

REDEVELOPMENT OPPORTUNITY FAMILY DOLLAR



1058 Berkley Rd Auburndale, FL 33823

FAMILY DOLLAR

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Executive Summary

FAMILY DOLLAR

Executive Summary

Cushman and Wakefield is pleased to offer for sale, 1058 Berkley Rd Auburndale, FL 33823 a 9,476 SF Family Dollar.

This 100% occupied standing alone building is located in Polk County with an established community with over 27,242 residents in the 3 miles radius.



PROPERTY SNAPSHOT



ADDRESSES

1058 Berkley Rd
Auburndale, FL 33823



YEAR BUILT/RENOVATED

2010



SITE AREA

1.1 Acres



OCCUPANCY

100%



TOTAL GLA

9,476 SF



Property Overview

Property Highlights



PROPERTY DETAILS

NAME	FAMILY DOLLAR
COUNTY	Polk
ADDRESS	1058 Berkley Rd Auburndale, FL 33823
TRAFFIC COUNT W 25th st.	23,500 AADT
PARCEL ID	25-28-04-319001-015010
ZONING	R-2
LOT SIZE / ACRES	1.1
INGRESS /EGRESS	One point of ingress/egress
GROSS LEASABLE AREA	9,476
YEAR BUILT / RENOVATED	2010
DRIVE THROUGH	No
OCCUPANCY	0%
PARKING SPACES	31
PARKING RATION	3.06
SIGNAGE	One pylon sign
NAME	FAMILY DOLLAR
COUNTY	Polk
ADDRESS	1058 Berkley Rd Auburndale, FL 33823
TRAFFIC COUNT W 25th st.	23,500 AADT

Site Aerial





Investment Highlights

Investment Highlights



The property offers investors the ability to **generate in-place income** while evaluating long-term redevelopment, repositioning, or alternative use opportunities supported by the existing cash flow.



Average household income: **\$88,845** within 3 miles; **\$89,709** within 5 miles radius.



Lease term secured through January 2030 with three (3) additional five-year options extending potential occupancy through January 2045.



Excellent **redevelopment opportunity** with flexible positioning including retail, medical, service, or community used.



9,476 SF freestanding retail box **on 1.1 acre.**



Located 0.9 miles to the **Polk Pkwy exit**. Incentives available to qualified tenants. 1-mile from the Walmart Supercenter. Ample parking.



The lease includes **a mutual termination right**, providing added **flexibility and optionality** for future redevelopment, repositioning, or long-term investment strategy execution.



Projected rental income of \$189K; **\$20 NNN**. Supporting strong investment returns

Surrounding Retail – 1.5 Miles



Lease Abstract



Lease Item	Details
Tenant	Family Dollar Stores of Florida, LLC
Amendments	Lease amended through the Corrective Seventh Amendment (2025).
Store Number	Family Dollar Store No. 28041
Property Location	Berkley Road (County Road 655), Auburndale, FL
Original Lease Date	March 14, 2006
Current Lease Term	February 1, 2025 – January 31, 2030
Remaining Options	Three (3) additional 5-year options
Current Annual Rent	\$70,000
Current Monthly Rent	\$5,833.33
Rent Increase	February 1, 2029
Annual Rent (2029-2030)	\$77,000
Monthly Rent (2029-2030)	\$6,416.67
First Option Term	February 1, 2030 – January 31, 2035
First Option Rent	\$84,700 annually / \$7,058.33 monthly
Second Option Term	February 1, 2035 – January 31, 2040
Second Option Rent	\$93,170 annually / \$7,764.17 monthly
Third Option Term	February 1, 2040 – January 31, 2045
Third Option Rent	\$102,478 annually / \$8,539.83 monthly
Lease Structure	Taxes and insurance reimbursements are incorporated into the fixed rental payments during the Interim Term and all extension periods.
Mutual Termination Rights	Tenant and Landlord maintain mutual termination rights



Trade Area Overview

Trade Area Overview

AUBURNDALE

Located in the heart of Auburndale within the rapidly expanding Polk County corridor, Auburndale continues to emerge as a strategic growth market between Tampa and Orlando. The city benefits from strong regional connectivity via Interstate 4 and the Polk Parkway, positioning the trade area as an attractive destination for industrial, residential, and retail development. Population growth throughout Polk County, combined with expanding logistics and manufacturing employment, continues to drive residential demand and support sustained retail growth. Auburndale's affordability, central location, and ongoing infrastructure investment have strengthened its appeal among both residents and national retailers seeking expansion opportunities in Central Florida.

RETAIL MARKET FUNDAMENTALS & DEMAND DRIVERS

- Retail demand is supported by sustained residential growth, increasing daytime population, and expanding industrial employment throughout the Lakeland–Polk County corridor.
- Limited new retail supply in select submarkets has created opportunities for service-oriented retail, restaurants, and neighborhood commercial development.
- The trade area benefits from strong commuter traffic patterns and regional accessibility, increasing consumer draw from surrounding communities.

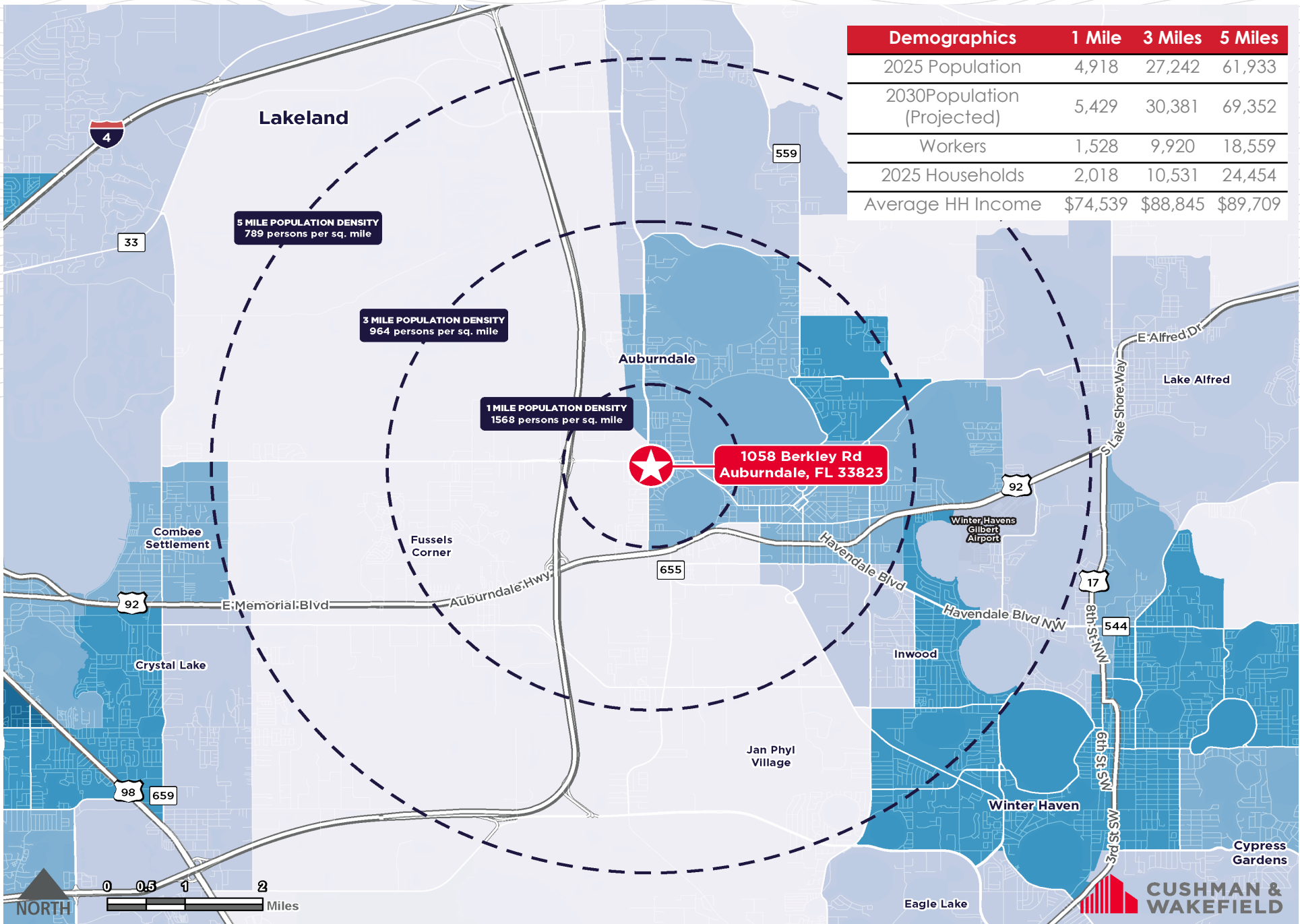
DEMOGRAPHICS & POPULATION GROWTH

- Auburndale has experienced significant population growth over the past decade, fueled by in-migration and residential development across Polk County.
- The city offers an affordable alternative to larger Central Florida markets while maintaining proximity to Tampa and Orlando employment centers.
- Continued household formation and new housing communities are expanding the area's consumer base and supporting long-term retail demand.

TRADE AREA STRENGTHS

- Central location between Tampa and Orlando provides exceptional regional accessibility and distribution advantages.
- Strong population and employment growth trends continue to support residential and commercial expansion throughout the market.
- Auburndale offers a pro-growth environment with available land, expanding infrastructure, and increasing demand for retail and mixed-use development opportunities.

Density Map



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AUBURNDALE



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