



FOR LEASE
LEASE RATE: \$18/SF



**2016-2052 US HWY 92 W
 AUBURNDALE, FL 33823**

**SHOPPES OF
 AUBURNDALE**

For More Information:

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PROPERTY HIGHLIGHTS

- 17,000 SF strip center shadow anchored by Walmart Supercenter
- Highly visible from US Hwy 92 W
- Located at signalized intersection
- Best commercial corridor in Auburndale
- 1,980 SF endcap space available at \$18/SF NNN
- Impact fee credits for restaurant users

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,586	25,806	60,088
Households	1,748	9,924	22,708
Median HH income	\$33,302	\$39,221	\$43,082

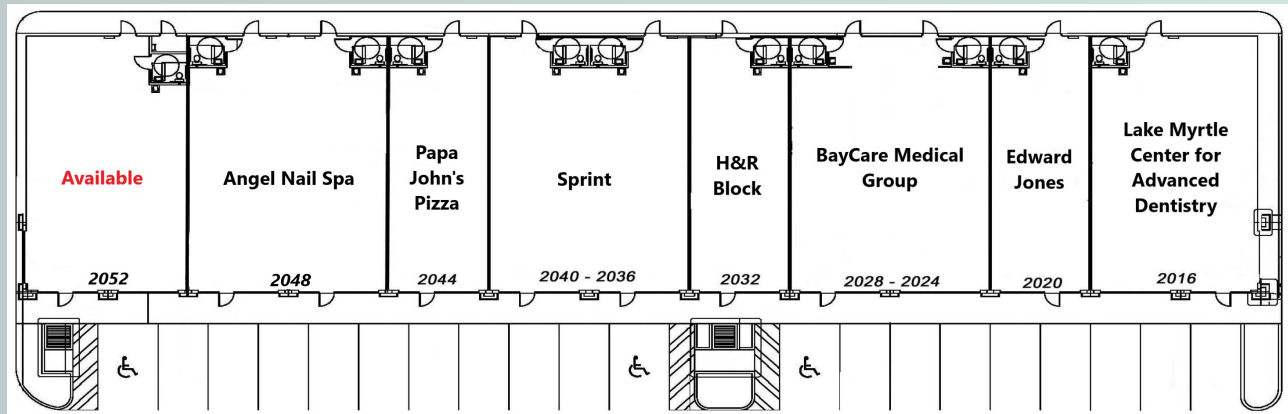
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

RETAIL MAP



SITE PLAN



Suite	Tenant	SF
2016	Lake Myrtle Center for Advanced Dentistry	2,040 SF
2020	Edward Jones Financial Services	1,200 SF
2024	BayCare Medical Group	2,400 SF
2032	H&R Block	1,200 SF
2036	Sprint	2,400 SF
2044	Papa John's Pizza	1,200 SF
2048	Angel Nail Spa	2,400 SF
2052	AVAILABLE	1,980 SF
Outparcel	Long John Silver's/A&W	1,200 SF

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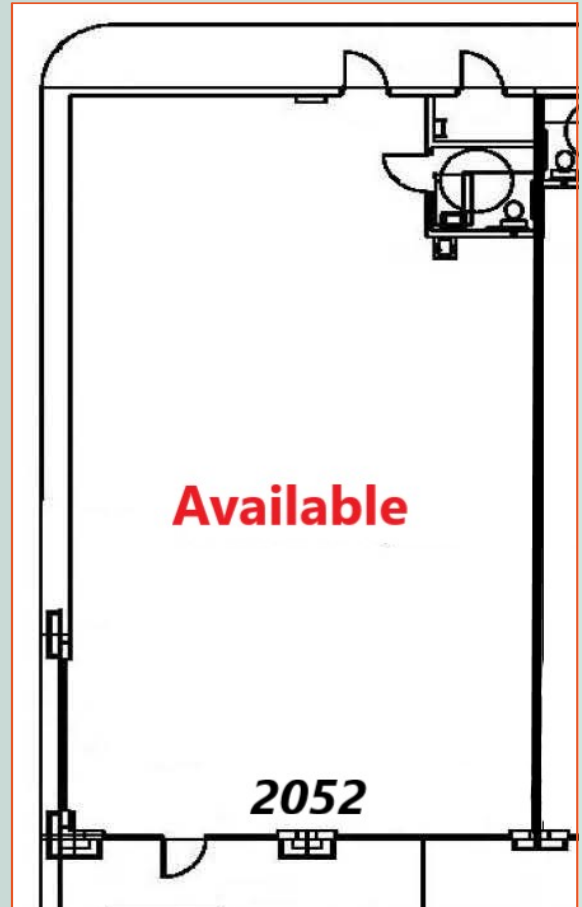
SUITE 2052

LEASE RATE: \$18/SF

TERM: Negotiable

SIZE: 1,980 SF

- Space delivered as vanilla shell with one bathroom
- Easily accessible location with parking on two sides
- Pylon signage available



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