



# HAVENDALE BLVD RETAIL SPACE

521 Hughes Rd, Auburndale, FL 33823

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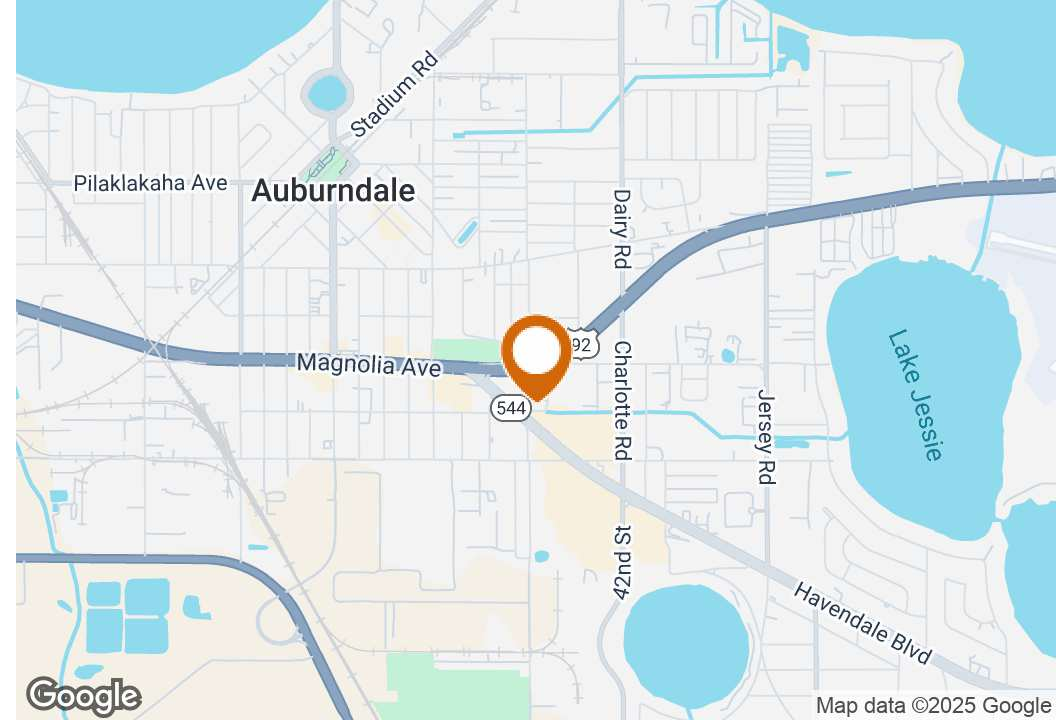


## PROPERTY SUMMARY



27,000 ±  
Cars/Day

Havendale Blvd 



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,000,000</b>
<b>Building Size:</b>	18,277 SF
<b>Available SF:</b>	18,277 SF
<b>Lot Size:</b>	0.68 Acres
<b>Price / SF:</b>	\$164.14
<b>Year Built:</b>	2006
<b>Zoning:</b>	C3

<b>Traffic Count:</b>	27,000 ± Cars/Day on Havendale Blvd
	39,500 ± Cars/Day on U.S Hwy 92

## PROPERTY OVERVIEW

\*\* 3 of 3 in portfolio of stand-alone retail stores available \*\* This is an investment opportunity in Auburndale, FL. This 18,277 SF free-standing building, completed in 2006, offers a prime location in the heart of the thriving Auburndale area off of Havendale Boulevard. Zoned C3, the property presents a versatile space suitable for a range of retail ventures. With its modern construction and strategic positioning, this property is primed to elevate your retail portfolio. Don't miss the chance to capitalize on this high-demand asset in a dynamic commercial district.

## PROPERTY HIGHLIGHTS

- 18,277 SF free-standing building
- Built in 2006
- Located in Auburndale, FL
- 27,000 ± Cars/Day



## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Located in the city of Auburndale, the area surrounding the property offers a perfect blend of convenience and accessibility. With easy access to major roadways, the location provides an easy commute for professionals. U.S Hwy 92 is located right to the north of the property. The Polk Parkway is located in close proximity as well, sitting just 3.3 ± miles west from the subject. Downtown Winter Haven is also found just 13 ± minutes east of the property.

Nearby, Lake Myrtle Sports Park and the Auburndale City Park offer beautiful green spaces for relaxation and recreation. The area also has a variety of retailer options which include Publix, Walmart, CVS, Winn-Dixie, Wawa, and many more.

# MARKET AREA MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

# NEIGHBORHOOD MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



**Wawa**

**Domino's  
Pizza**

**BANK OF AMERICA**

27,000 ±  
Cars/Day

**SUBWAY**

**O'Reilly  
AUTO PARTS**

**TACO  
BELL**

Havendale Blvd  
544

**SUBJECT**



39,500 ±  
Cars/Day



**db** CITIZENS  
BANK & TRUST

16,400 ±  
Cars/Day

  
BANK OF AMERICA

27,000 ±  
Cars/Day

**SUBWAY**

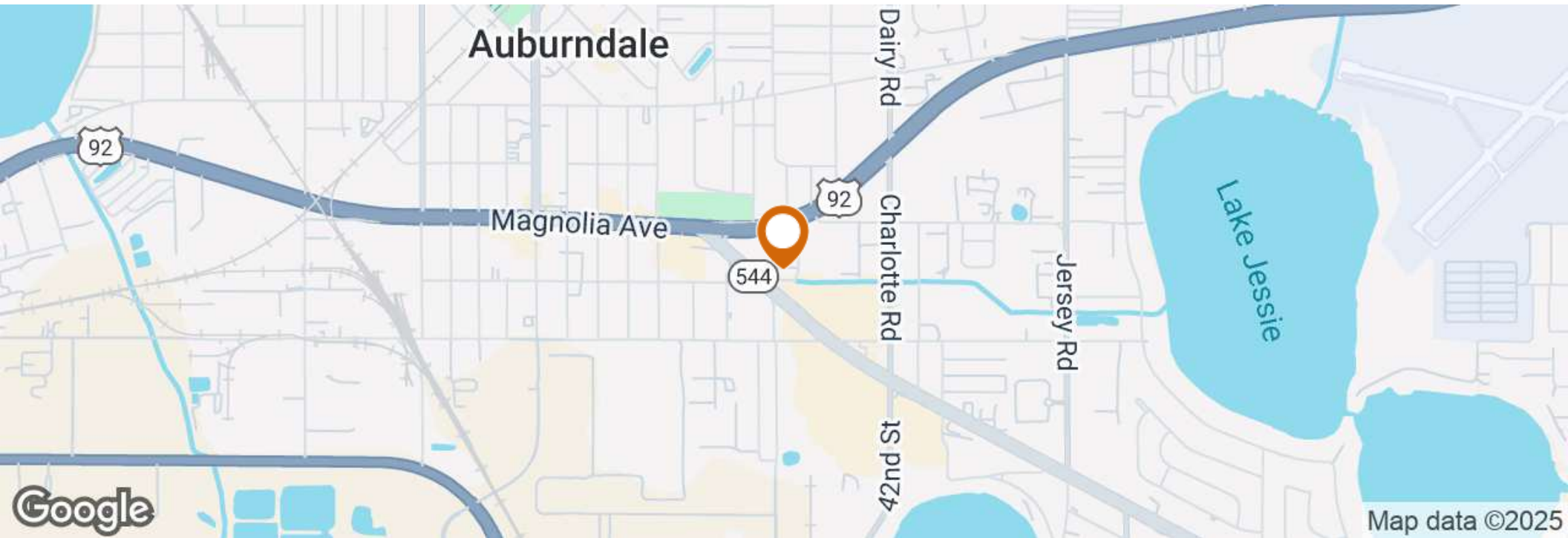
**SUBJECT**



**Havendale Blvd**



**REGIONAL & LOCATION MAP**



# Benchmark Demographics



	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33823 Zip	Auburndale	Polk County	FL	US
Population	6,042	19,512	42,416	15,391	61,917	125,039	38,821	18,625	812,640	22,779,514	338,440,954
Households	2,193	7,348	16,287	5,867	23,738	48,403	14,352	6,739	303,601	9,084,882	130,716,571
Families	1,394	4,729	10,643	3,676	15,341	31,717	10,160	4,895	207,373	5,826,884	83,629,781
Average Household Size	2.71	2.64	2.59	2.60	2.59	2.56	2.66	2.75	2.62	2.45	2.53
Owner Occupied Housing Units	1,243	4,643	10,753	3,514	15,366	33,001	10,717	5,025	216,091	6,029,935	84,133,084
Renter Occupied Housing Units	950	2,705	5,534	2,353	8,372	15,402	3,635	1,714	87,510	3,054,947	46,583,487
Median Age	39.5	40.4	41.0	39.9	41.3	42.1	41.9	40.7	41.2	43.5	39.3
Housing Unit/Household Ratio	1.18	1.21	1.18	1.21	1.19	1.20	1.16	1.15	1.21	1.19	1.12
Adjusted Population	6,362	21,087	44,534	16,641	65,591	133,361	40,126	19,098	878,319	24,122,879	
<b>Income</b>											
Median Household Income	\$42,496	\$47,178	\$53,979	\$44,111	\$53,732	\$55,829	\$72,702	\$78,607	\$63,515	\$74,715	\$79,068
Average Household Income	\$61,531	\$67,830	\$76,454	\$64,580	\$75,124	\$77,533	\$91,440	\$91,224	\$83,346	\$105,305	\$113,185
Per Capita Income	\$22,484	\$25,571	\$29,273	\$24,391	\$29,020	\$30,069	\$33,831	\$33,020	\$31,188	\$42,078	\$43,829
<b>Trends: 2024 - 2029 Annual Growth Rate</b>											
Population	1.25%	1.21%	1.26%	1.09%	1.37%	1.50%	1.47%	1.72%	1.93%	0.93%	0.38%
Households	1.18%	1.12%	1.18%	1.01%	1.29%	1.44%	1.39%	1.60%	1.84%	1.15%	0.64%
Families	1.07%	1.06%	1.13%	0.90%	1.24%	1.37%	1.29%	1.58%	1.80%	1.12%	0.56%
Owner HHs	2.68%	2.32%	2.31%	2.31%	2.43%	2.36%	1.93%	2.27%	2.37%	1.66%	0.97%
Median Household Income	5.33%	4.98%	5.40%	4.98%	4.90%	4.69%	4.23%	4.82%	4.27%	3.25%	2.95%

- Over 125,000 people with a median age of 42.1 within a 15-minute drive from the property.
- Median household income of over \$53,000 within a 3-mile radius from the property.

# Benchmark Demographics



1 Mile 2 Miles 3 Miles 5 Mins 10 Mins 15 Mins 33823 Zip Auburndale Polk County FL US

## Households by Income

Income Range	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33823 Zip	Auburndale	Polk County	FL	US
<\$15,000	17.20%	13.00%	12.10%	14.80%	12.50%	11.90%	9.20%	8.90%	9.30%	8.40%	8.60%
\$15,000 - \$24,999	15.80%	13.20%	10.60%	14.50%	10.70%	10.20%	8.10%	7.70%	8.00%	6.60%	6.30%
\$25,000 - \$34,999	12.10%	14.90%	13.20%	13.80%	12.30%	10.80%	9.10%	8.20%	10.30%	7.40%	6.70%
\$35,000 - \$49,999	8.70%	10.50%	11.00%	10.30%	11.60%	12.50%	11.20%	9.90%	12.90%	11.00%	10.10%
\$50,000 - \$74,999	13.80%	15.20%	14.80%	15.80%	14.70%	15.20%	13.40%	13.00%	15.20%	16.90%	15.70%
\$75,000 - \$99,999	14.20%	11.20%	11.00%	11.90%	11.40%	12.90%	12.60%	13.20%	14.20%	13.60%	12.80%
\$100,000 - \$149,999	13.60%	14.30%	16.70%	13.00%	17.10%	16.40%	21.60%	24.50%	18.70%	17.20%	17.60%
\$150,000 - \$199,999	2.60%	5.00%	6.70%	3.10%	6.10%	5.90%	9.00%	10.30%	6.70%	8.60%	9.50%
\$200,000+	2.00%	2.70%	4.00%	2.80%	3.60%	4.30%	5.90%	4.40%	4.60%	10.40%	12.60%

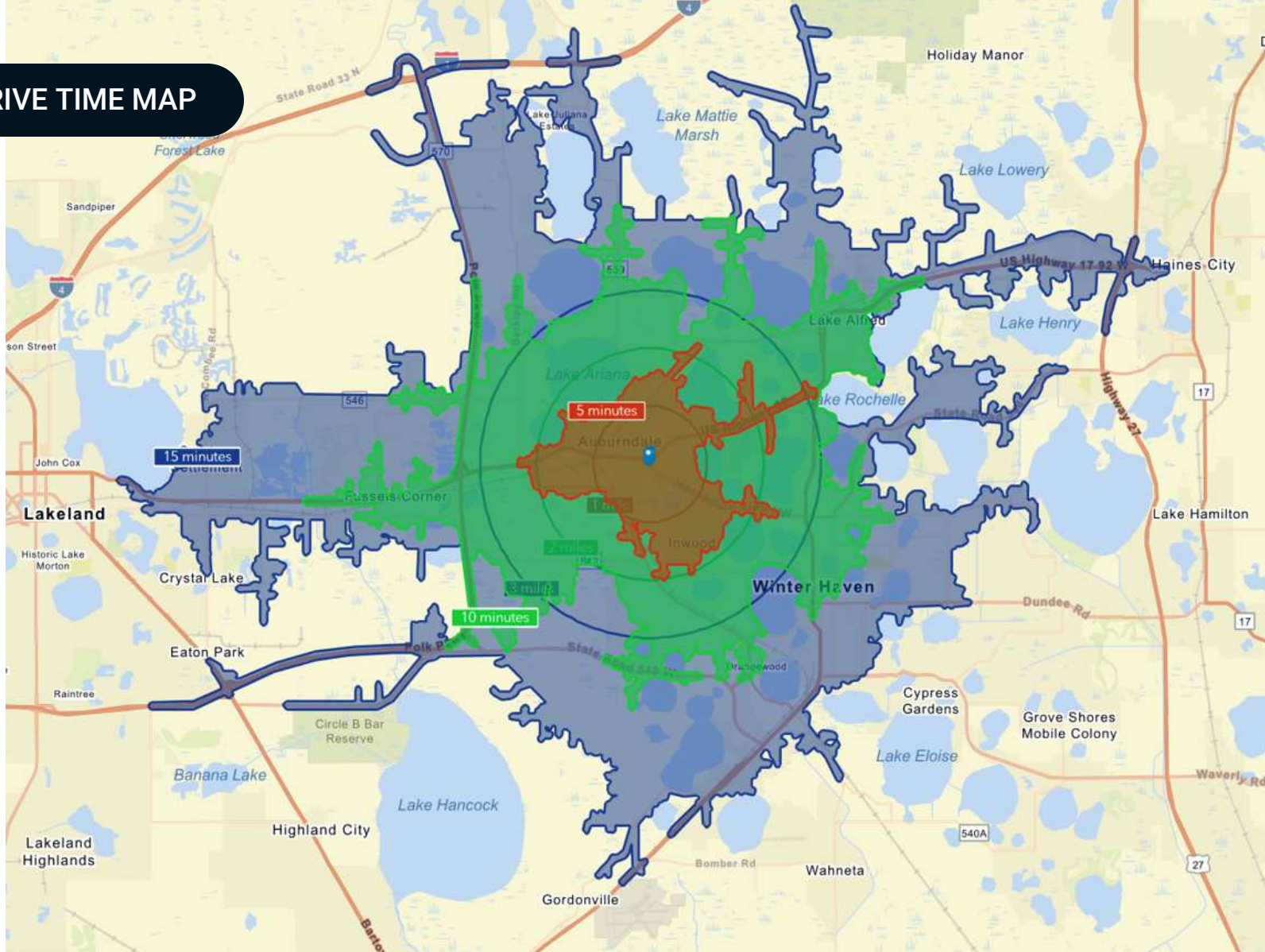
## Population by Age

Age Group	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33823 Zip	Auburndale	Polk County	FL	US
0 - 4	6.00%	5.80%	5.70%	5.90%	5.70%	5.60%	5.50%	5.70%	5.40%	4.70%	5.50%
5 - 9	6.20%	6.10%	6.10%	6.20%	6.10%	6.00%	6.10%	6.40%	5.70%	5.10%	5.80%
10 - 14	6.20%	6.50%	6.40%	6.40%	6.30%	6.10%	6.50%	6.70%	6.20%	5.40%	6.00%
15 - 19	7.00%	6.60%	6.30%	6.60%	6.20%	6.00%	6.20%	6.60%	6.30%	5.80%	6.40%
20 - 24	5.90%	5.90%	5.90%	6.00%	5.80%	5.70%	5.70%	5.70%	6.30%	6.10%	6.80%
25 - 34	13.10%	12.40%	12.30%	12.70%	12.20%	11.90%	11.50%	11.80%	12.40%	12.30%	13.50%
35 - 44	12.60%	12.40%	12.20%	12.50%	12.10%	12.00%	12.50%	12.60%	12.40%	12.50%	13.30%
45 - 54	11.90%	12.00%	12.10%	11.80%	11.80%	11.40%	11.90%	12.40%	11.60%	12.10%	12.10%
55 - 64	13.30%	13.60%	13.20%	13.40%	13.00%	12.90%	13.50%	13.30%	12.30%	13.30%	12.30%
65 - 74	10.70%	11.00%	11.30%	11.00%	11.60%	12.20%	11.80%	10.80%	11.90%	12.30%	10.40%
75 - 84	5.40%	5.90%	6.50%	5.70%	6.90%	7.60%	6.90%	6.20%	7.40%	7.70%	5.70%
85+	1.70%	1.80%	2.20%	1.90%	2.30%	2.40%	1.90%	1.80%	2.20%	2.70%	2.00%

## Race and Ethnicity

Race/Ethnicity	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	15 Mins	33823 Zip	Auburndale	Polk County	FL	US
White Alone	53.90%	57.30%	60.10%	55.60%	57.20%	58.10%	68.20%	67.30%	57.00%	56.50%	60.30%
Black Alone	19.90%	19.10%	17.70%	20.20%	20.70%	18.90%	9.90%	10.80%	15.00%	15.00%	12.50%
American Indian Alone	1.10%	0.90%	0.70%	0.90%	0.70%	0.60%	0.70%	0.70%	0.60%	0.50%	1.10%
Asian Alone	0.80%	1.30%	1.50%	1.00%	1.50%	1.60%	1.40%	1.70%	2.00%	3.20%	6.40%
Pacific Islander Alone	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	10.80%	9.10%	8.10%	9.60%	8.00%	8.70%	7.60%	7.10%	10.70%	7.60%	8.80%
Two or More Races	13.40%	12.20%	11.90%	12.60%	11.80%	12.00%	12.10%	12.50%	14.60%	17.20%	10.70%
Hispanic Origin (Any Race)	29.00%	25.40%	23.20%	26.80%	23.10%	24.20%	22.00%	21.10%	29.80%	27.60%	19.60%

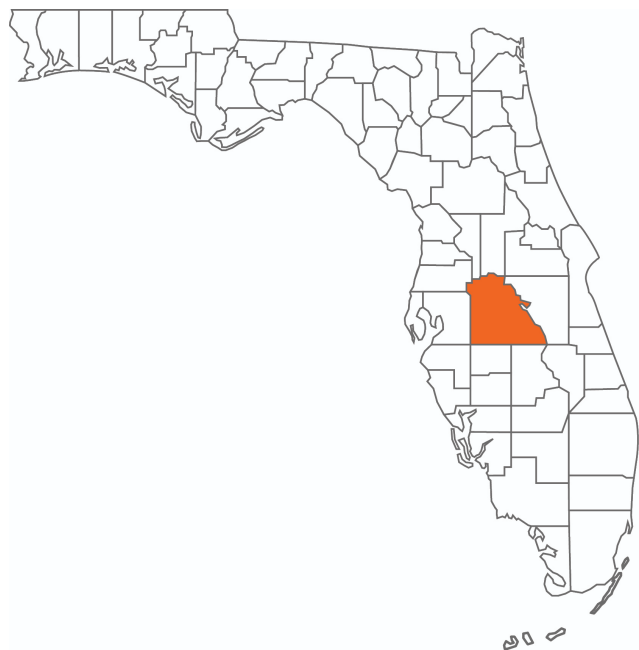
# DRIVE TIME MAP



COUNTY



## POLK COUNTY FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

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## PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS) . He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty

## ADVISOR BIOGRAPHY



### DAVID LAPHAM

Associate Advisor

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## PROFESSIONAL BACKGROUND

David Lapham is an Associate Advisor at Saunders Real Estate.

With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at Saunders Real Estate, David will continue making waves within Florida's land and commercial real estate industry.

David specializes in:

- Sod Farms
- Land
- Retail

## ADVISOR BIOGRAPHY



### TRACE LINDER

Associate Advisor

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FL #SL3562516

## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

## ADVISOR BIOGRAPHY



### SID BHATT, CCIM, SIOR

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## PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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