

522 MAGNOLIA

522 Magnolia, Auburndale, FL 33823



COMMERCIAL

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MAGNOLIA



PROPERTY INFORMATION

PURCHASE PRICE
\$950,000.00

PROPERTY ADDRESS
522 Magnolia
Auburndale, FL 33823

PROPERTY SIZE
7,480 Sq. Ft.

LAND SIZE
0.30 Acres

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33823

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Ideal office of retail opportunity in the ever-expanding Auburndale/Winter Haven submarket. The property offers a unique opportunity to expand an office or retail presence in a busy area of Auburndale, combining a multi-functional office and/or retail service and ample-sized warehouse space for an operating business or storage. The property is currently operating as an office but can be transitioned to a dynamic retail operation. Prime Location with Frontage on Highway 92, offering excellent visibility and accessibility. Ideal for businesses or developers seeking ample square footage with a total of 7,480 sq ft. Features 5 individual rooms tailored for office use, accommodating various business or service needs.



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PROPERTY DETAILS

Prime office of retail opportunity in the ever-expanding Auburndale/Winter Haven submarket. The property offers a unique opportunity to expand an office or retail presence in a busy area of Auburndale, combining a multi-functional office and/or retail service and an ample-sized warehouse space for an operating business or storage. The property is currently operating as an office but can be transitioned to a dynamic retail operation. Prime Location with Frontage on Highway 92, offering excellent visibility and accessibility. Ideal for businesses or developers seeking ample square footage with a total of 4,510 sq ft. Features 5 individual rooms tailored for office use, accommodating various business or service needs.

Providing versatile storage or operational space with a spacious 2,970 sq ft of warehouse area. Convenient access with two separate warehouse doors, allowing flexibility for logistics and operations. Equipped with a dedicated kitchen space, making it is convenient for staff meals and breaks. Includes a well-maintained restroom for the convenience of employees and visitors.

PROPERTY FACTS

Sale Type: Investment or Owner User

Property Type: Office

Building Size: 4,510 SF

Building Class: C

Year Built/Renovated: 1951/2009

Price: \$999,000

Percent Leased: Vacant

Tenancy: Multiple

Building Height: 1 Story

Typical Floor Size: 4,510 SF

PROPERTY PHOTOS



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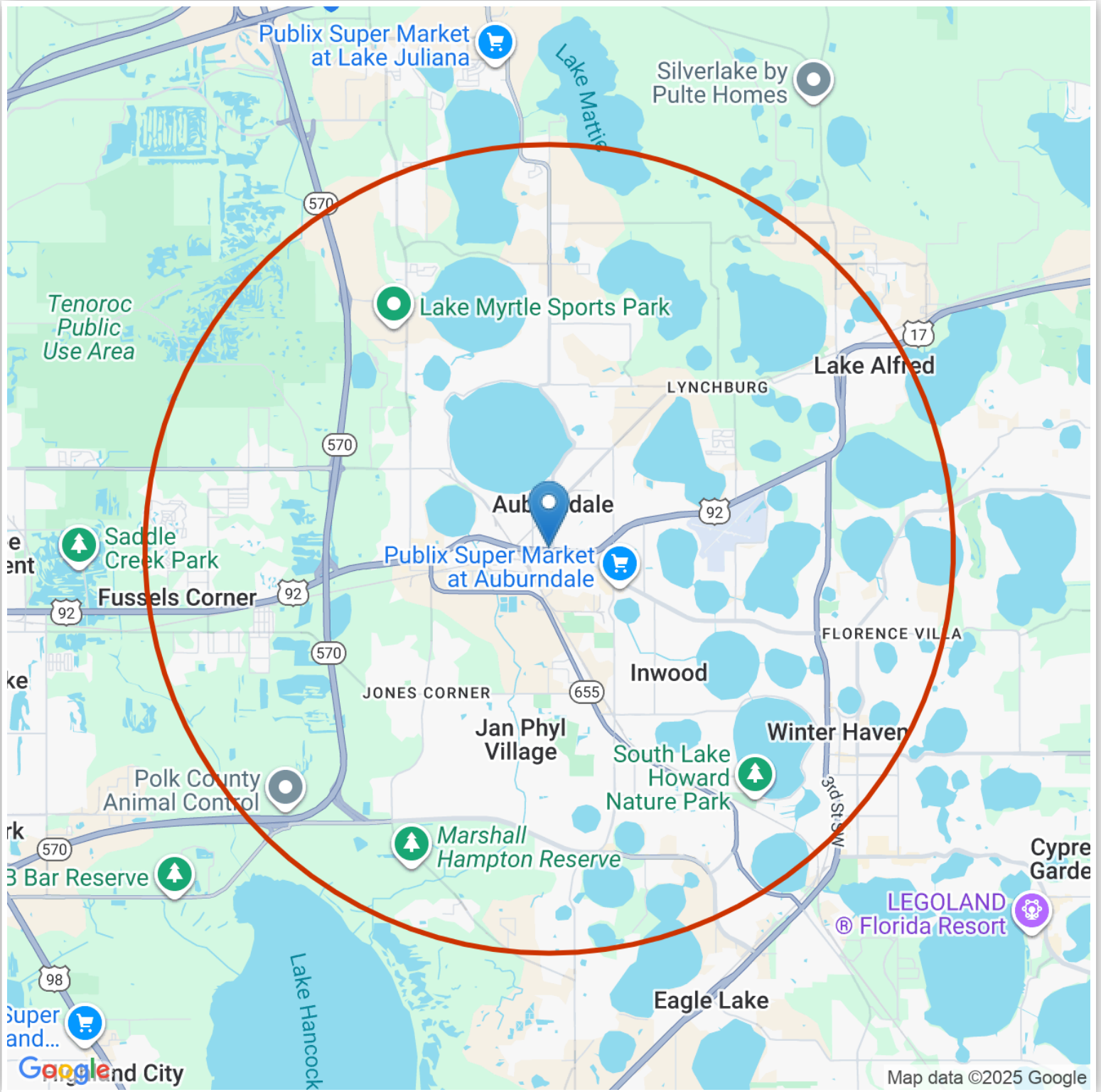
PROPERTY PHOTOS



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



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

81,372

Population



Average Household Size

42.1

Median Age

\$45,788

Median Household Income

EDUCATION

18%

No High School Diploma



36%

High School Graduate



29%

Some College



17%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,011

Total Businesses



58,592

Total Employees

EMPLOYMENT



White Collar

56%



Blue Collar

29%



Services

15%



Unemployment Rate

INCOME



\$45,788

Median Household Income



\$23,085

Per Capita Income



\$89,918

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (2.0%)

Indicator	Value	Difference
<\$15,000	15.0%	+4.5%
\$15,000 - \$24,999	12.1%	+0.9%
\$25,000 - \$34,999	12.1%	+1.0%
\$35,000 - \$49,999	13.8%	-0.4%
\$50,000 - \$74,999	19.8%	-0.5%
\$75,000 - \$99,999	11.8%	-1.9%
\$100,000 - \$149,999	10.1%	-1.8%
\$150,000 - \$199,999	3.2%	-0.5%
\$200,000+	2.0%	-1.3%

Bars show deviation from 12105 (Polk County)

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

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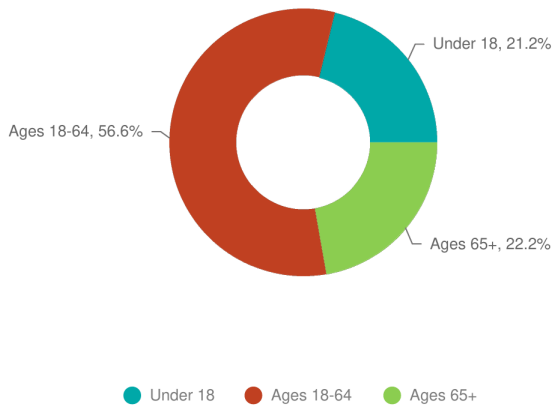


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

89,668 Population	34,801 Households	42.3 Median Age
2.56 Avg Size Household	\$56,116 Median Household Income	\$271,092 Median Home Value
63 Wealth Index	83 Housing Affordability	74 Diversity Index

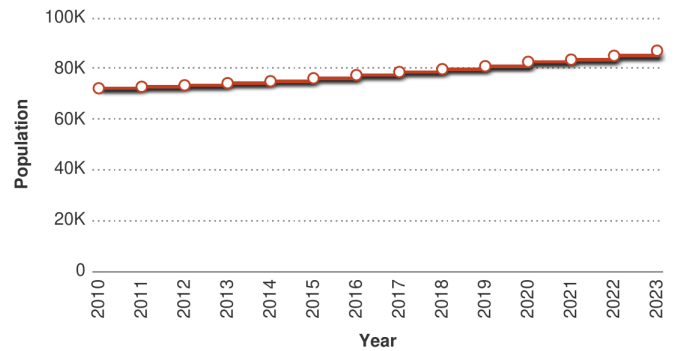
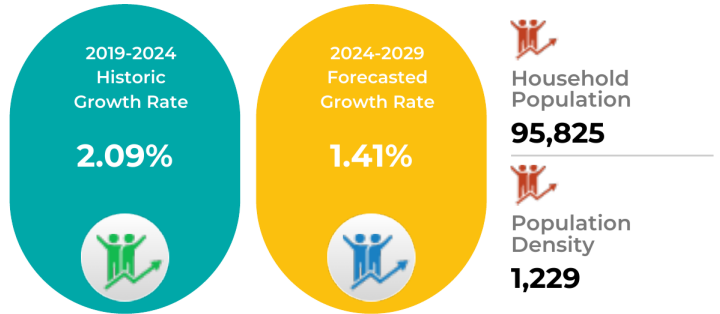
POPULATION BY AGE



POPULATION BY GENERATION

6.08% Greatest Gen: Born 1945/Earlier	23.02% Baby Boomer: Born 1946 to 1964	18.82% Generation X: Born 1965 to 1980
21.5% Millennial: Born 1981 to 1998	21.36% Generation Z: Born 1999 to 2016	9.22% Alpha: Born 2017 to Present

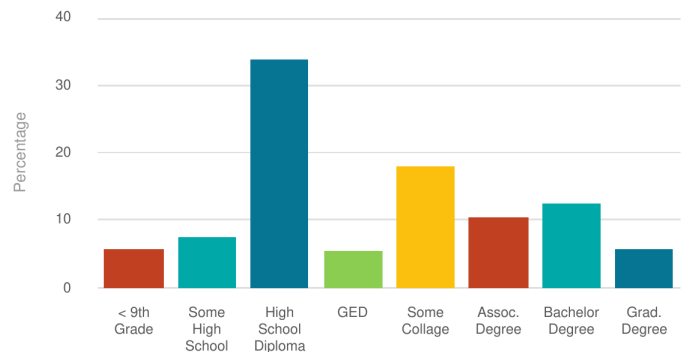
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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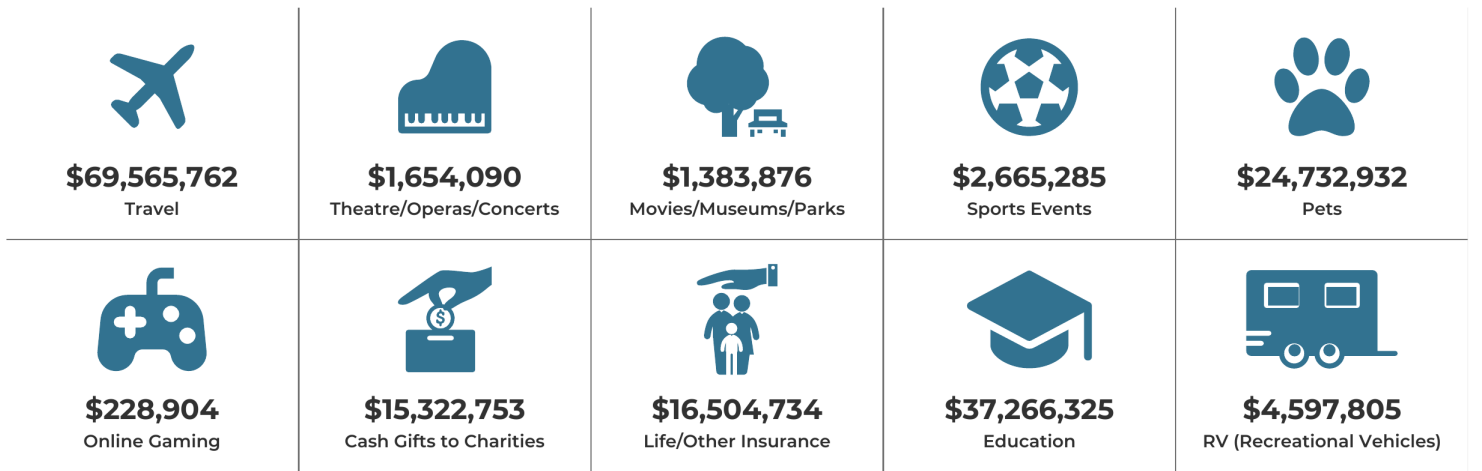
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

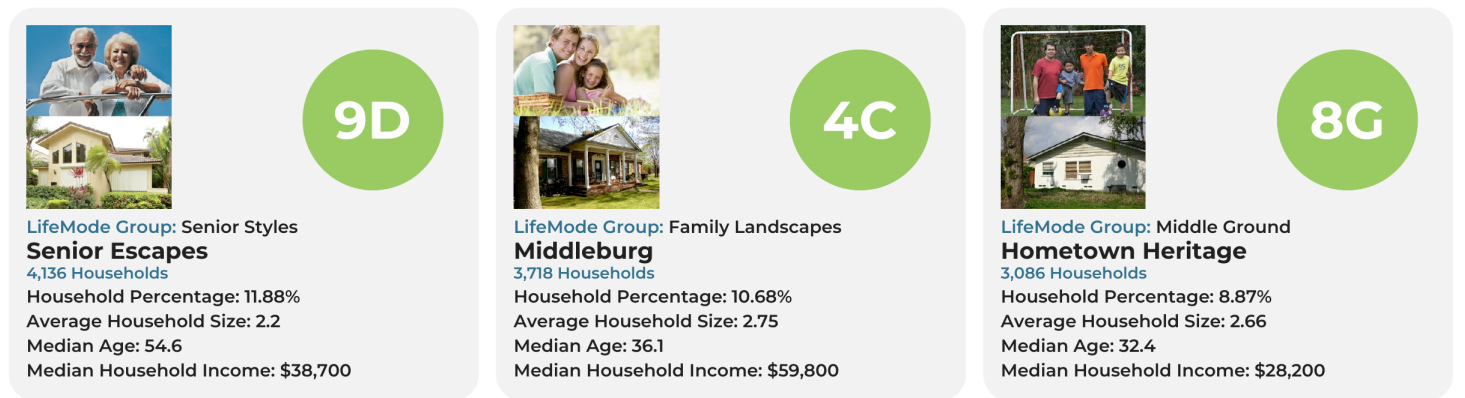
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

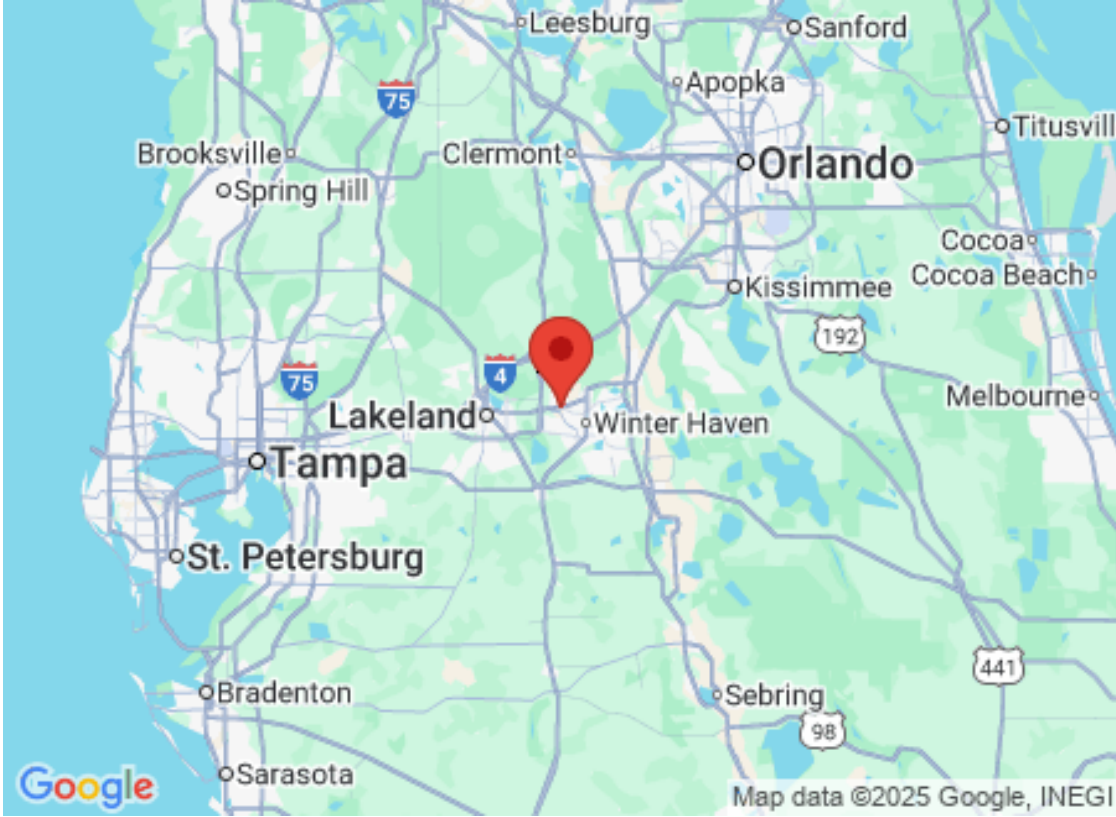
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

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AREA LOCATION MAP



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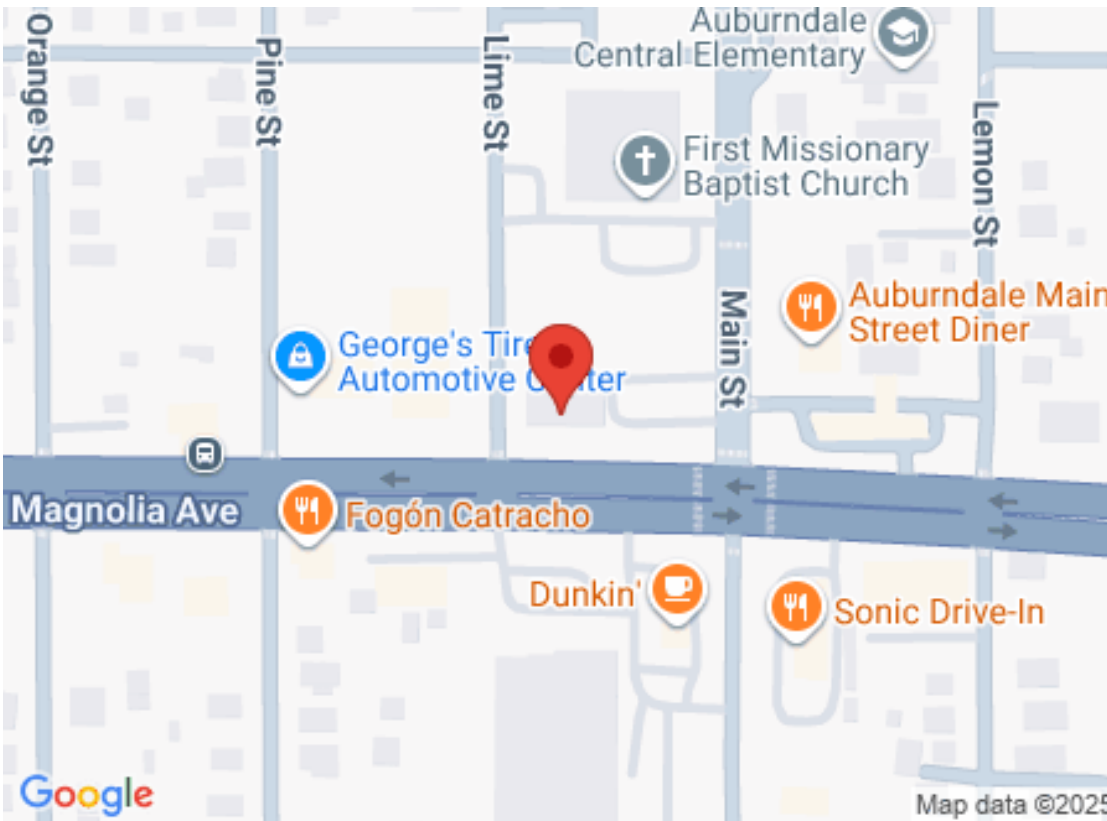
AERIAL ANNOTATION MAP



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STREET VIEW MAP



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