

# EVEREST VILLAGE 3 ACRES

W US 92 Highway, Auburndale, Florida 33823



**COMMERCIAL.**

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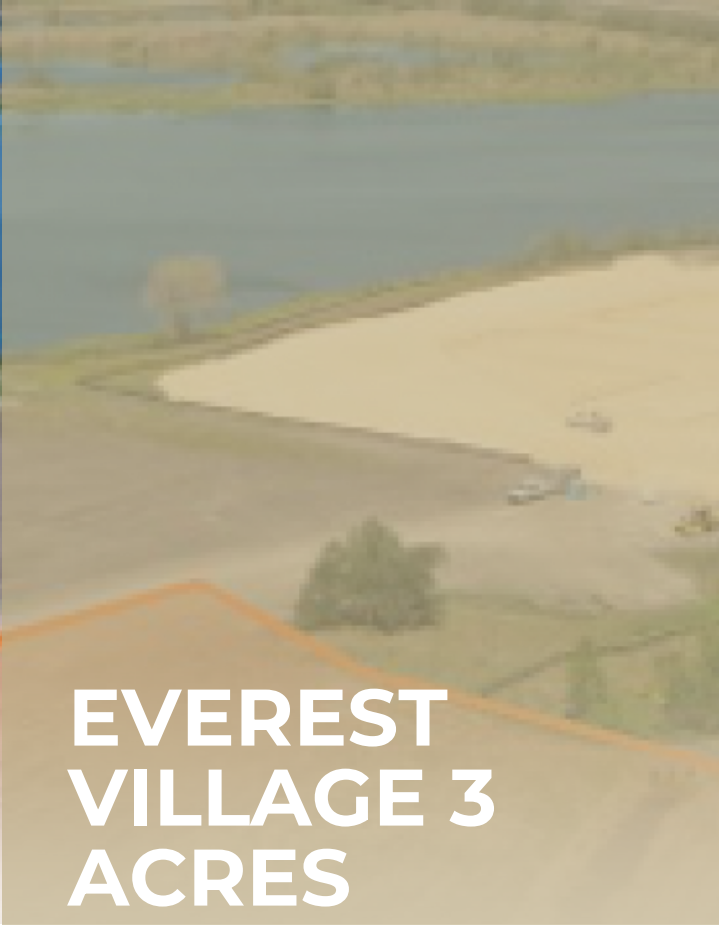
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## EVEREST VILLAGE 3 ACRES



# PROPERTY INFORMATION

**PURCHASE PRICE**  
**\$2,800,000.00**

**PROPERTY ADDRESS**  
*W US 92 Highway*  
*Auburndale, Florida 33823*

**LAND SIZE**  
**3.00 Acres**

# EVEREST VILLAGE 3 ACRES

W US 92 Highway  
Auburndale, Florida  
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

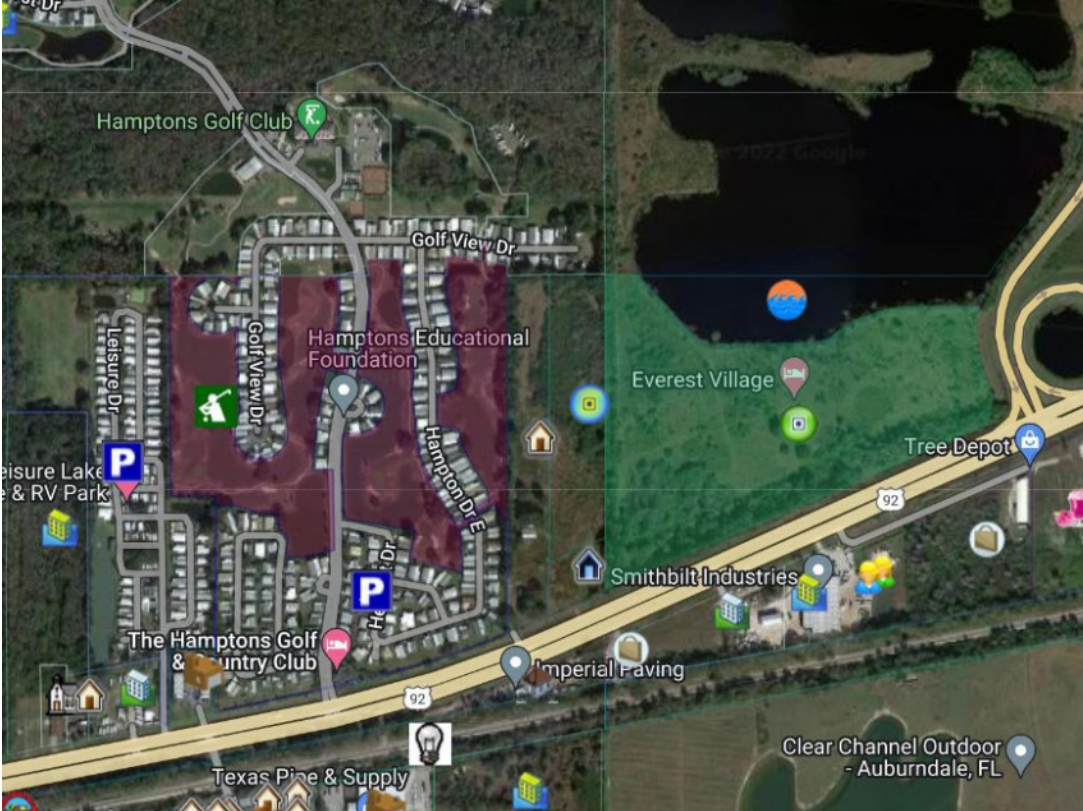
The Everest Village presents an excellent opportunity for commercial real estate investment. Situated on the western perimeter of Auburndale, FL, it forms a part of the larger Everest Rehabilitation Hospital project. This prepared land, spanning over 15.06 acres, is zoned for various purposes including retail, office spaces, medical institutions, or multi-family residences. Its strategic location provides easy access to both US 92 and Polk Parkway, making it an ideal choice for businesses seeking expansion or relocation.



## EVEREST VILLAGE 3 ACRES

W US 92 Highway, Auburndale, Florida 33823

# PROPERTY PHOTOS



# EVEREST VILLAGE 3 ACRES

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# PROPERTY PHOTOS

# EVEREST VILLAGE 3 ACRES

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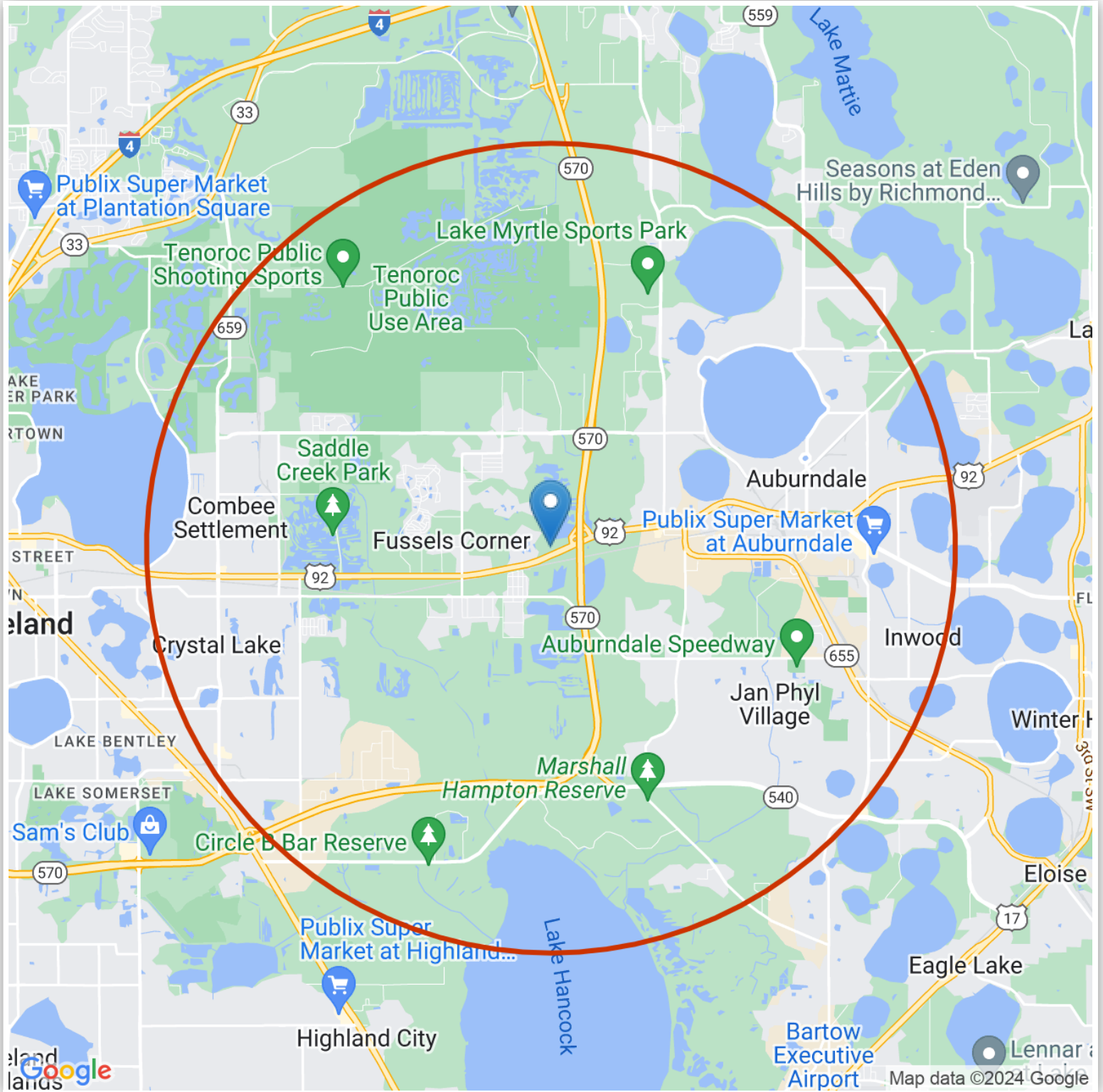


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# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



## EVEREST VILLAGE 3 ACRES

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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

66,267

Population



2.7

Average Household Size

39.9

Median Age

\$43,849

Median Household Income

## EDUCATION

20%

No High School Diploma



39%

High School Graduate



27%

Some College



14%

Bachelor's/Grad/Pr of Degree

## BUSINESS



2,080

Total Businesses



22,036

Total Employees

## EMPLOYMENT



54%

White Collar



32%

Blue Collar



14%

Services

7.9%

Unemployment Rate

## INCOME



\$43,849

Median Household Income



\$21,450

Per Capita Income



\$78,774

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (20.6%)

The smallest group: \$200,000+ (2.2%)

Indicator	Value	Difference	
<\$15,000	15.7%	+5.2%	<div style="width: 5.2%;"></div>
\$15,000 - \$24,999	12.9%	+1.7%	<div style="width: 1.7%;"></div>
\$25,000 - \$34,999	12.2%	+1.1%	<div style="width: 1.1%;"></div>
\$35,000 - \$49,999	13.8%	-0.4%	<div style="width: -0.4%;"></div>
\$50,000 - \$74,999	20.6%	+0.3%	<div style="width: 0.3%;"></div>
\$75,000 - \$99,999	11.1%	-2.6%	<div style="width: -2.6%;"></div>
\$100,000 - \$149,999	8.7%	-3.2%	<div style="width: -3.2%;"></div>
\$150,000 - \$199,999	2.7%	-1.0%	<div style="width: -1.0%;"></div>
\$200,000+	2.2%	-1.1%	<div style="width: -1.1%;"></div>

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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## EVEREST VILLAGE 3 ACRES

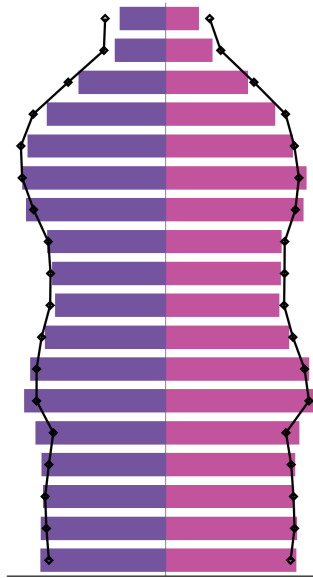
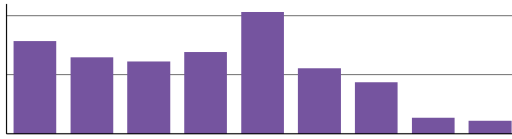
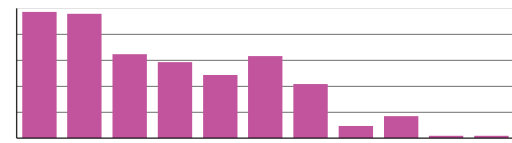
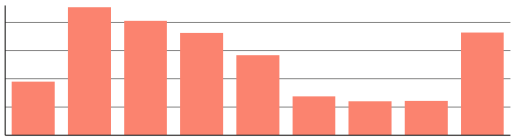
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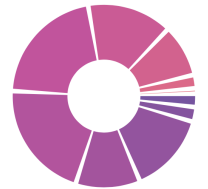
# INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



Dots show comparison to 12105 (Polk County)



Owner Renter Vacant



<1939 1940-49 1950-59  
1960-69 1970-79 1980-89  
1990-99 2000-09 2010-13  
2014+



< 9th Grade No Diploma  
HS Diploma GED  
Some College Assoc Degree  
Bach Degree Grad Degree



< 5 5-9 10-14  
15-19 20-24 25-29  
30-34 35-39 40-44  
45-59 60-69 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Eri forecasts for 2021 and 2026

## EVEREST VILLAGE 3 ACRES

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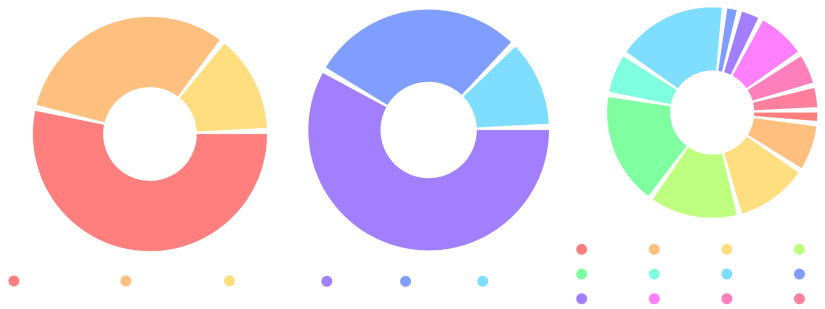
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# MARKET SUMMARY

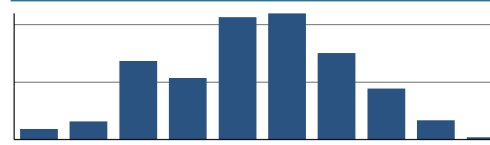
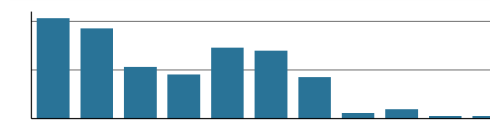
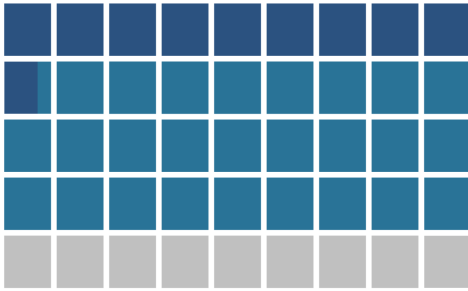
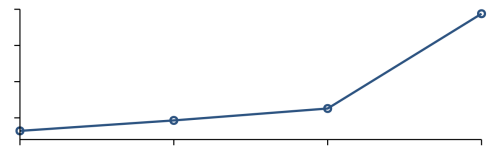
W US 92 Highway, Auburndale, Florida, 33823  
5-mile ring



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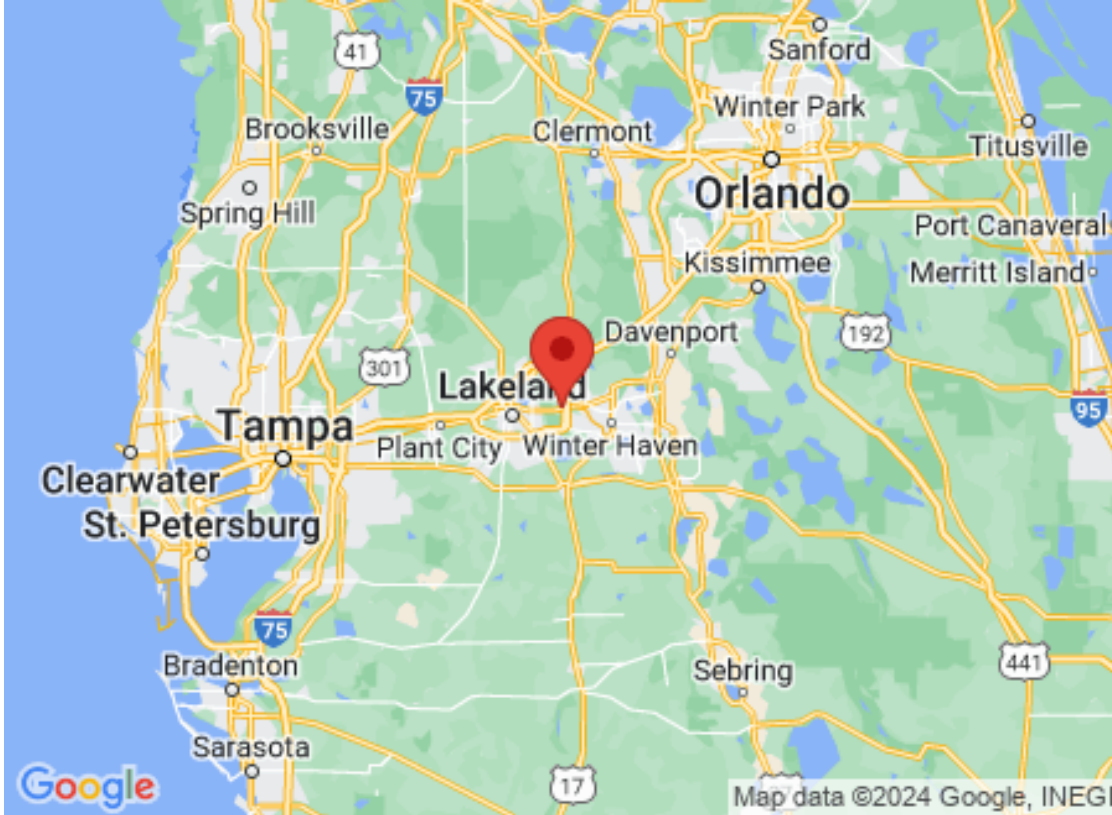
# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



## EVEREST VILLAGE 3 ACRES

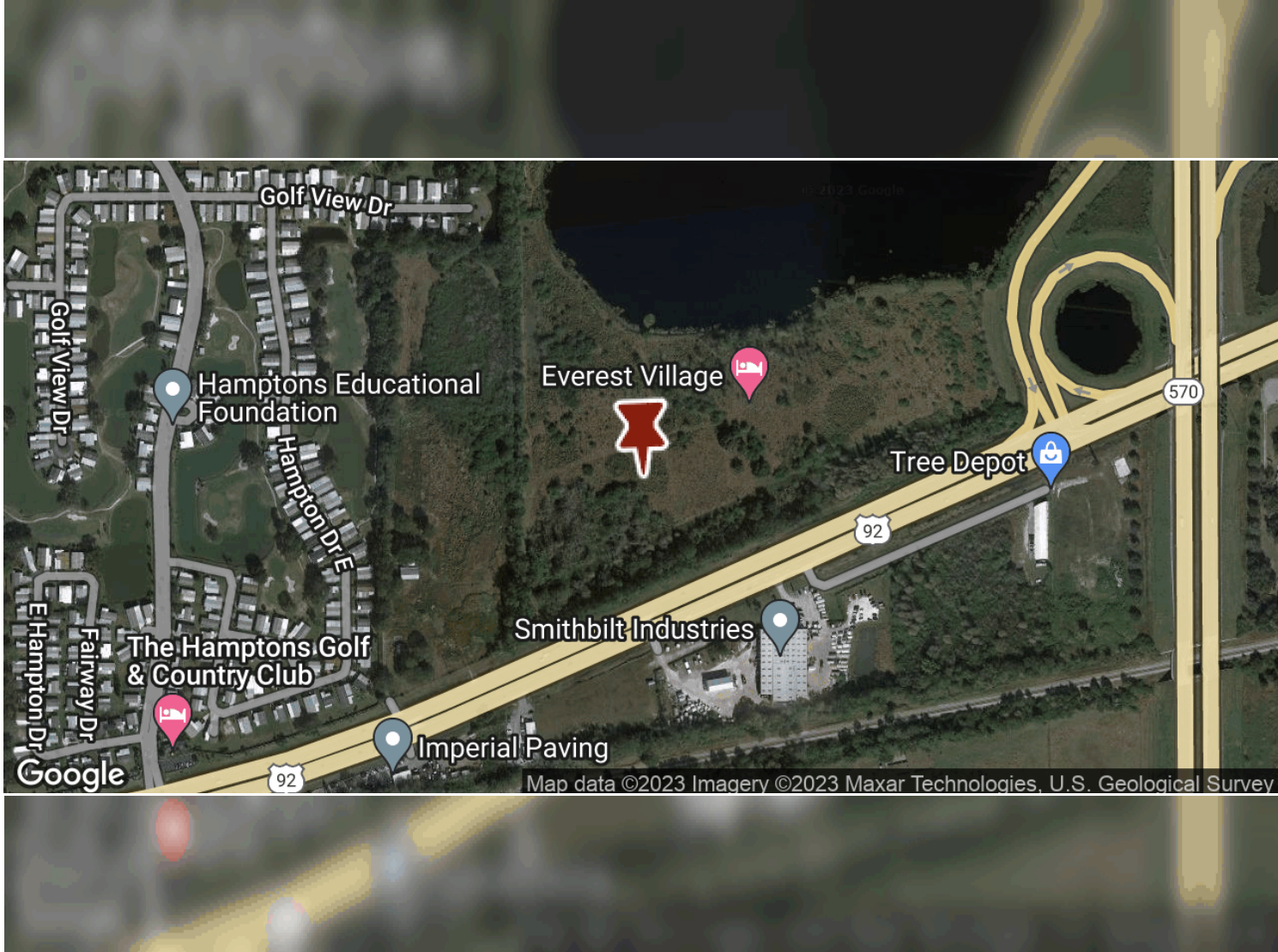
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# AREA LOCATION MAP



**EVEREST VILLAGE 3 ACRES**  
W US 92 HIGHWAY, AUBURNDALE, FLORIDA, 33823

# AERIAL ANNOTATION MAP



# EVEREST VILLAGE 3 ACRES

W US 92 HIGHWAY, AUBURNDALE, FLORIDA, 33823

# STREET VIEW MAP



# EVEREST VILLAGE 3 ACRES

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