



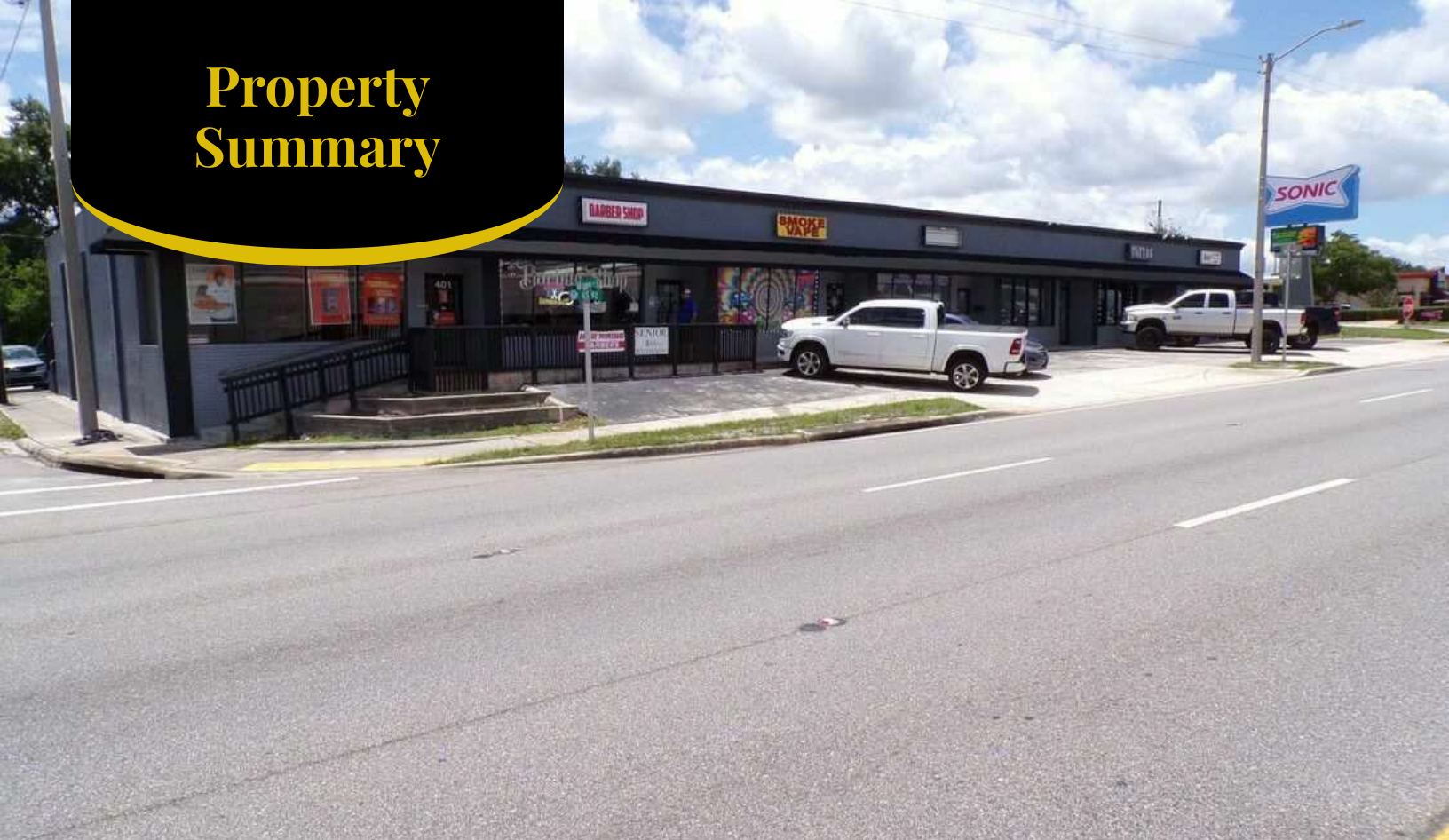
**For Lease**  
Retail Property

RETAIL SPACES FOR LEASE

# Magnolia Ave

401-411 Magnolia Ave | Auburndale, FL 33823

# Property Summary



## Property Description

This is a seven unit strip center on busy Magnolia Ave (US 92), in Auburndale, Polk County, Florida.

There are two 1,200 SF units available for leasing.

These units are clean shell and ready for buildout or immediate occupancy.

## LEASE INFORMATION

Lease Rate:	\$12.50 SF/yr (MG) each
Number of Units:	2
Available SF:	1,200 SF each
Lot Size:	0.33 Acres
Building Size:	8,400 SF

Spaces	Lease Rate	Space Size
407 Magnolia Ave	\$12.50 SF/yr	1,200 SF
409 Magnolia Ave	\$12.50 SF/yr	1,200 SF

**Phillip Mays**

863.409.2277

phil@ulyssesrealtygroup.com

**ULYSSES**  
REALTY GROUP

# Additional Photos



**Phillip Mays**  
863.409.2277  
phil@ulyssesrealtygroup.com



# Property Details

Lease Rate	<b>\$12.50 SF/yr</b>
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## Property Information

Property Type	Retail
Property Subtype	Strip Center
Lot Size	0.33 Acres
APN #	25-28-11-336500-019011
Lot Frontage	174 ft
Corner Property	Yes
Traffic Count Frontage	174

## LEASE INFORMATION

<b>407 MAGNOLIA AVE, 1,200 SF</b>	<b>\$12.50 /SF/YR</b>
<b>409 MAGNOLIA AVE, 1,200 SF</b>	<b>\$12.50 /SF/YR</b>

## Location Information

Building Name	Magnolia Ave
Street Address	401-411 Magnolia Ave
City, State, Zip	Auburndale, FL 33823
County	Polk
Cross-Streets	Lemon St & US 92

## Building Information

Building Size	8,400 SF
Tenancy	Multiple



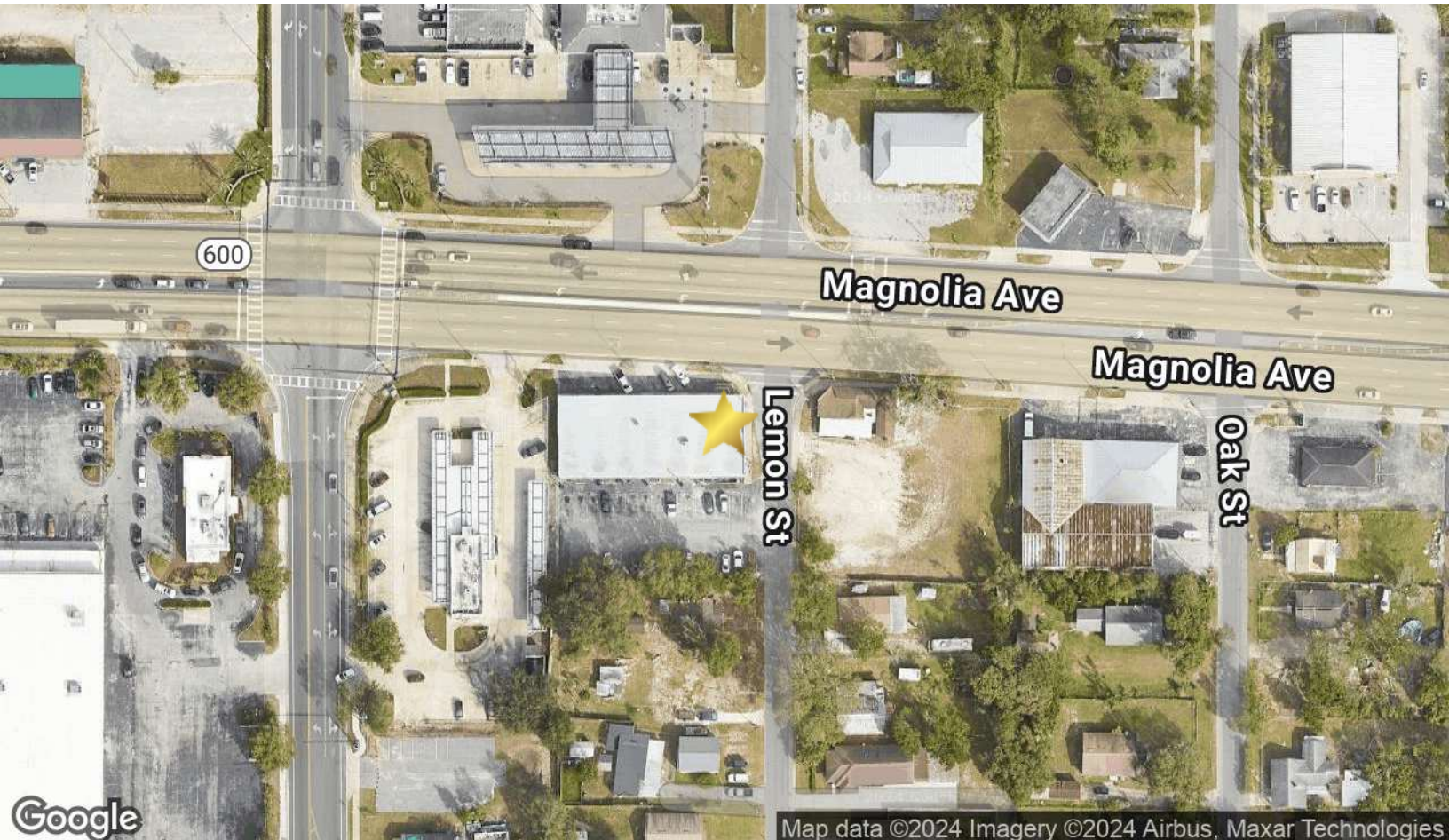
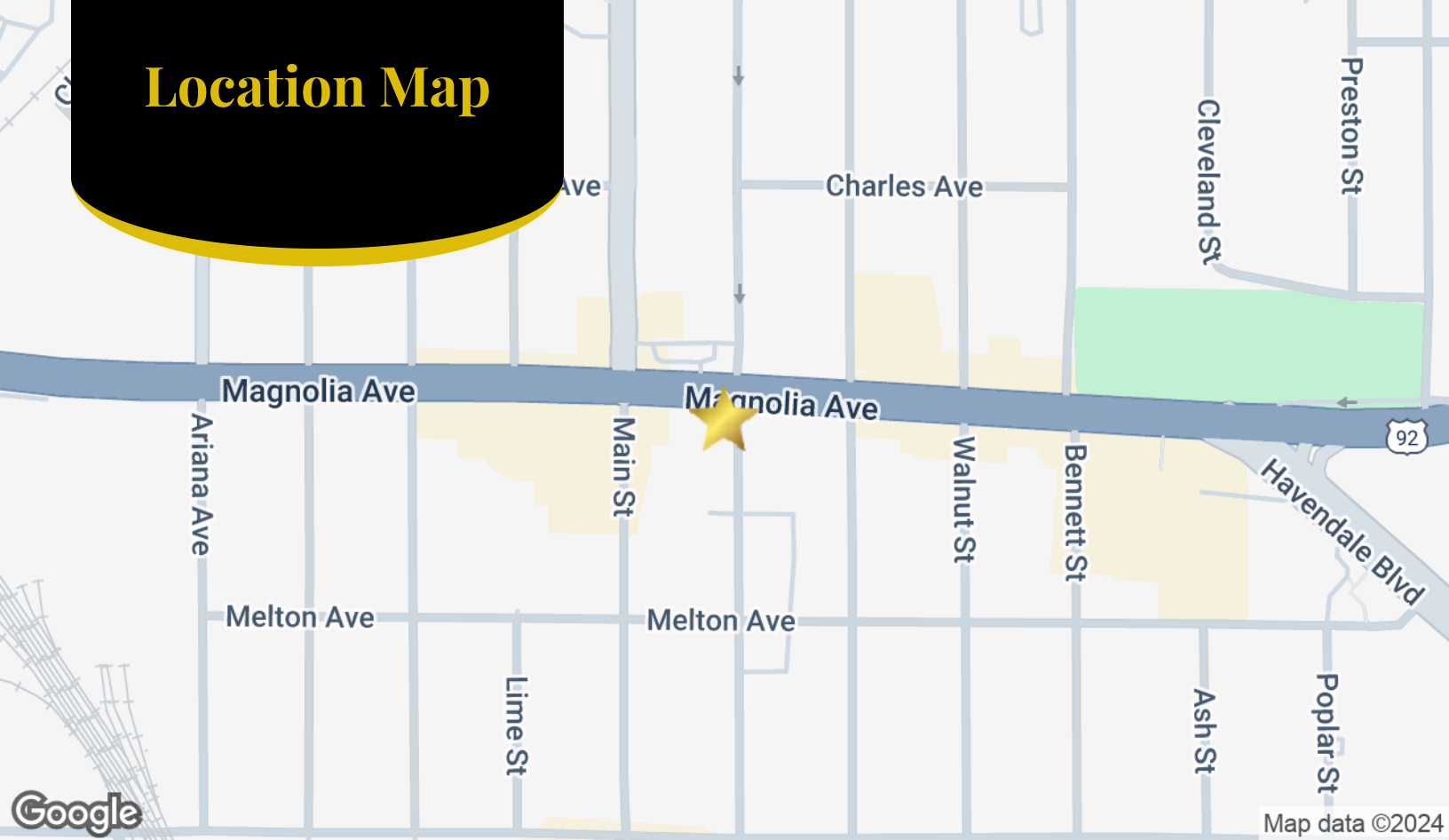
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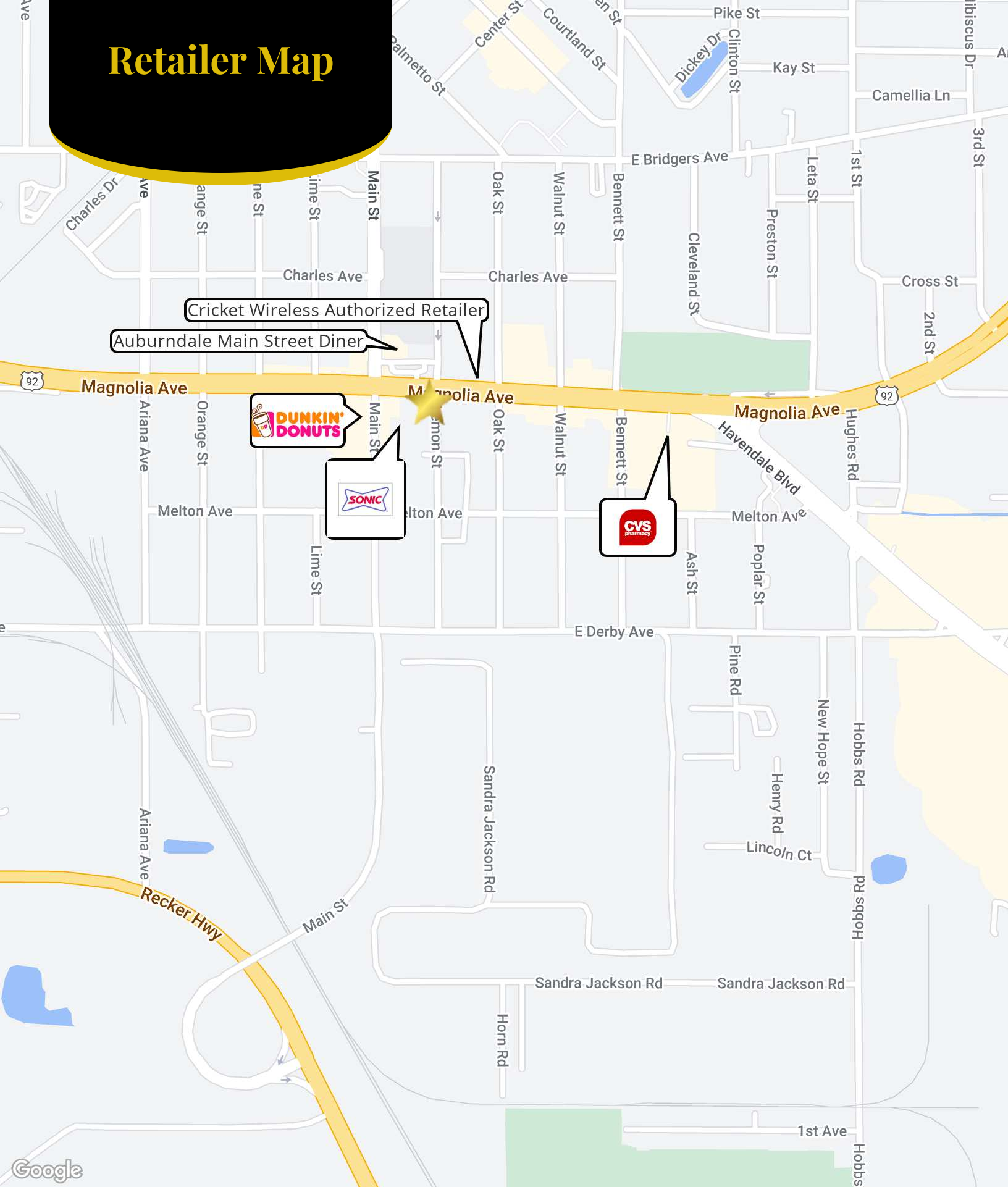
# Location Map



**Phillip Mays**  
863.409.2277  
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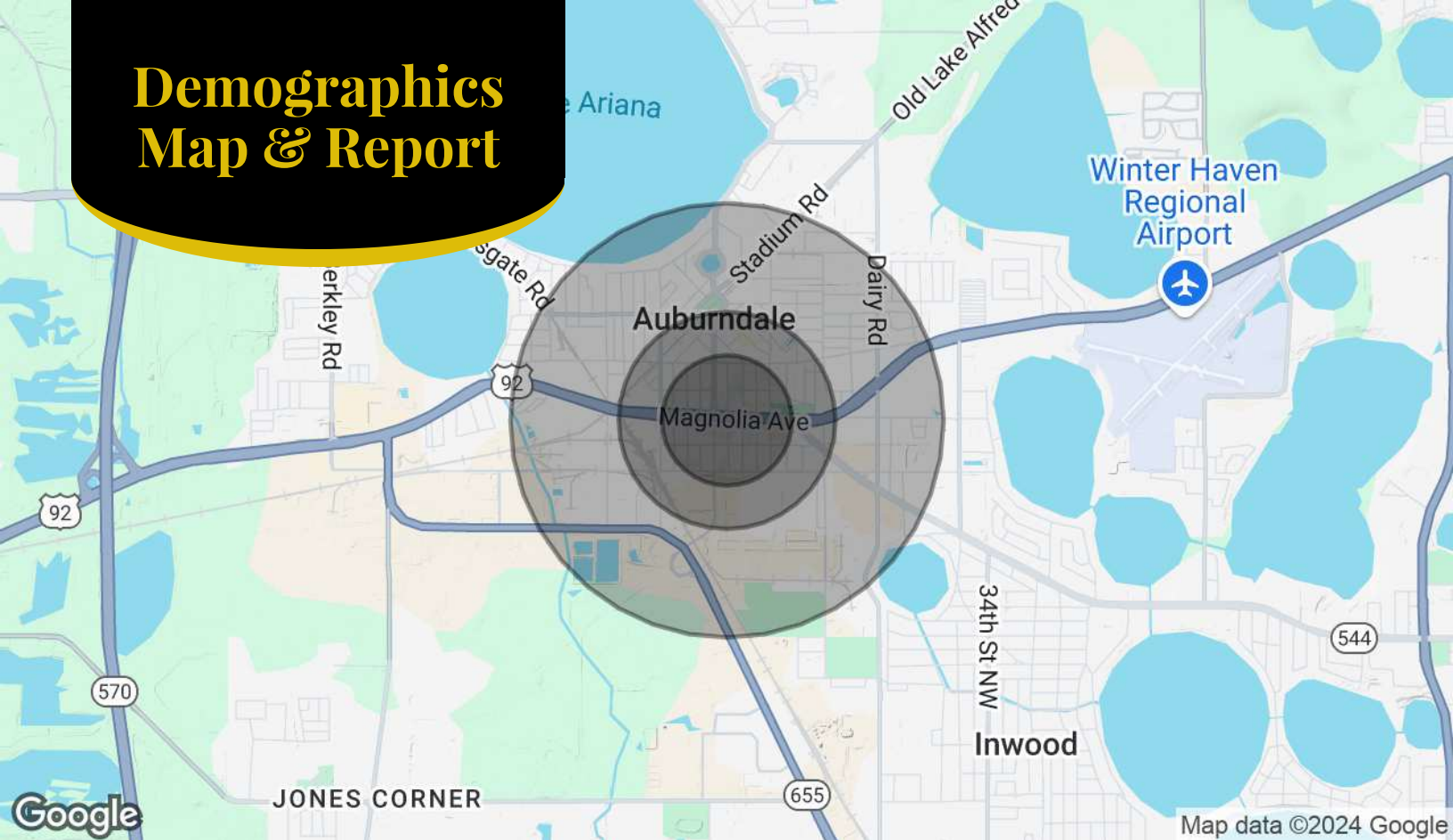
# Retailer Map



**Phillip Mays**  
863.409.2277  
phil@ulyssesrealtygroup.com



# Demographics Map & Report



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	596	1,820	5,507
Average Age	37	39	40
Average Age (Male)	35	37	39
Average Age (Female)	40	40	41
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	214	672	2,065
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$51,198	\$58,071	\$63,909
Average House Value	\$232,589	\$200,493	\$195,989

Demographics data derived from AlphaMap

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