



212 Main Street

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212 MAIN STREET

PROPERTY INFO:

PURCHASE PRICE:

\$524,900.00

PROPERTY ADDRESS:

212 MAIN STREET
AUBURNDALE, FLORIDA 33823

PROPERTY SIZE

2,895 SQ. FT.

LAND SIZE

0.13 ACRES

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PROPERTY OVERVIEW

Discover the perfect blend of history and opportunity in Auburndale's vibrant downtown. This 2,895 sqft commercial space boasts a prime location on Main St, offering exceptional accessibility and connectivity. Less than 20 minutes to I-4 and 10 to Polk Parkway, it's strategically placed between Orlando and Tampa, ensuring easy airport access. Ideal for office or flex use, the property features ample parking, two restrooms, and a large open area for teamwork. With unique dining options and leisure nearby, seize the chance to thrive in Central Florida's charming and bustling hub.

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212 Main Street, Auburndale, Florida, 33823

DETAILED PROPERTY DESCRIPTION



If location is everything, this **newly remodeled** commercial space is a winner! Nestled in the **heart of Auburndale**, this office/retail property boasts **eye-catching curb appeal, a prime Main Street address, and a modern, move-in-ready interior.**

Perfect for **entrepreneurs, retailers, or professionals**, this space offers **maximum exposure** with both **foot traffic and drive-by visibility**. Whether you're launching a new business or expanding your current one, this location ensures you'll be in **the center of the action.**

- **Freshly renovated interior – modern & stylish**
- **Flexible layout for retail or office use**
- **Great signage opportunities**
- **Convenient access to major highways**

This is a rare chance to establish your business in a **growing, dynamic community**. Act fast—opportunities like this don't last long.

PROPERTY PHOTOS



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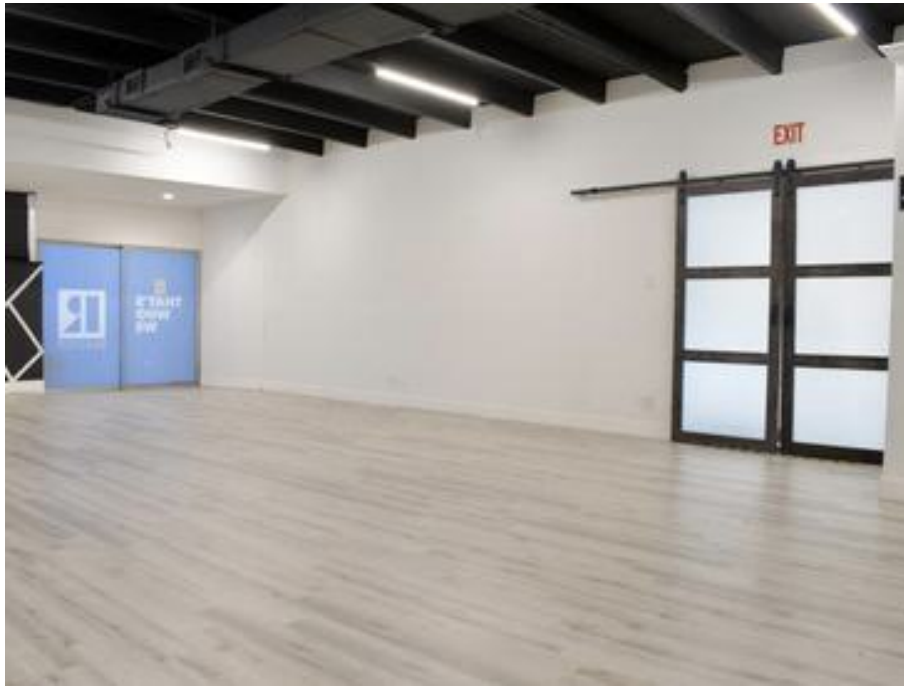
PROPERTY PHOTOS



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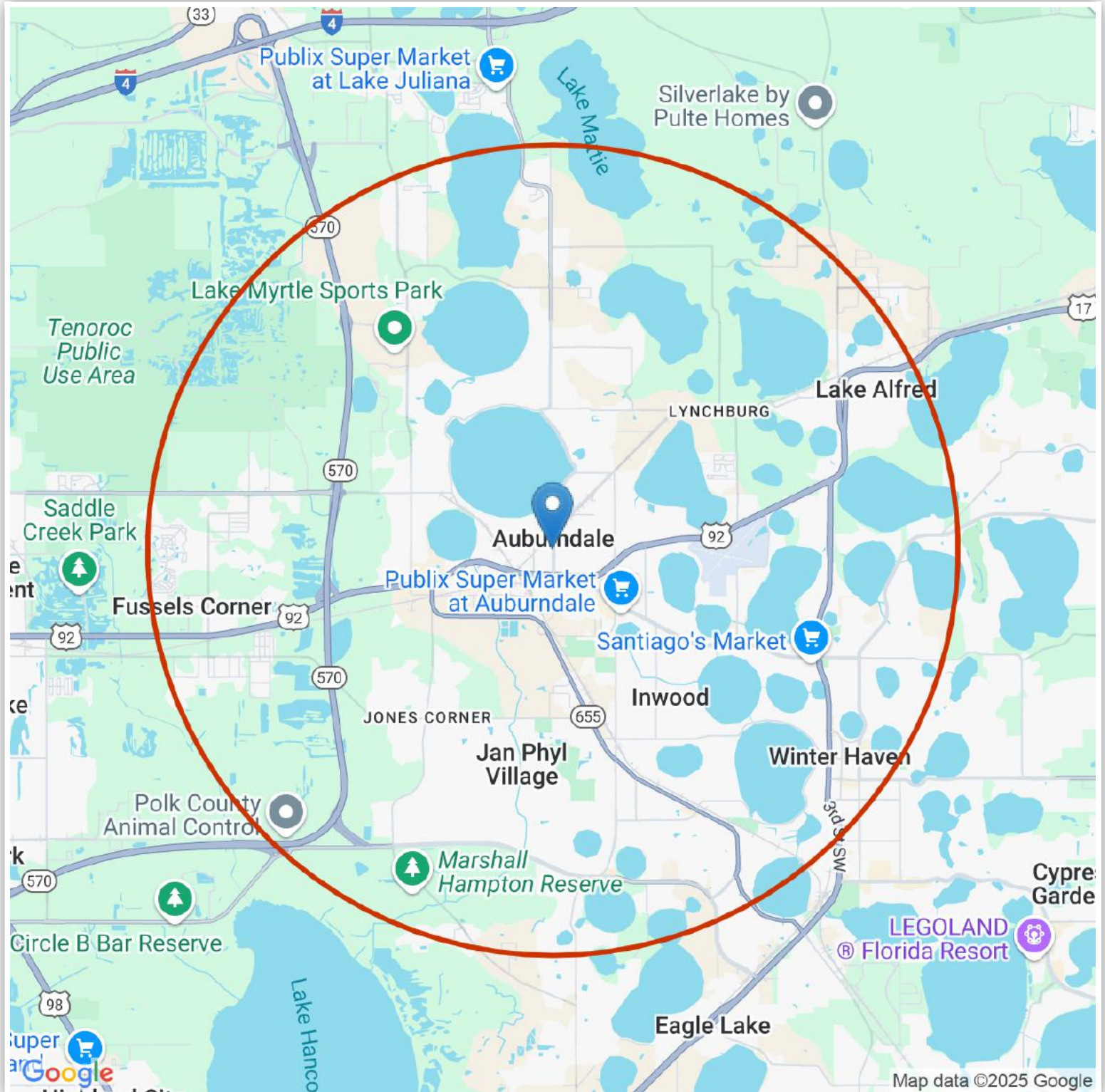
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



COMMERCIAL



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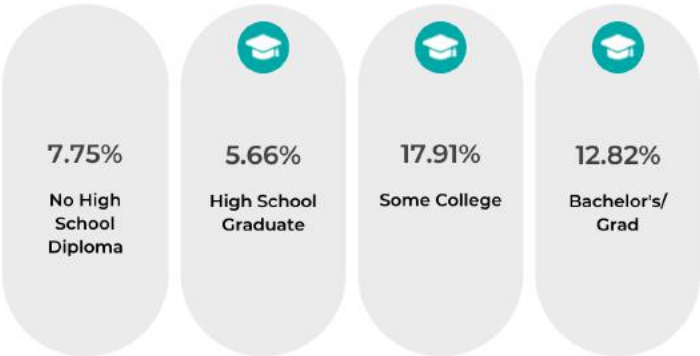


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KEY FACTS



EDUCATION



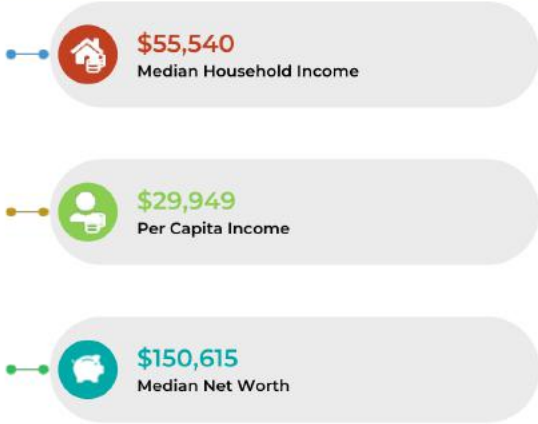
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$100,000 - \$149,999 (17.21%) ■
The smallest group : \$200,000+ (3.88%) ■

Indicator	Value(%)	
< \$15,000	12.15	■
\$15,000 - \$24,999	10.23	■
\$25,000 - \$34,999	11.19	■
\$35,000 - \$49,999	12.14	■
\$50,000 - \$74,999	14.79	■
\$75,000 - \$99,999	12.38	■
\$100,000 - \$149,999	17.21	■
\$150,000 - \$199,999	6.03	■
\$200,000+	3.88	■



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Community Profile



86,672
Population
Total

2.11%
Population
Growth

2.55
Average
HH Size

42.3
Median
Age

74.1
Diversity
Index

\$55,540
Median HH
Income

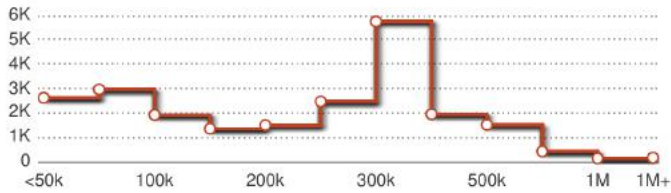
\$271,504
Median Home
Value

21.46%
Under 18

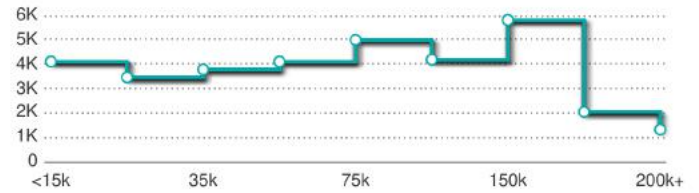
56.29%
Ages 18
to 65

22.25%
Aged 66+

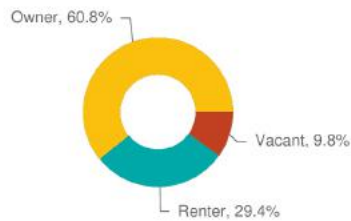
HOME VALUE



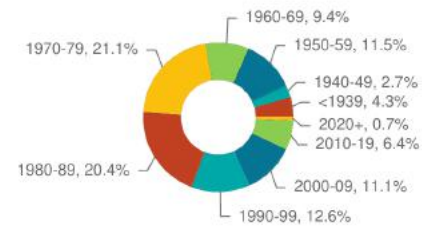
HOUSEHOLD INCOME



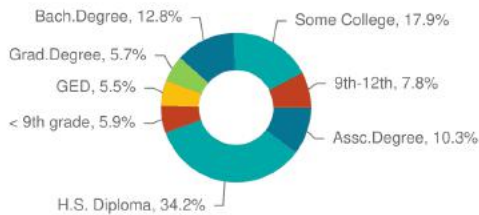
HOME OWNERSHIP



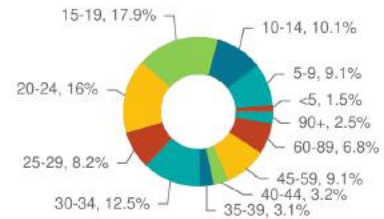
HOUSING: YEAR BUILT



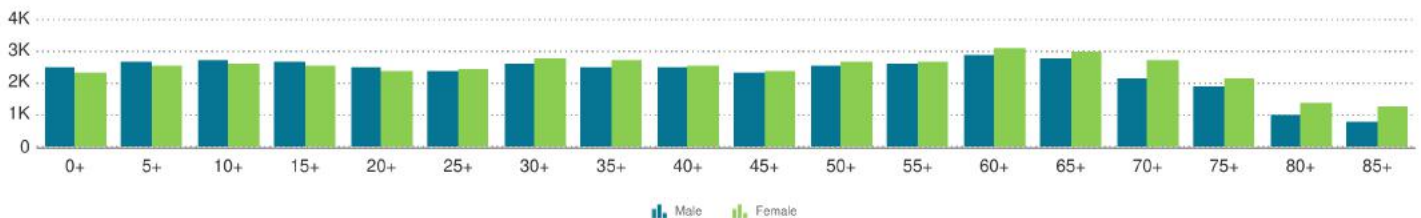
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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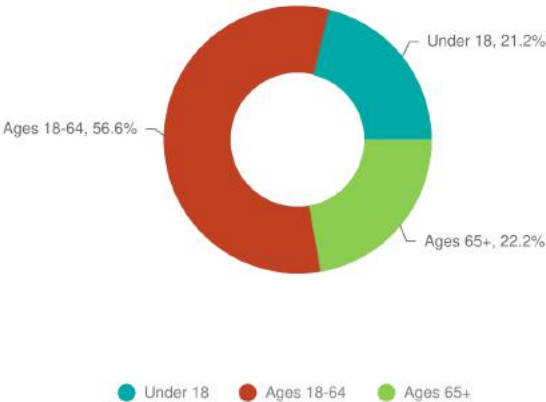
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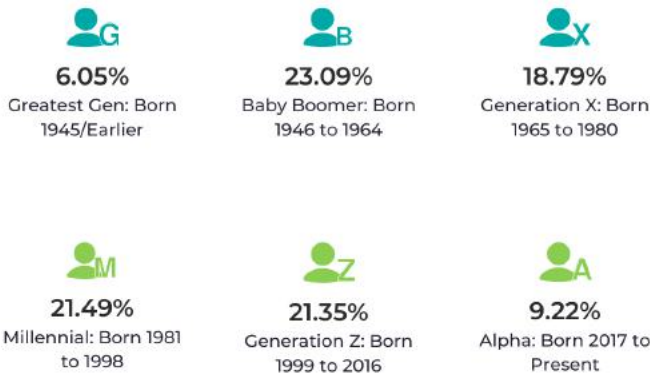
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

86,672 Population	33,734 Households	42.3 Median Age
2.55 Avg Size Household	\$55,540 Median Household Income	\$271,504 Median Home Value
63 Wealth Index	82 Housing Affordability	74.1 Diversity Index

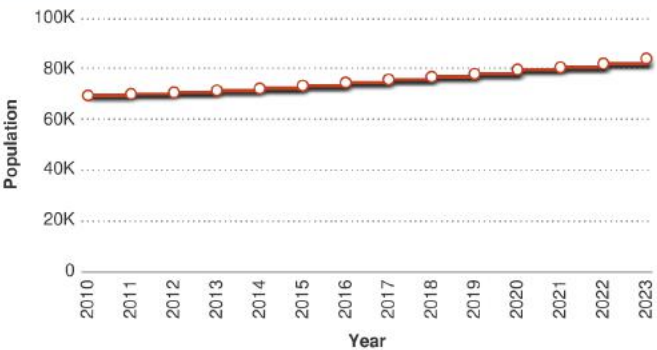
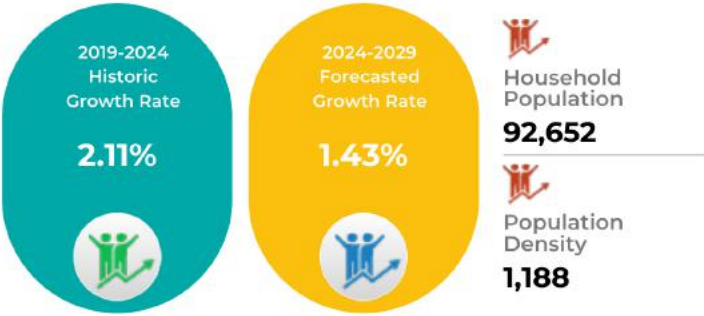
POPULATION BY AGE



POPULATION BY GENERATION



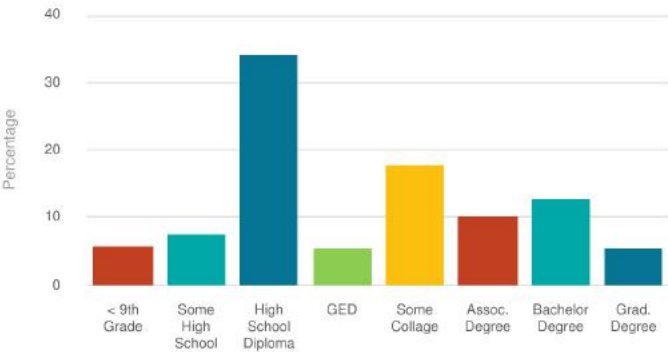
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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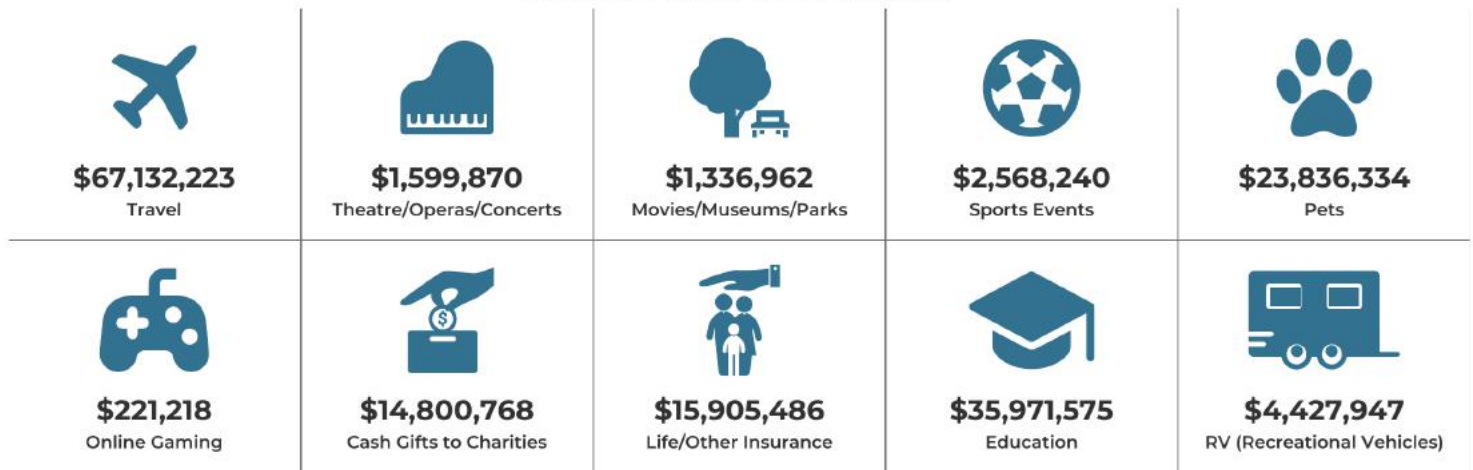


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



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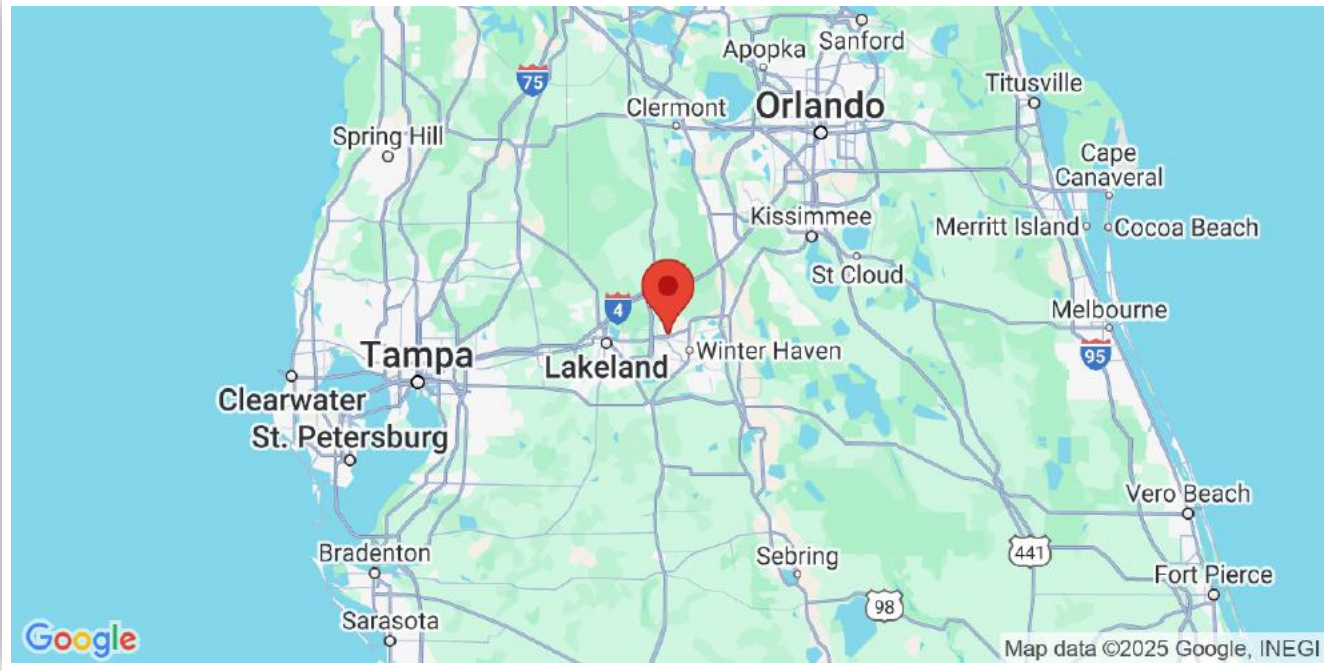
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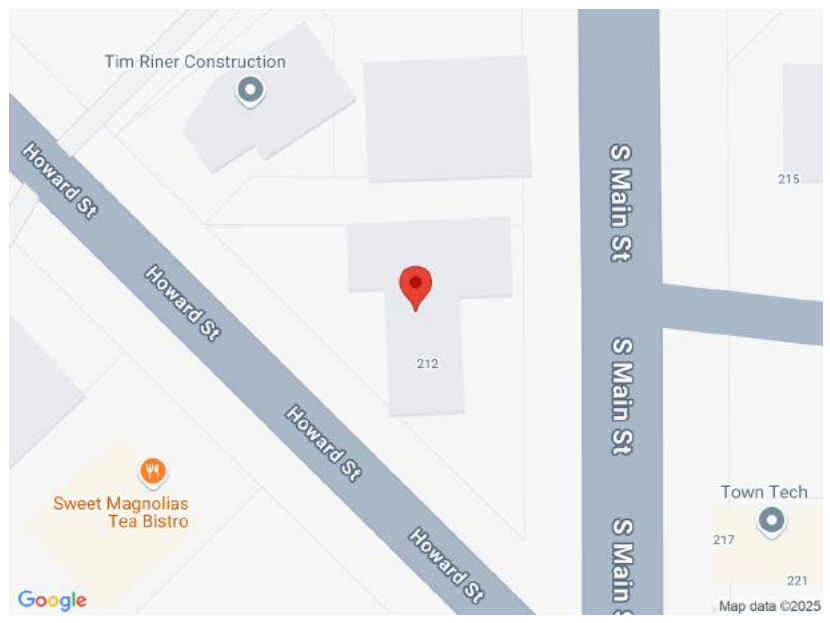
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