

New Retail Development

Up to 2.50± Acres Available

NEC of US Hwy 92 & Howard Rd
Auburndale, FL 33823
www.cbre.com/orlando



Retail | For Ground Lease

Property Overview

- + Available for ground lease:
 - Up to 2.50± AC
- + Co-tenancy with proposed car wash
- + Ideal for gas station, casual dining restaurants, QSR, medical, financial institutions
- + Located in main trade area of Auburndale serving the surrounding areas - Lakeland, Polk City, Lake Alfred, Winter Haven
- + Situated 0.76 miles east of Polk Pkwy (18,200 AADT)
- + 1.92 miles south of Camp Margaritaville Auburndale and 2.27 miles south of Lake Myrtle Sports Park home to the Florida Youth Soccer Association
- + Excellent visibility along US Hwy 92 (43,500 AADT)

Join Nearby Retailers:



10 Minute Drive Time

\$71,557

Average Household Income



63,432

Daytime Population



41.5

Median Age

Conceptual Site Plan | Up to 2.50± AC Available



AVAILABLE
2.50± AC

PROPOSED
FULL ACCESS

HOWARD RD

PROPOSED
CAR WASH

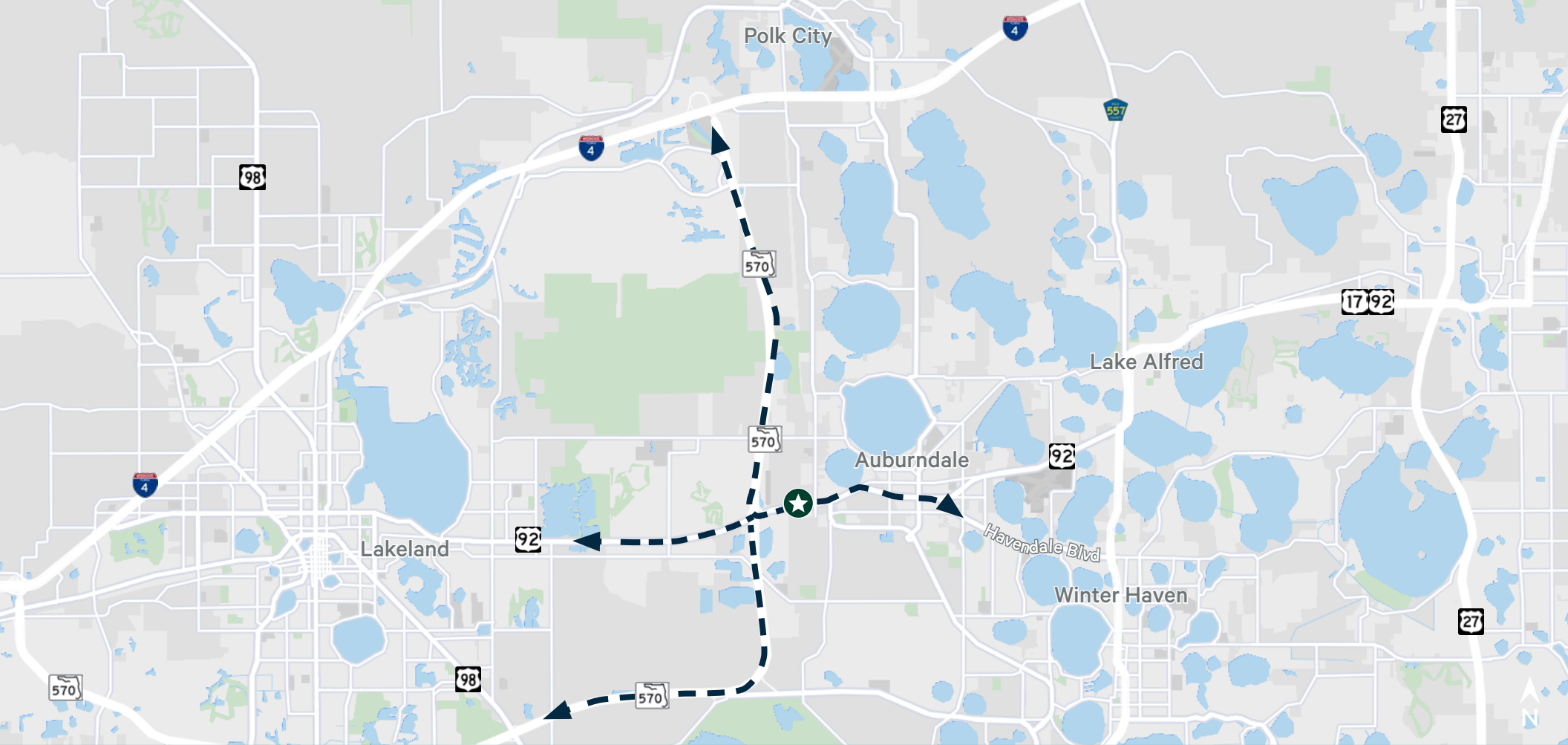
CROSS ACCESS

PROPOSED
INGRESS/EGRESS

PROPOSED
FULL ACCESS

US HWY 92 44,000 AADT





Trade Area Access

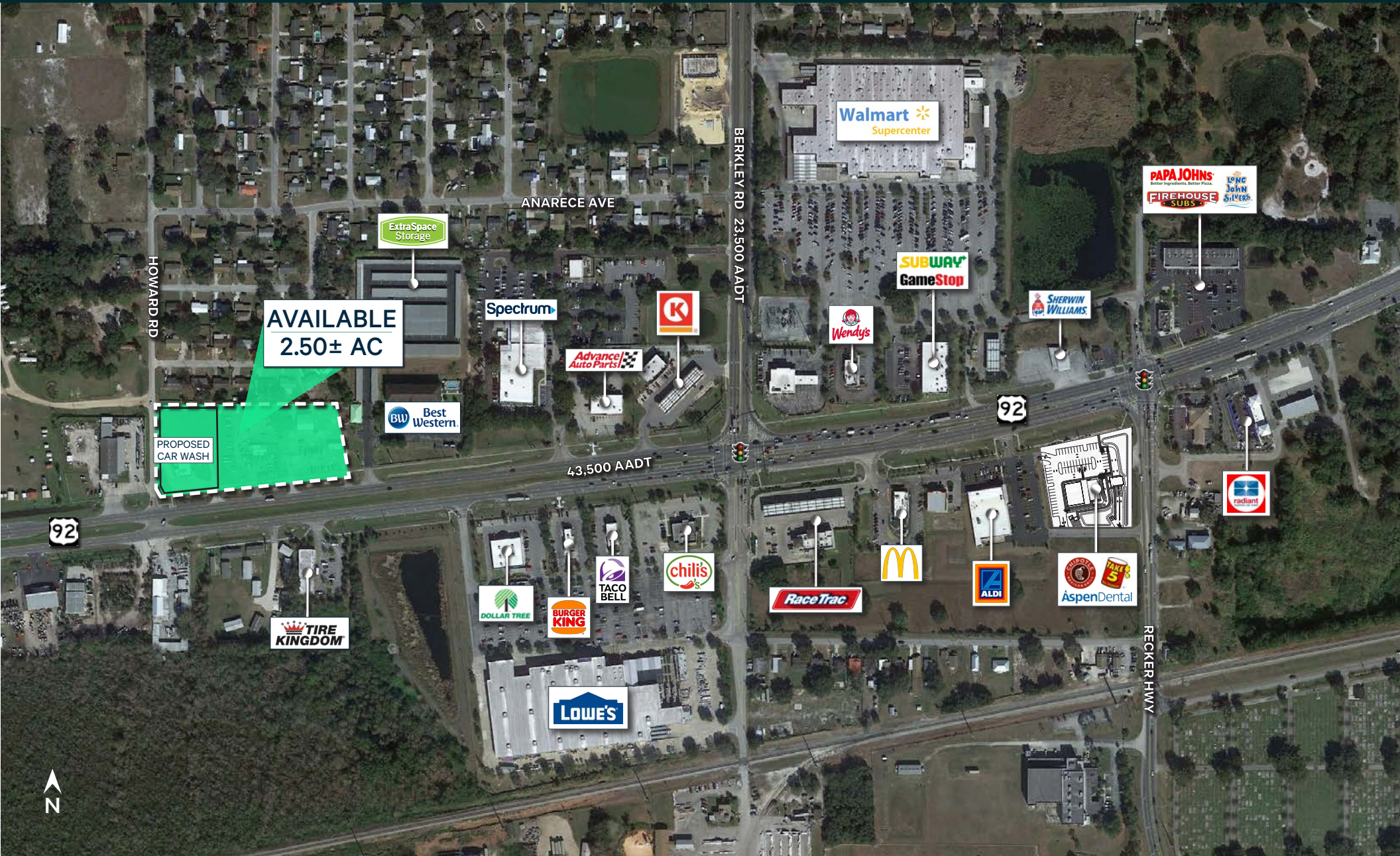
- + Located along US Highway 92 in Polk County, FL
- + Regional retail node servicing surrounding cities:
 - Auburndale
 - Winter Haven
 - Polk City
 - Lakeland
 - Lake Alfred

- + 0.76 miles east of Polk Pkwy (State Road 570) that connects to Interstate 4 and US Highway 98
- + 2.43 miles west of Havendale Blvd connecting Auburndale to Winter Haven
- + 2.29 miles east of Lakeland along US Highway 92

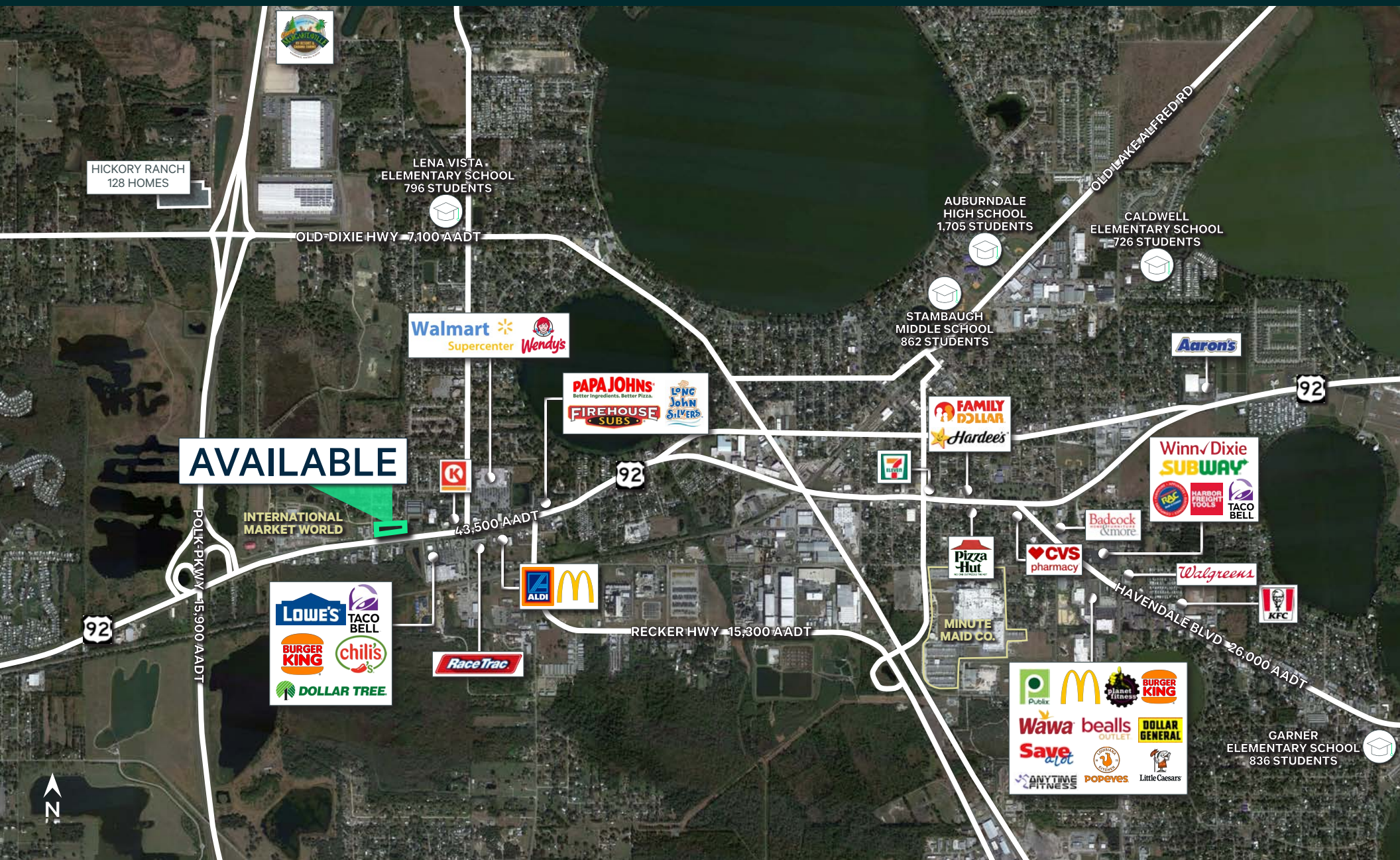
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NEC of US Hwy 92 & Howard Rd | Auburndale, FL 33823

For Ground Lease

Aerial | Micro



Aerial | Trade Area



2023 Estimated Demographics

5 Minute Drive Time



11,099

Population



42.8

Median Age



12,432

Daytime Population



\$65,671

Average Household Income

10 Minute Drive Time



66,602

Population



41.5

Median Age



63,432

Daytime Population



\$71,557

Average Household Income

15 Minute Drive Time



182,029

Population



41.3

Median Age



235,022

Daytime Population



\$76,841

Average Household Income

20 Minute Drive Time



352,502

Population



42.1

Median Age



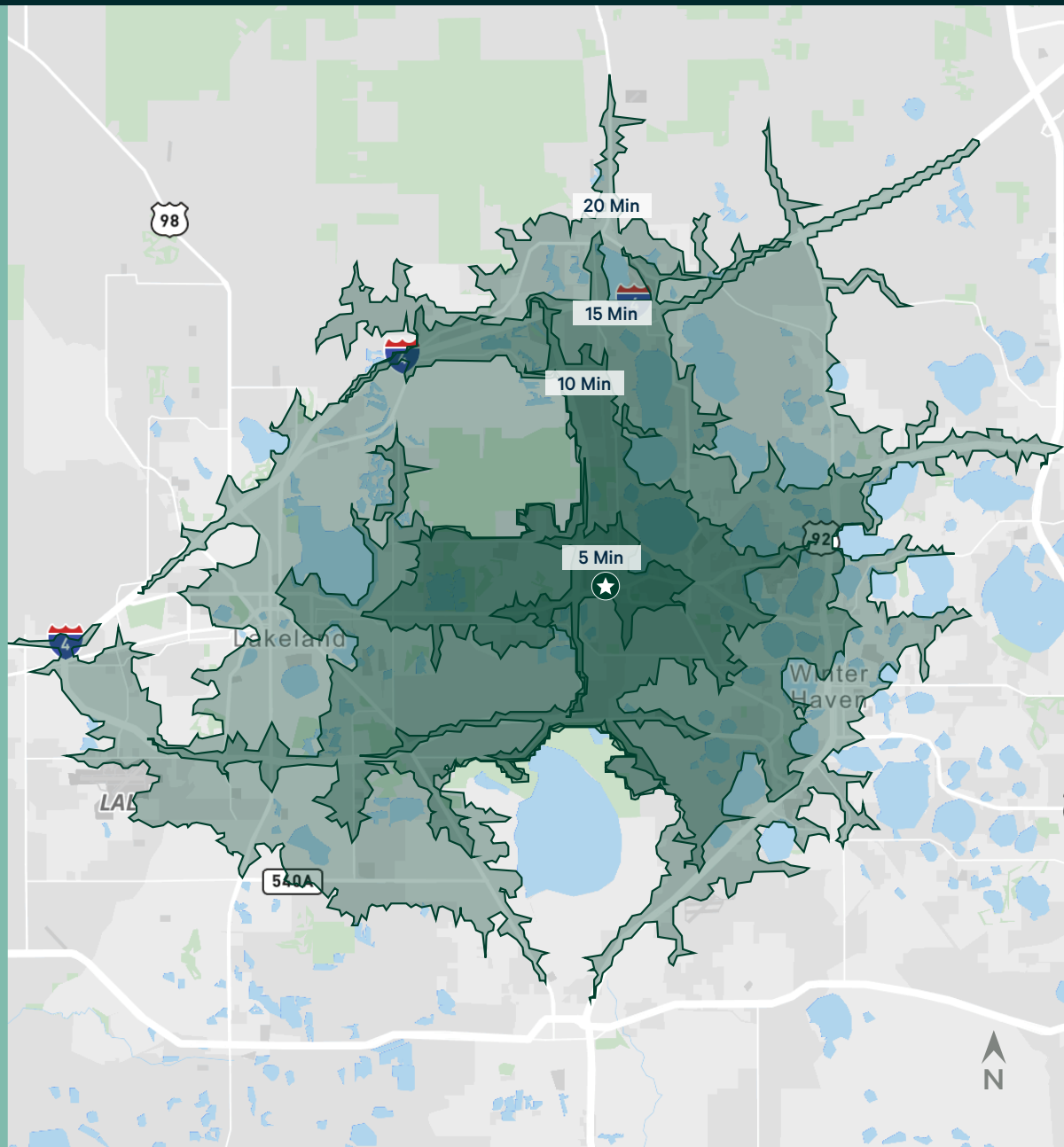
402,029

Daytime Population



\$82,343

Average Household Income





For more information
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