



For Sale
Industrial Property

FOR SALE

Value-Added Industrial Property

904 Magnolia Ave | Auburndale, FL 33823



Property Summary



Property Description

This value added property offers a great location along US Hwy 92 in Auburndale between Lakeland and Winter Haven, the fastest growing area in Central Florida.

Excellent road frontage and traffic count. Plenty of room for upward pricing on the rate side.

This would be a good investment only property or investment/owner user situation.

Offering Summary

Sale Price:	\$1,790,000
Lot Size:	52,007 SF
Building Size:	12,900 SF
NOI:	\$110,624.00
Cap Rate:	6.18%

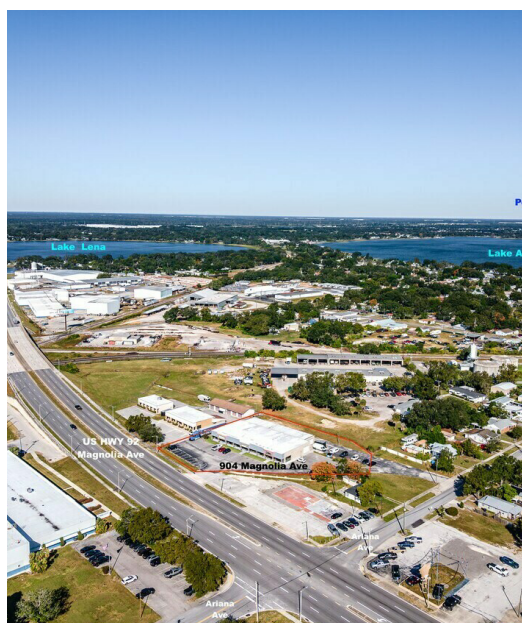
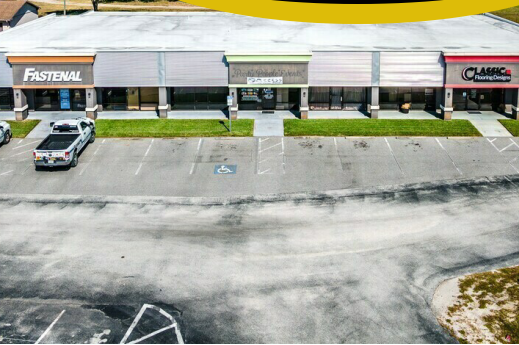
Phillip Mays

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Additional Photos



Property Details & Highlights

Building Name	904-910 Magnolia Ave, Auburndale, FL 33823
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	25-28-10-322000-000093
Building Size	12,900 SF
Lot Size	1.20 ACRES
Building Class	C
Year Built	1983
Number of Floors	1
Average Floor Size	12,900 SF
Number of Buildings	1

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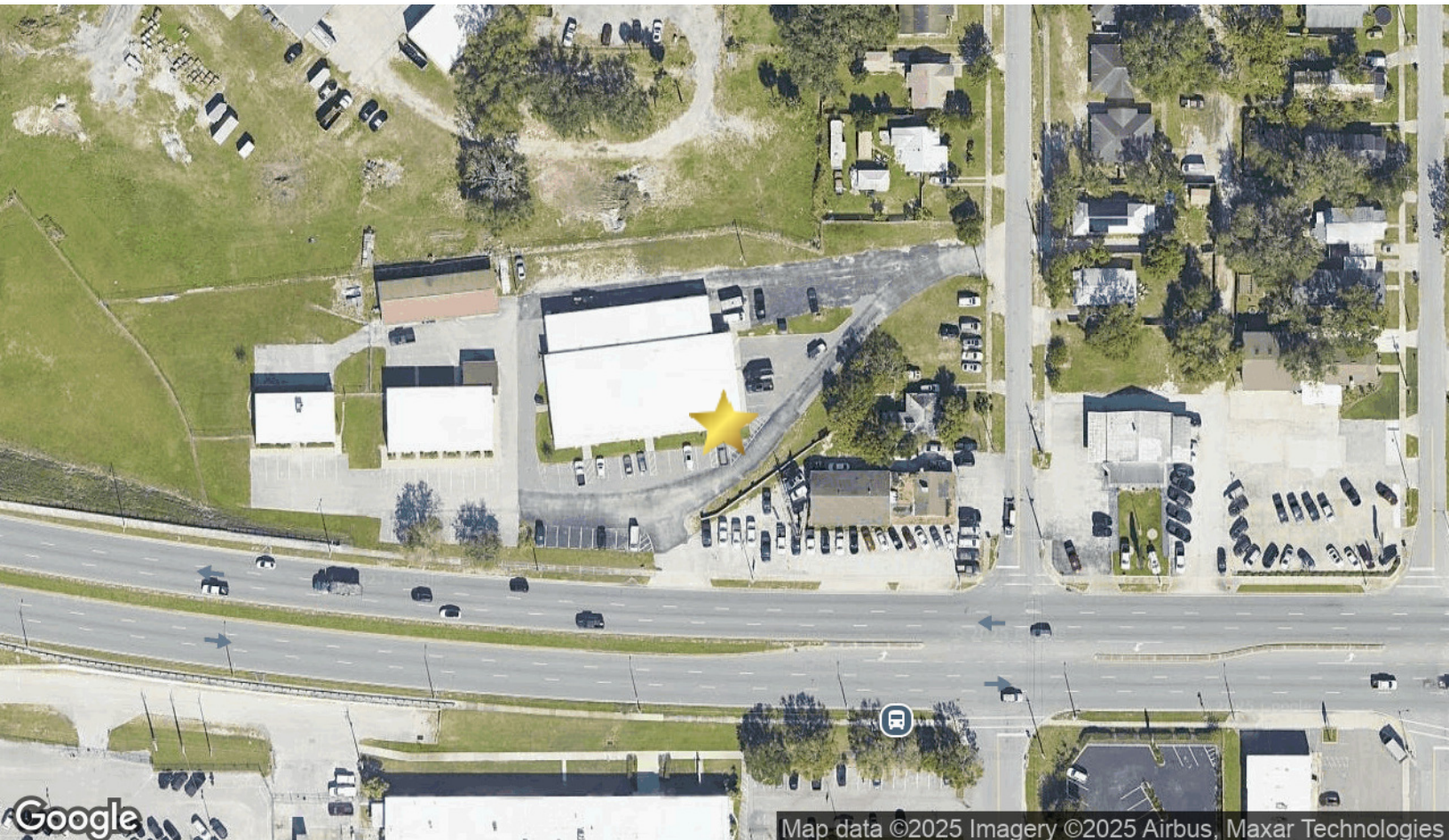
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Location Map



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Retailer Map



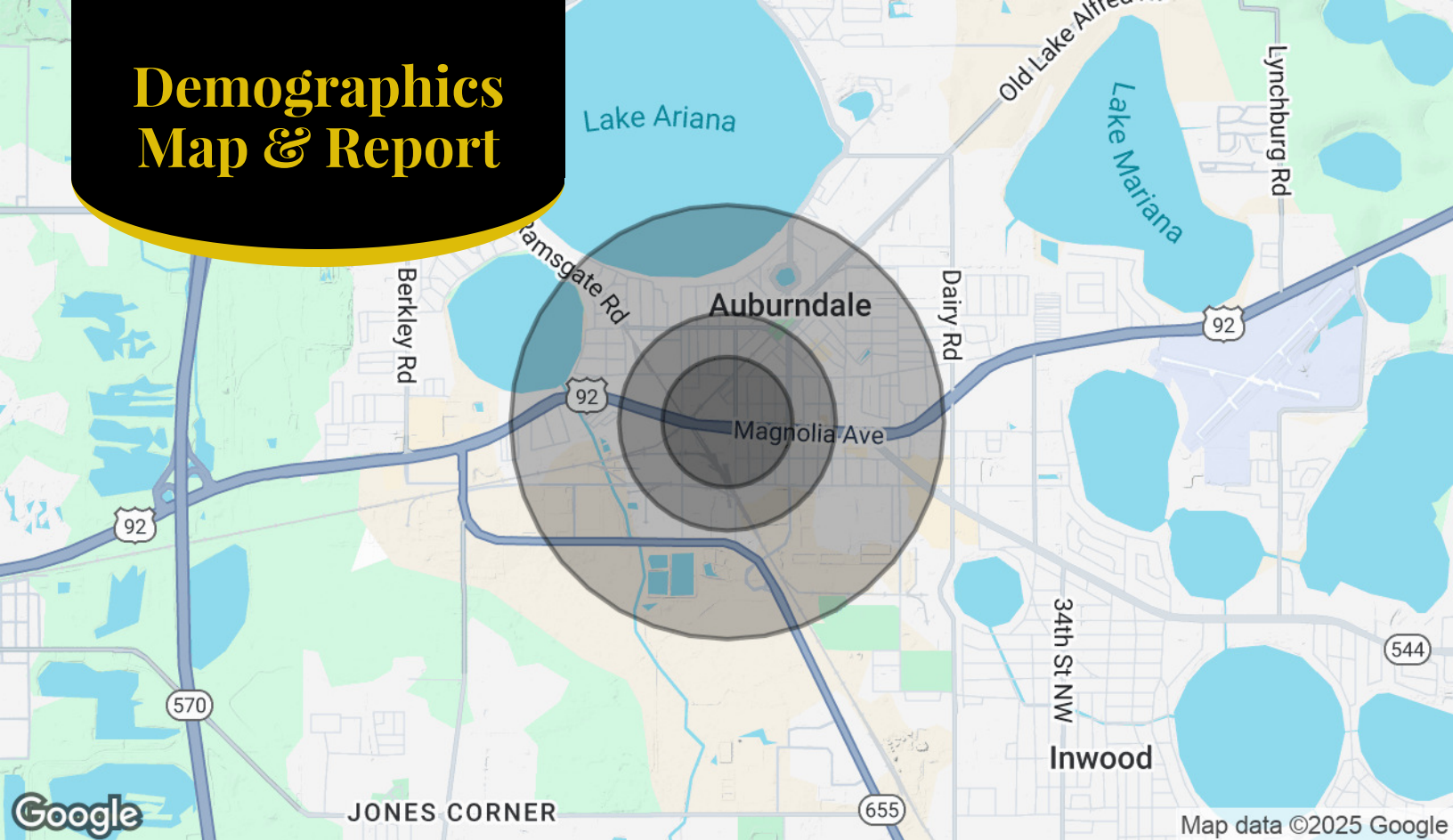
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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	206	1,514	5,115
Average Age	37	38	40
Average Age (Male)	35	37	38
Average Age (Female)	39	40	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	74	572	1,950
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$51,995	\$60,234	\$65,202
Average House Value	\$237,368	\$230,813	\$224,223

Demographics data derived from AlphaMap

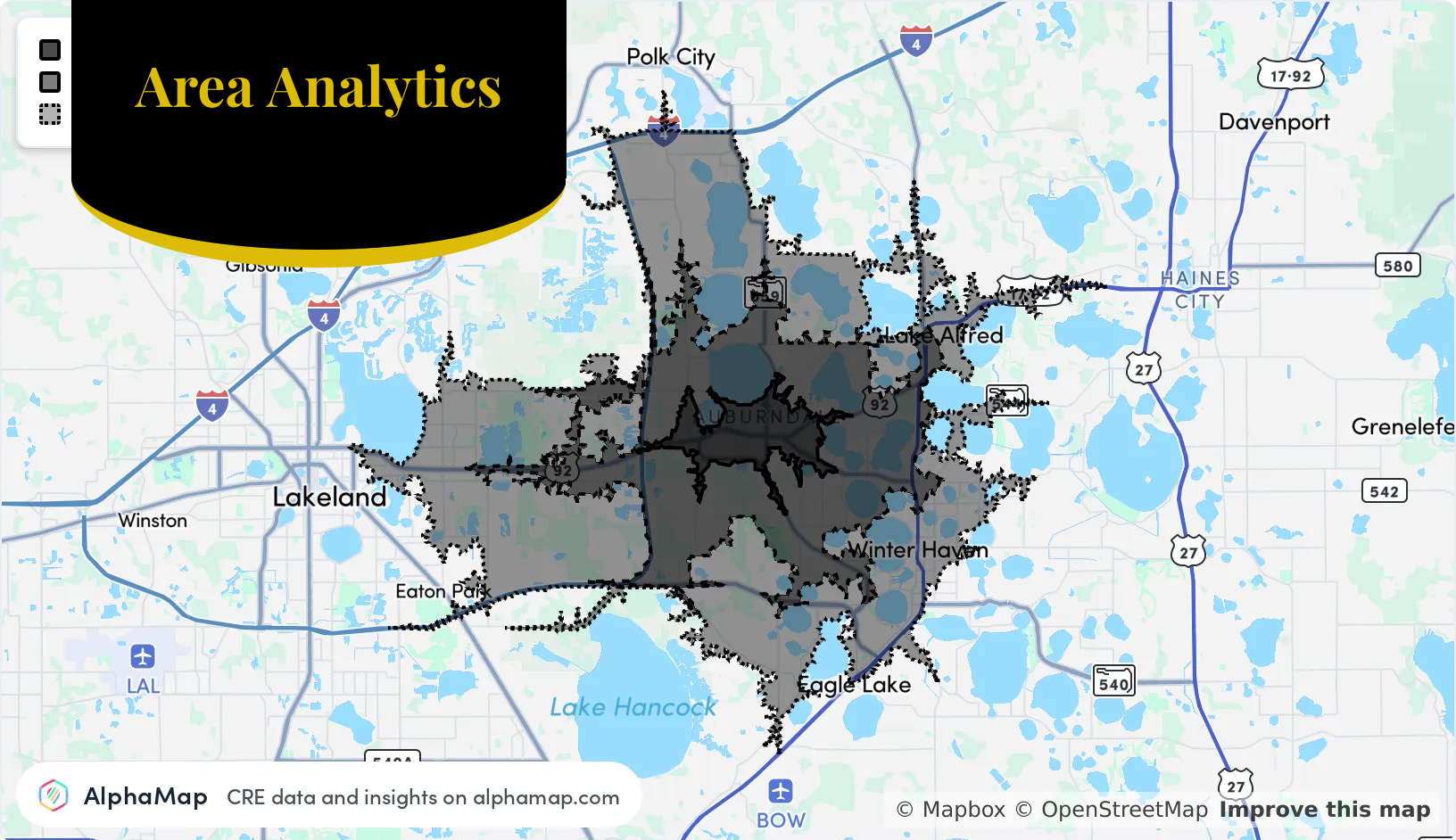
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Area Analytics



AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap [Improve this map](#)

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	8,653	48,968	113,527
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	43	43

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	3,252	18,832	43,856
Persons per HH	2.7	2.6	2.6
Average HH Income	\$65,385	\$79,060	\$78,478
Average House Value	\$205,786	\$245,106	\$246,047
Per Capita Income	\$24,216	\$30,407	\$30,183

Map and demographics data derived from AlphaMap

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