



FOR SALE OFFICE SPACE

1062 US HIGHWAY 92 W

AUBURNDALE, FL 33823



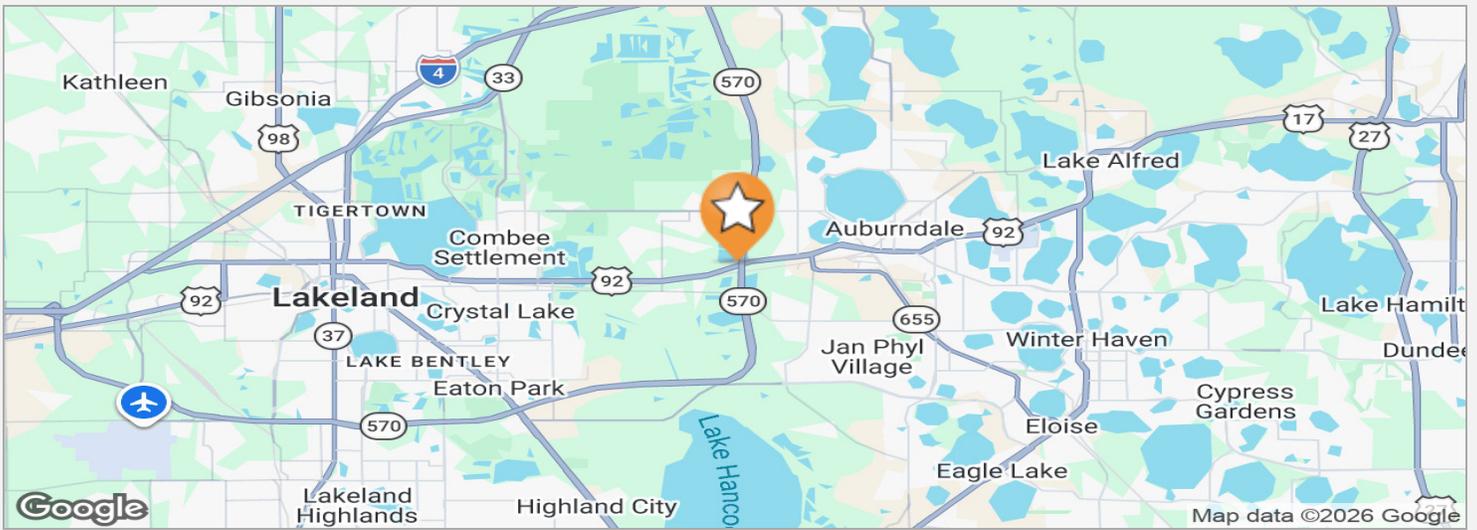
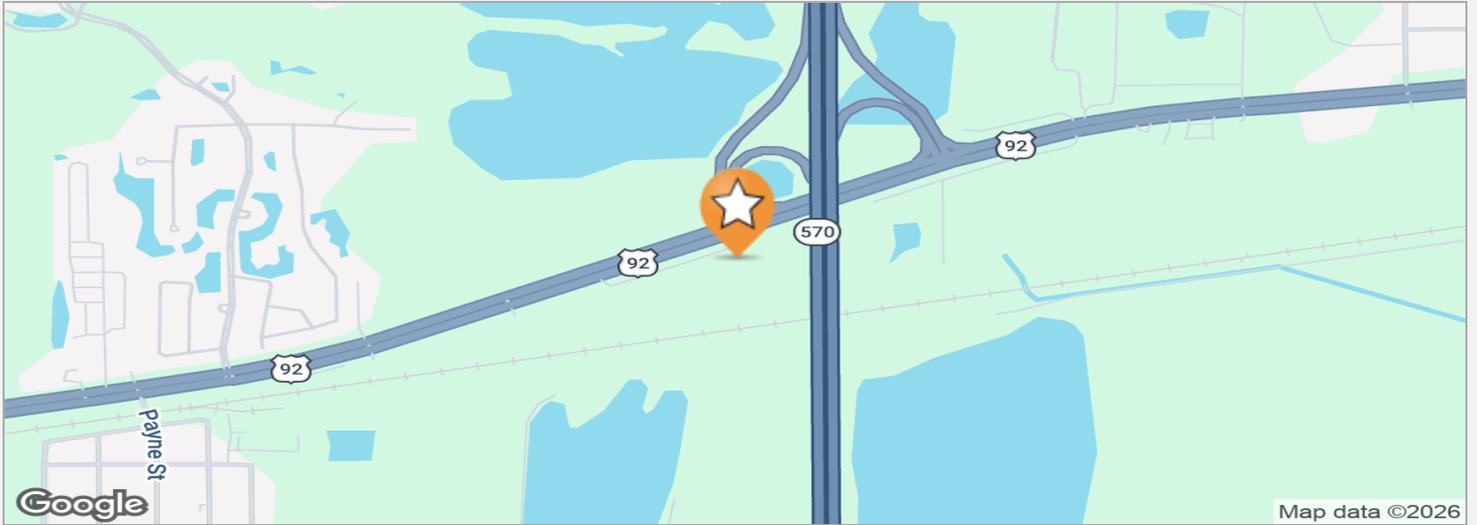
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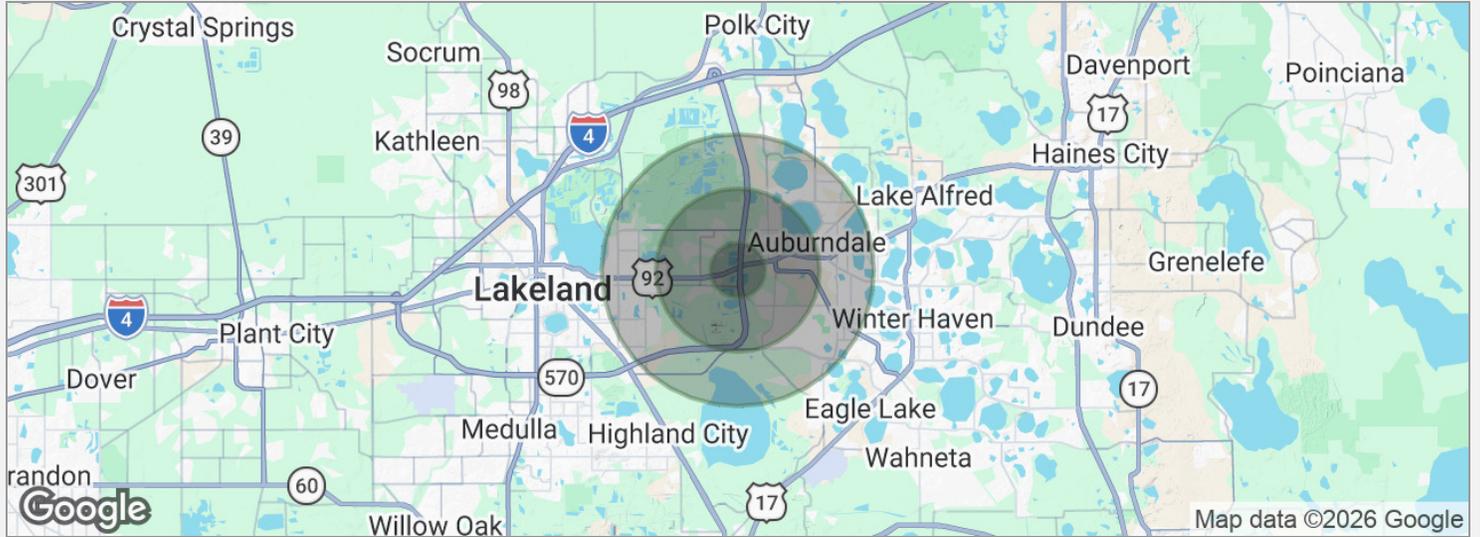






DRIVE TIMES

DRIVING DIRECTIONS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,967	18,557	66,562
Median age	48	44	41
Median age (male)	47	44	40
Median age (Female)	49	45	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	842	7,572	25,199
# of persons per HH	2.3	2.5	2.6
Average HH income	\$72,024	\$74,422	\$73,803
Average house value	\$123,580	\$206,134	\$218,177

* Demographic data derived from 2020 ACS - US Census

LORENA ALVAREZ CORDERO

Broker



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PROFESSIONAL BACKGROUND

Lorena Cordero is a seasoned commercial, industrial, and vacant land specialist at Crosby & Associates, bringing deep expertise and a personal touch to Florida's dynamic real estate market. Based in WinterHaven, she skillfully guides clients through complex transactions involving development land, industrial sites, and commercial investments.

At Crosby, Lorena has spearheaded a variety of high-profile listings—from shovel-ready subdivisions to retail and hospitality parcels. Her local market savvy and full-service approach ensure investors and developers alike receive tailored, strategic guidance.

A native Spanish speaker with strong local roots, Lorena is committed to serving a diverse client base across Polk and neighboring counties. Her career is defined by client-first service, transparent communication, and a deep understanding of market trends and entitlement processes.

Beyond her professional life, Lorena is a dedicated mother of two: Andrés, currently in high school, and Esteban, in elementary school. As the parent of a special-needs child, Lorena brings extra empathy, patience, and advocacy skills—qualities she channels into her work, ensuring each client feels truly heard and supported.

Lorena holds a real estate broker's license in Florida and maintains active involvement in community and professional circles. She also supports local education and inclusion initiatives, reflecting her commitment to giving back to the region she serves.

EDUCATION

A.A.- Polk State College

MEMBERSHIPS & AFFILIATIONS

Active Member with East Polk County Realtors Association
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven