

EVEREST VILLAGE 3.0 ACRES

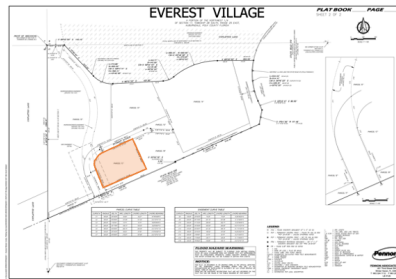
US 92 at Polk Parkway

Auburndale Florida 33823

\$2,800,000

Nestled within the thriving Everest Rehabilitation Hospital precinct on the vibrant western flank of Auburndale, FL, Everest Village is a golden ticket for those seeking a lucrative commercial real estate venture. This meticulously prepared 3.0 acre land parcel, with zoning for retail, office spaces, medical facilities, hospitality or multifamily residences, offers a prime location for businesses ready to expand or find a new home. Its strategic positioning ensures seamless connectivity to both US 92 and Polk Parkway.

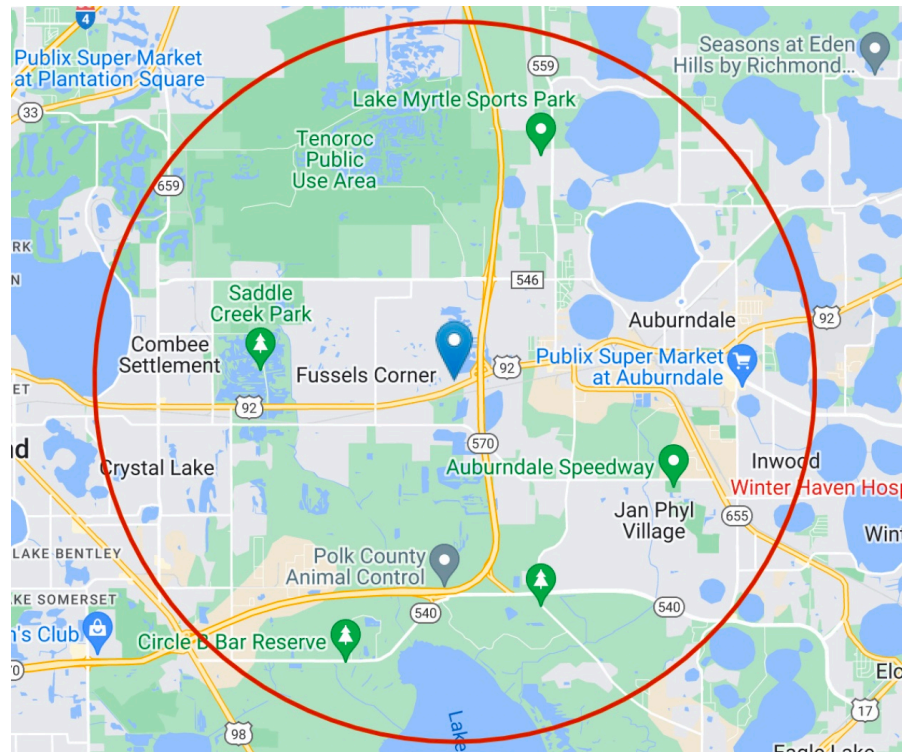
This locale is a treasure trove of diverse amenities, from tantalizing dining options, bustling shopping complexes, to pulsating entertainment hubs. It also boasts a wealth of outdoor recreational activities, with picturesque hiking trails, lush parks, and serene lakes. The land comes fully loaded with all essential utilities, poised and ready for immediate development.



INFORMATION	
Average (Approximate)	2.2
Population	66,267
Medium Age	39.9
Med Net Worth	\$78,774
Med Household Income	\$43,849
College - BS/BA/Adv Degree	41% - 14%
Number of Businesses	2,080
Total Employed	22,036
White /Blue Collar Services	54%-32%-14%



CENTURY 21
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