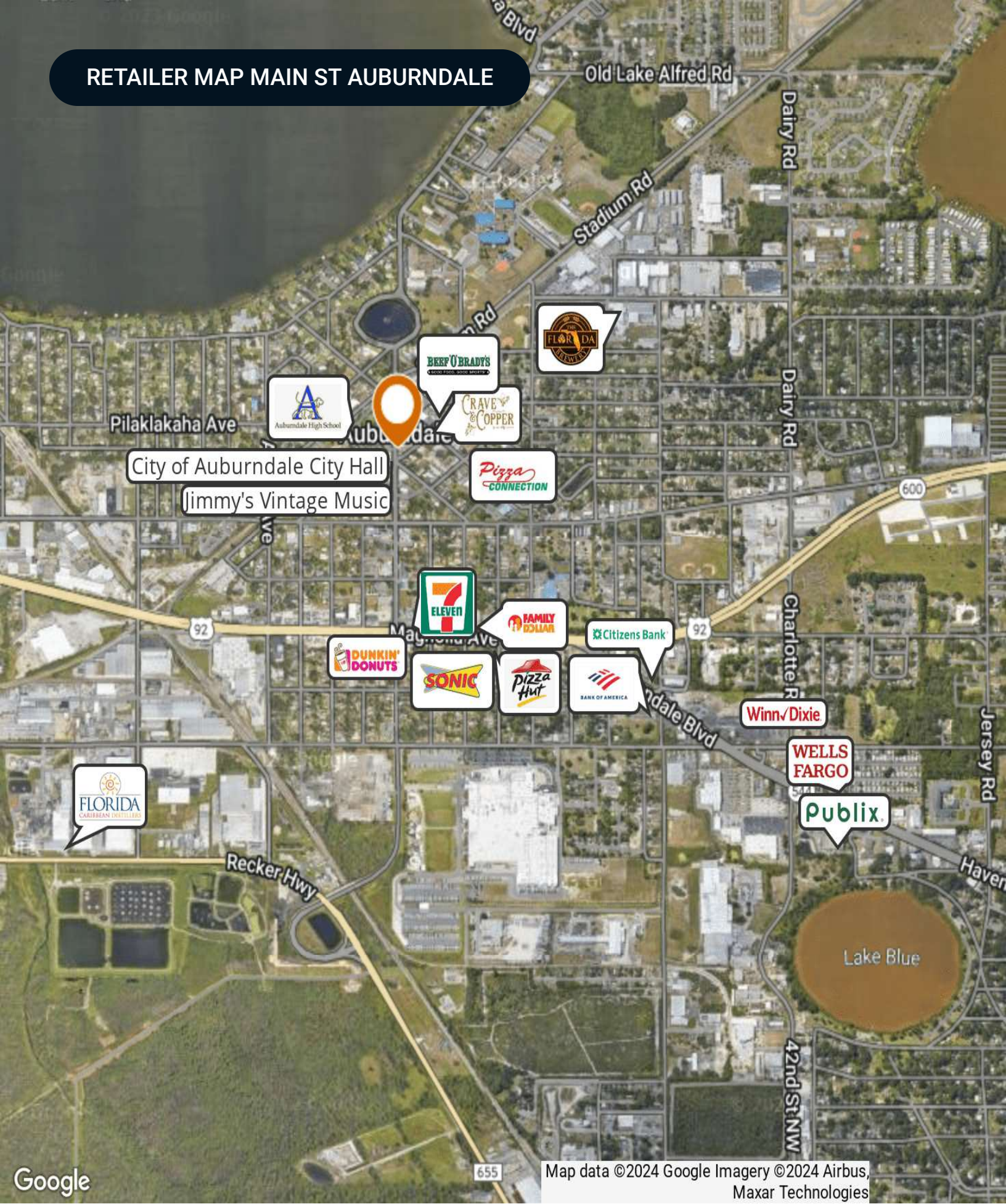


## PROPERTY HIGHLIGHTS

- Historic Downtown Auburndale - Free Standing Building Corner Property
- 544 SF renovated property.
- Owner user or investment opportunity.
- Extensive work on the inside - it's a fantastic, well appointed space.
- Two year lease in place expiring mid 2026 at \$1,200 per month.
- Traditional reception and waiting area, two stylist areas , sink and cabinet area, plus one bathroom.
- City of Auburndale handles water, sewer and trash.
- 13 x 24 Smithbuilt shed also included with the deal. This shed has a mini split unit - -currently used for storage.
- Survey available. Lease available for review.
- Property Taxes - \$1325.00



# RETAILER MAP MAIN ST AUBURNDALE



Google

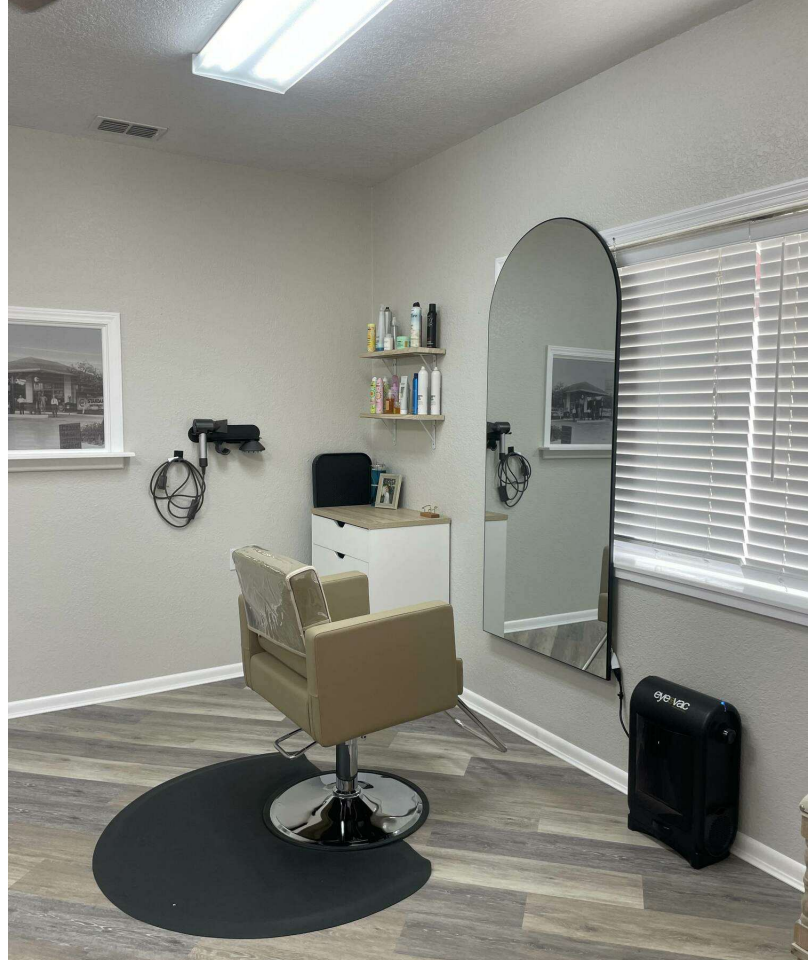
Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies







ADDITIONAL PHOTOS



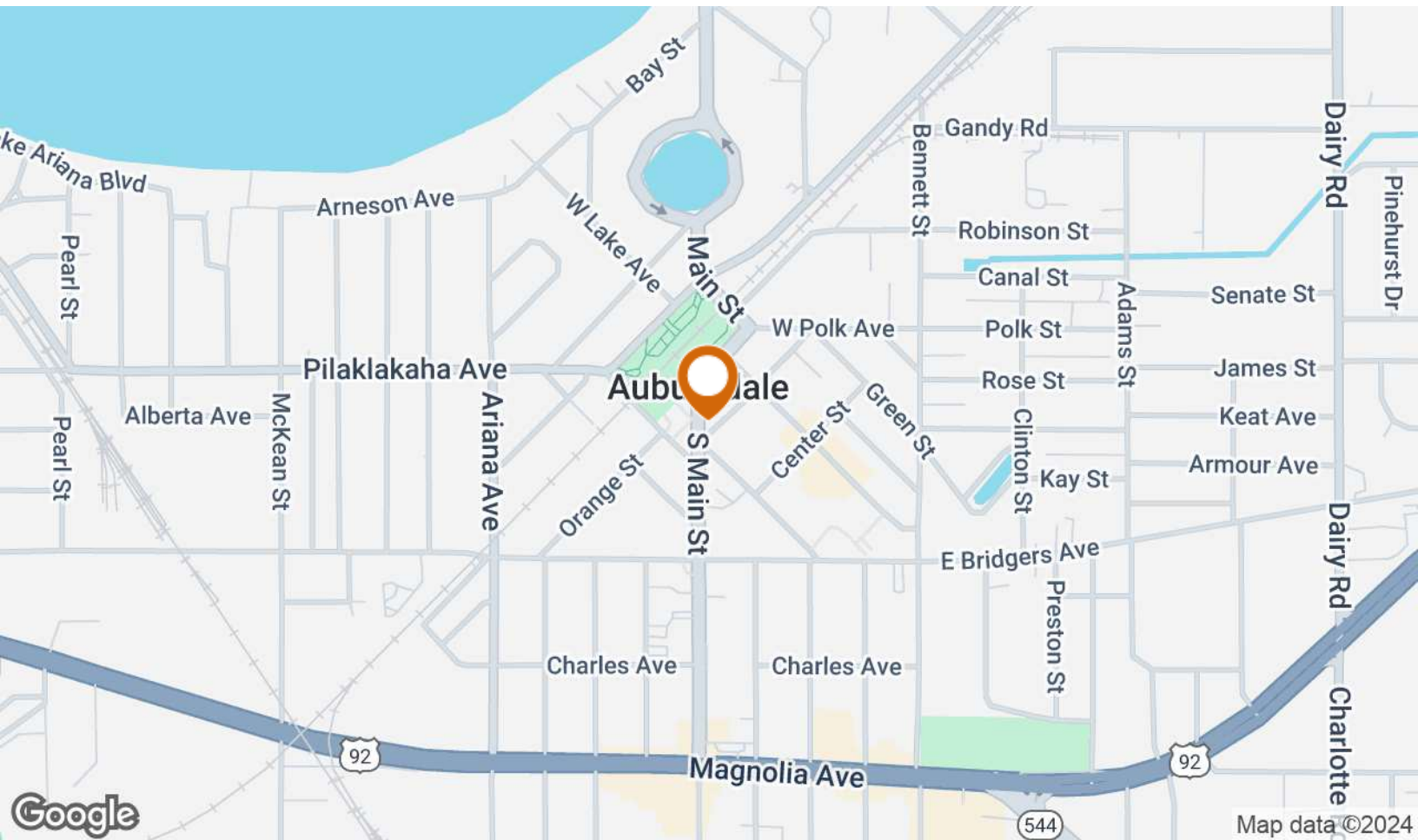
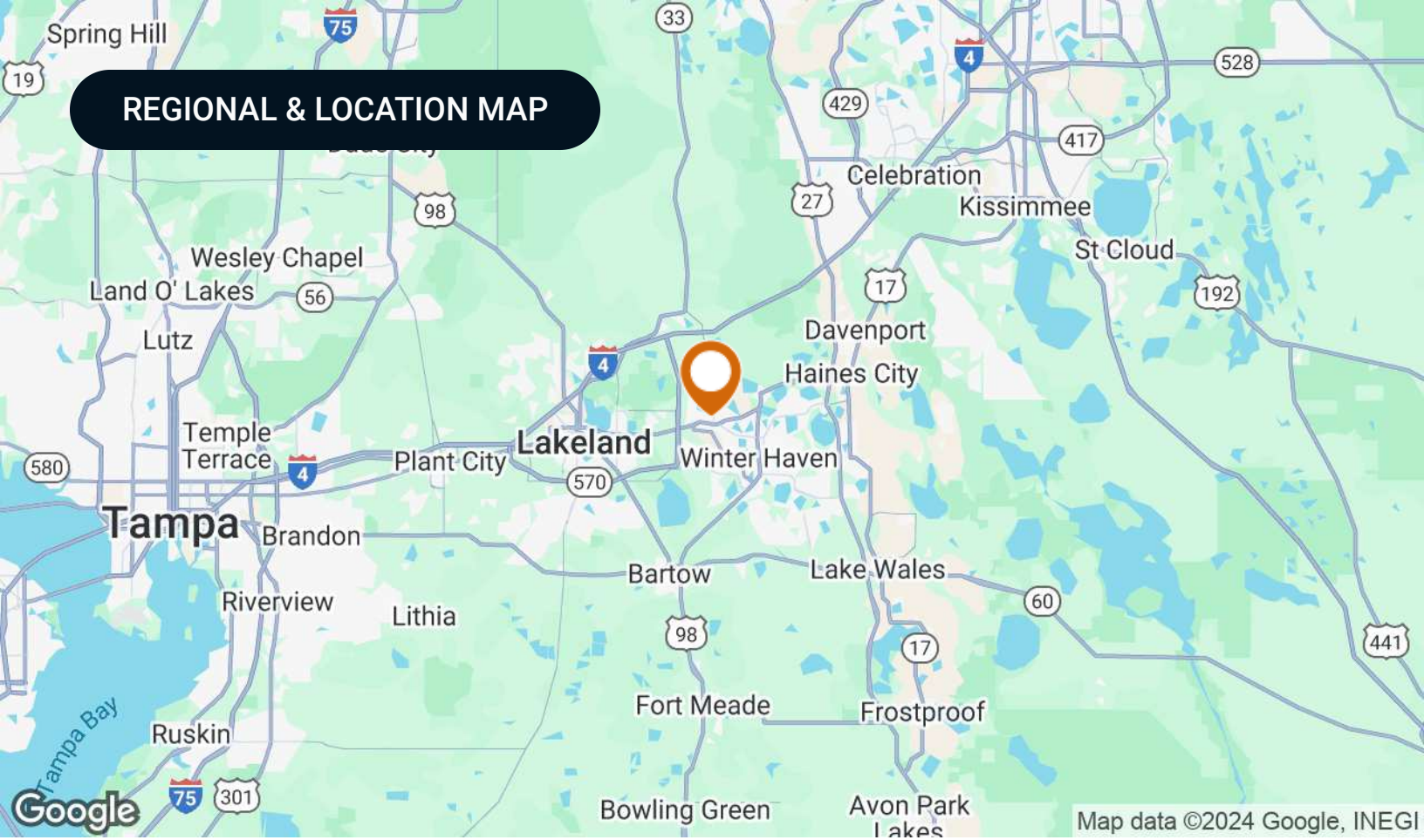


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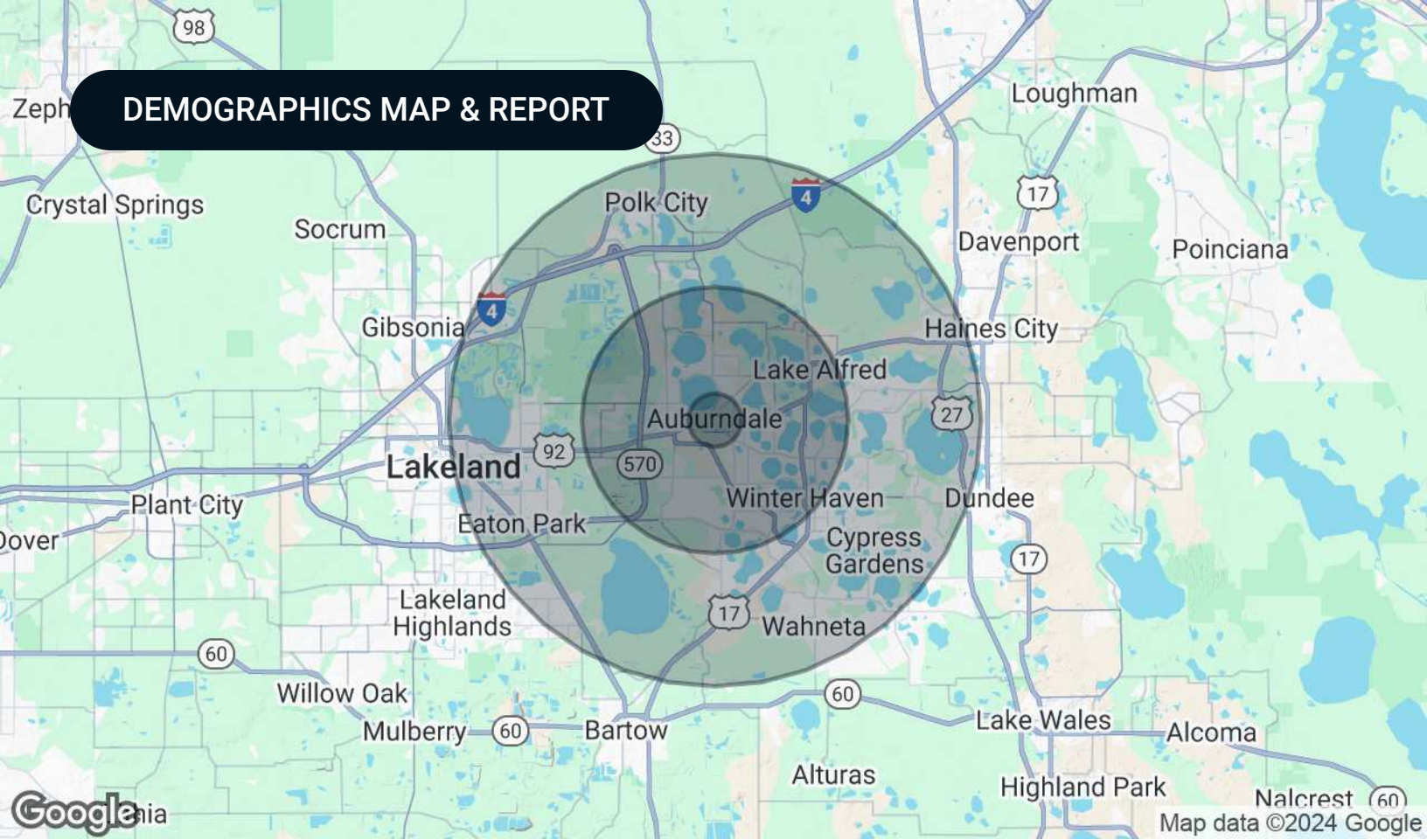


# REGIONAL & LOCATION MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	5,587	80,304	237,665
<b>Average Age</b>	34.0	41.7	41.7
<b>Average Age (Male)</b>	32.2	40.0	40.3
<b>Average Age (Female)</b>	38.8	43.0	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	2,011	32,806	100,822
<b># of Persons per HH</b>	2.8	2.4	2.4
<b>Average HH Income</b>	\$48,076	\$52,609	\$54,938
<b>Average House Value</b>	\$107,861	\$129,264	\$143,561

2020 American Community Survey (ACS)



## ADVISOR BIOGRAPHY



### CRAIG MORBY

Senior Advisor

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### PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

### MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

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## ADVISOR BIOGRAPHY



### ERIC AMMON, CCIM

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### PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

### MEMBERSHIPS

Certified Commercial Investment Member

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For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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