

EVEREST VILLAGE 15.06 ACRES

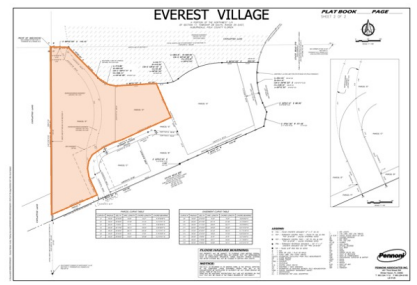
US 92 at Polk Parkway

Auburndale Florida 33823

\$6,200,000

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.

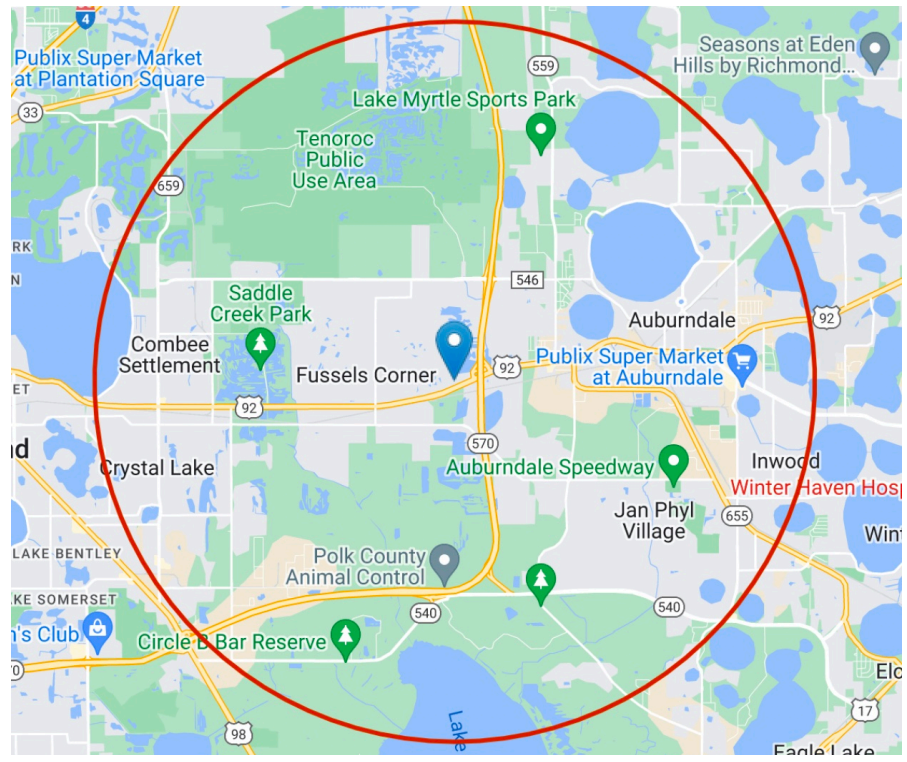
The vicinity is enriched with a multitude of amenities, encompassing dining establishments, shopping complexes, and entertainment hubs. Moreover, it caters to outdoor enthusiasts with an array of activities like hiking trails, parks, and lakes. The plot is primed for development, equipped with all necessary utilities.



DEMOGRAPHICS	
Average (Approximate)	15
Population	66,267
Medium Age	39.9
Med Net Worth	\$78,774
Med Household Income	\$43,849
Estimate CAP Rate	9.00%
Estimated IRR	17.95%
Total Businesses	2,080



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