

HIGH VOLUME CORNER PARCEL

C Fred Jones and Berkley Blvd

Auburndale Florida 33823

\$1,600,000

LOT	4.59 ACRES
PARCELS	4
FRONTAGE	600 FT
HEATED SF	N/A
TOTAL SF	N/A
TRAFFIC CLOSE/FRONT	87,500 / 18,700
ZONED	R-3

Prime corner parcels located at C Fred Jones and Berkley Blvd. (FL 559 and FL 655).
 Wrapped around a retention pond already in place, these parcels are ready for development.



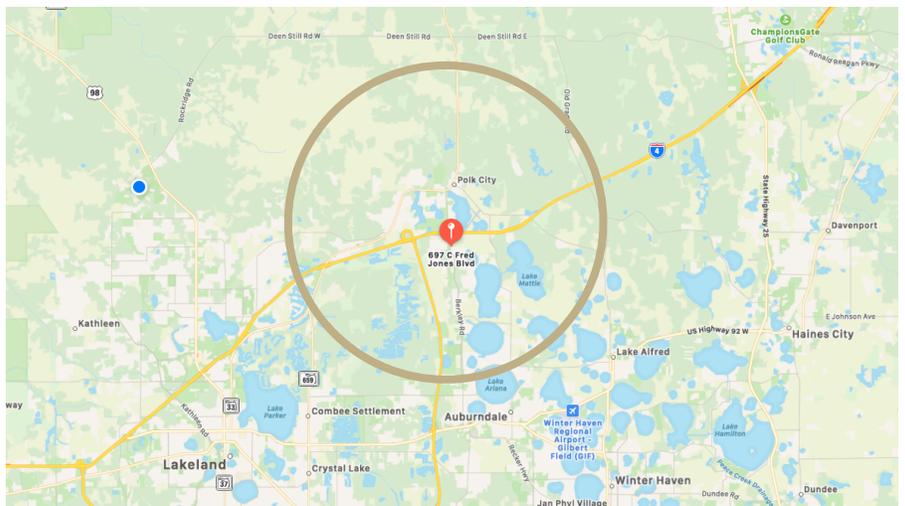
5 MILE DEMOGRAPHICS

Population	24,884
Medium Age	45.1
Med Net Worth	\$191,669
Med Household Income	\$67,141
College - BS/BA/Adv Degree	51% - 23%
Number of Businesses	300
Total Employed	2,957
White /Blue Collar Services	62%-26%-12%
Unemployment Rate	8.1%

21 COMMERCIAL.

**CENTURY 21
 MYERS REALTY**

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