

AUBURNDALE RESTAURANT

1902 US HIGHWAY 92

Auburndale, Florida 33823

\$1,200,000

Introducing a modern restaurant property situated on the prominent US Highway 92 W in Auburndale, Florida. This 0.76-acre property, built in 2011, is perfectly tailored for restaurant or cafeteria operations, offering a contemporary space with excellent amenities.

With a heated square footage of 3,527 SF and a total square footage of 3,825 SF, this property provides a spacious and functional layout ideal for various dining concepts. The building's prime location on a major highway ensures high visibility and easy access, drawing in both local residents and travelers.

Key Features:

- **Highway Frontage:** Located on US Highway 92 W, a major route with significant traffic volume, enhancing the property's visibility and accessibility.
- **Modern Construction:** Built in 2011, the property features modern construction standards and design, appealing to contemporary business needs.
- **Versatile Space:** With ample square footage, the property is well-suited for a variety of restaurant or cafeteria setups.
- **Strategic Location:** Situated in a bustling commercial area, the property benefits from nearby businesses and residential communities, increasing potential customer traffic.

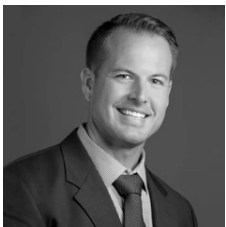
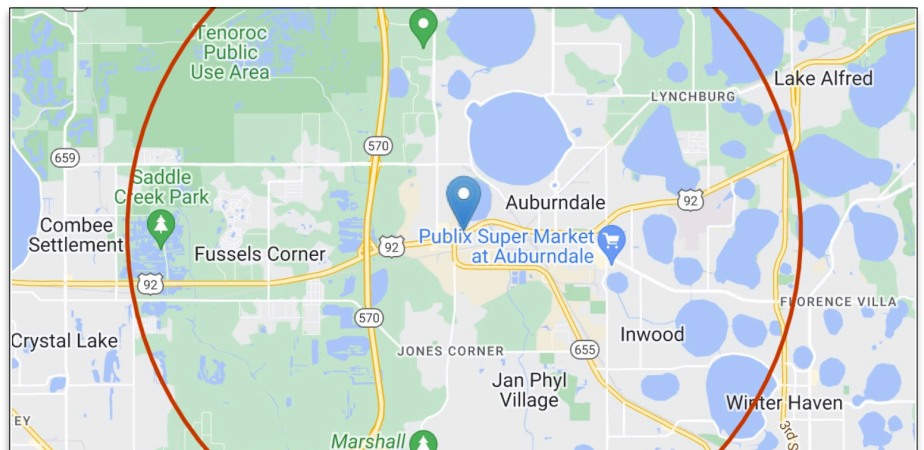
Investment Potential:

This property presents an outstanding investment opportunity for restaurateurs and entrepreneurs looking to establish or expand their presence in Auburndale. The modern facilities and prime location on a busy highway make it an attractive option for a successful dining establishment.



Building Size	3,825SF
Lot Size	0.76 Acres
Frontage	135 feet
Year Built	2011
Year Remodeled	-
Price Per SF	\$314
Zoning	021 - Restaurant

5 MILE DEMOGRAPHICS	
Population	68,039
Medium Age	42.7
Med. HH Income	49,810
Med. Net Worth	114,868
Daytime Employee	18,523
Pro Annual Growth	5.65%



Brent Morse
CENTURY 21 Myers Realty
 BrentLMorse@Gmail.com
 (407) 463-6952

