



119 MAIN ST

*119 Main St
Auburndale, FL 33823*

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119 MAIN ST

PROPERTY INFO:

PURCHASE PRICE:

\$999,999.00

PROPERTY ADDRESS:

119 MAIN ST

AUBURNDALE, FL 33823

YEAR BUILT:

1930

PROPERTY SIZE

5,186 SQ. FT.

LAND SIZE

0.20 ACRES

Main Street Investment Property

Updated Investment Summary & Lease Analysis

Property Overview

Combined Building Size: 5,186 SF
Site Size: Approximately 0.30 Acres
Insurance Expense: Approximately \$6,900 Annually
Property Taxes: Approximately \$5,000 Annually
Management: Self-Managed
HVAC: 3 of 5 Units Recently Replaced

Tenant & Lease Schedule

123 Main St.

Current Rent: \$1,250/month
Lease Status: Month-to-Month
Annual Rent Increase: 5%

121 Main St.

Current Rent: \$2,800/month
Lease Commencement: December 16, 2024
Lease Term: 5 Years
Annual Rent Increase: 8%

119 Main St.

Current Rent: \$1,580/month
Lease Commencement: February 1, 2025
Lease Term: 3 Years
Annual Rent Increase: 5%

117 Main St.

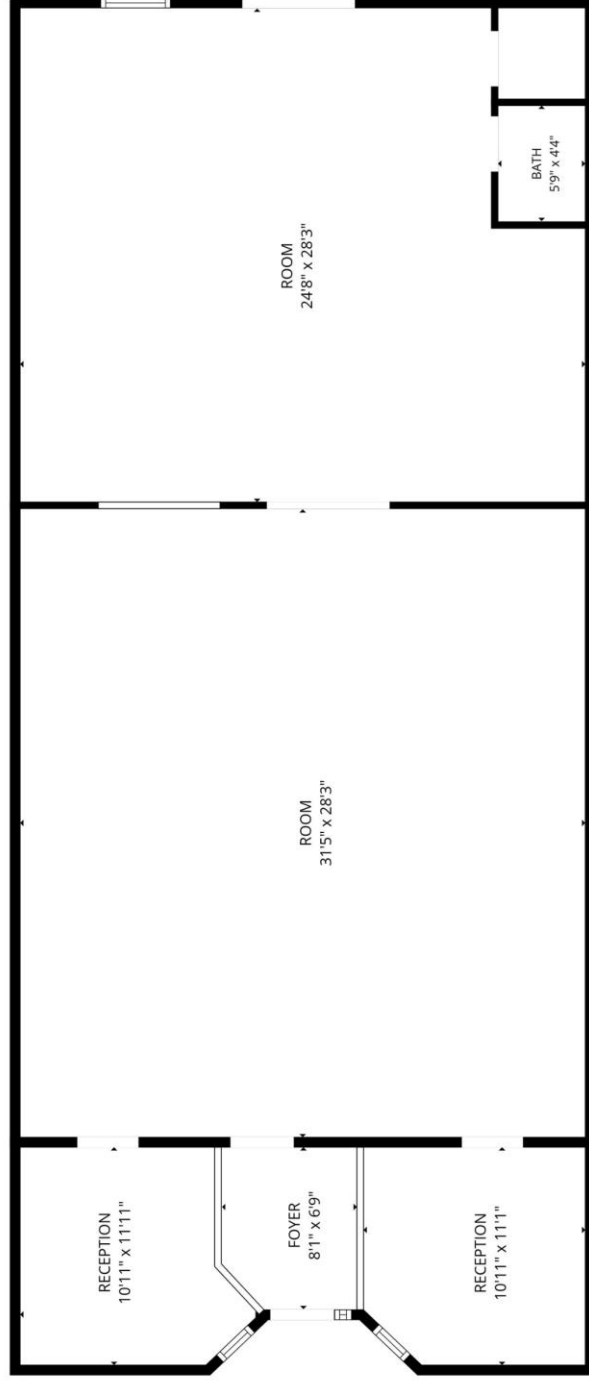
Current Rent: \$1,250/month
Lease Status: Month-to-Month
Annual Rent Increase: 5%

Income Snapshot

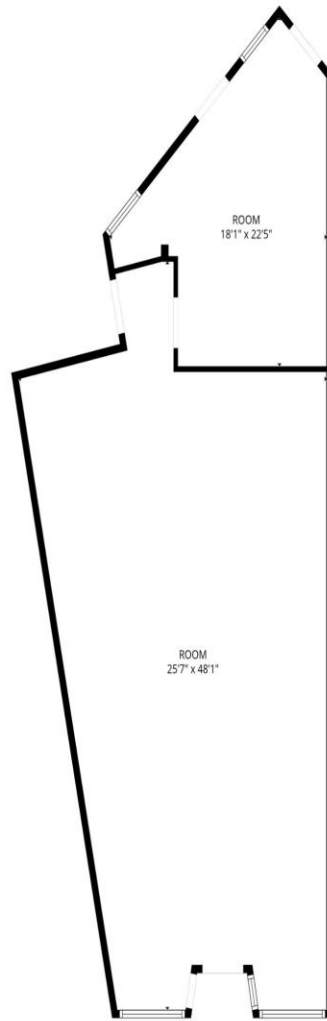
Current Gross Monthly Income: \$6,880
Current Gross Annual Income: \$82,560

Investment Highlights

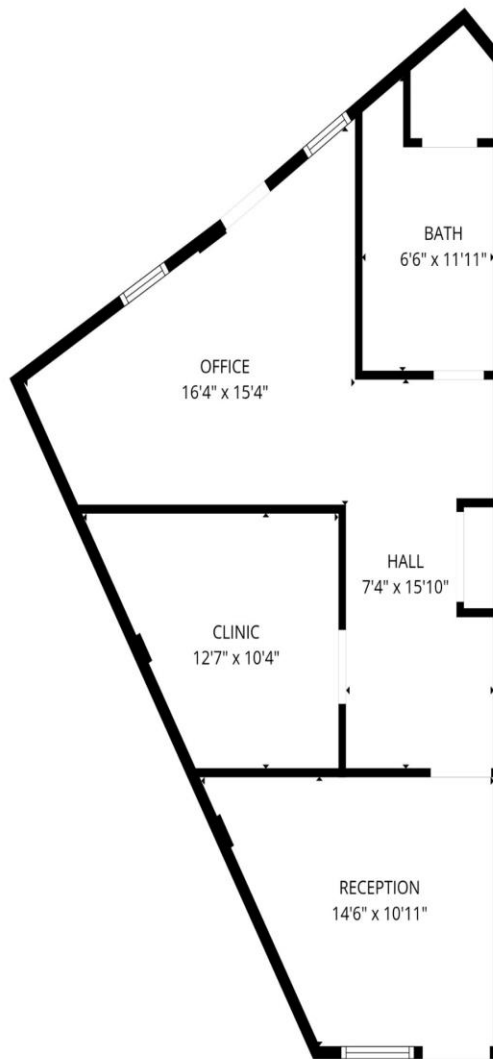
- 100% occupied multi-tenant investment property.
- Contractual rent escalations across all occupied units.
- Long-term leases in place through approximately 2028 and 2029.
- Month-to-month tenants provide flexibility and future upside.
- Stable income with built-in growth through annual rent increases.
- Recent HVAC replacements help reduce near-term capital expenditures.
- Self-managed asset with low operating expenses.



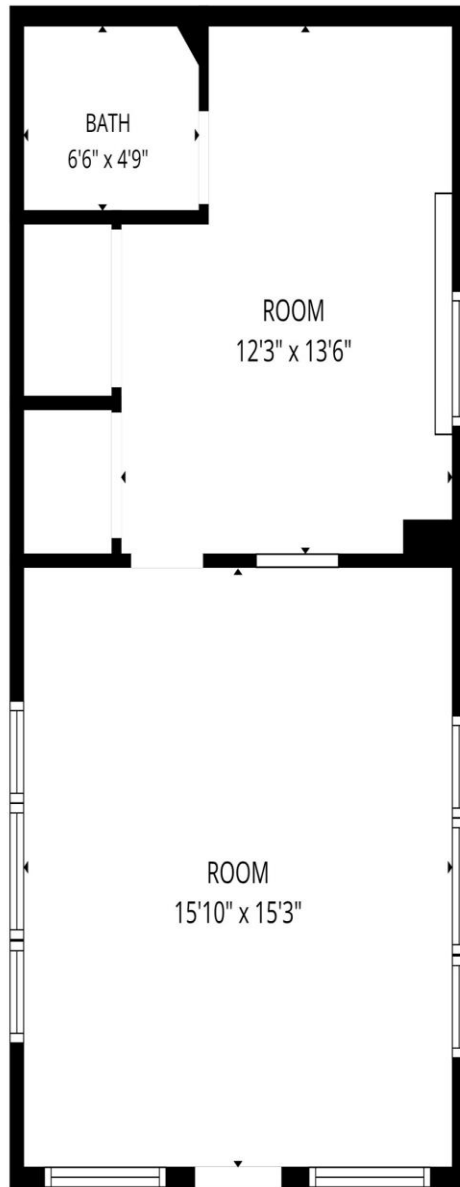
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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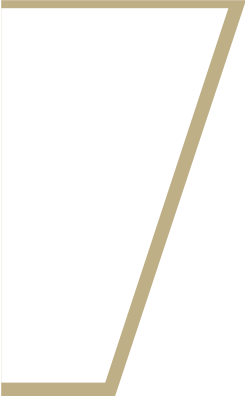
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY PHOTOS



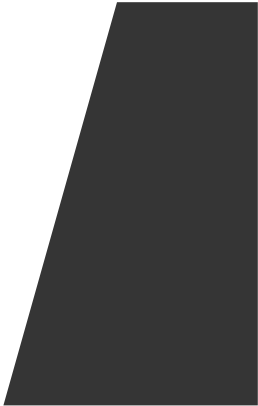
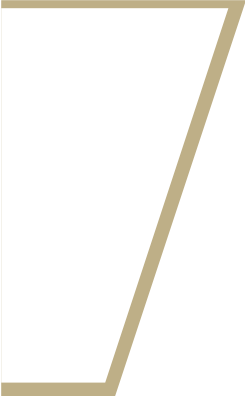


PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY OVERVIEW

Discover a premier investment opportunity at 119 Main St, Auburndale, FL 33823. This 5186 SF retail property is strategically positioned in a rapidly expanding market, offering significant potential for growth and profitability. Located on a bustling street in the heart of Auburndale, the property enjoys high visibility and foot traffic, making it an attractive option for retail tenants. Its proximity to major highways and the city park enhances accessibility and appeal. Auburndale is a strong vibrant community, ideally for investors seeking a stable income stream and long-term appreciation. Secure your foothold in this dynamic market today!



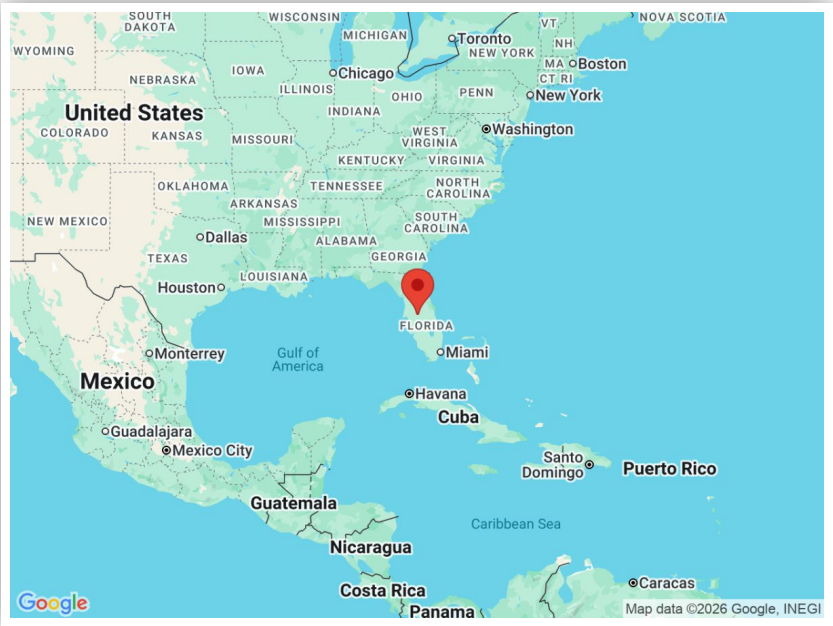
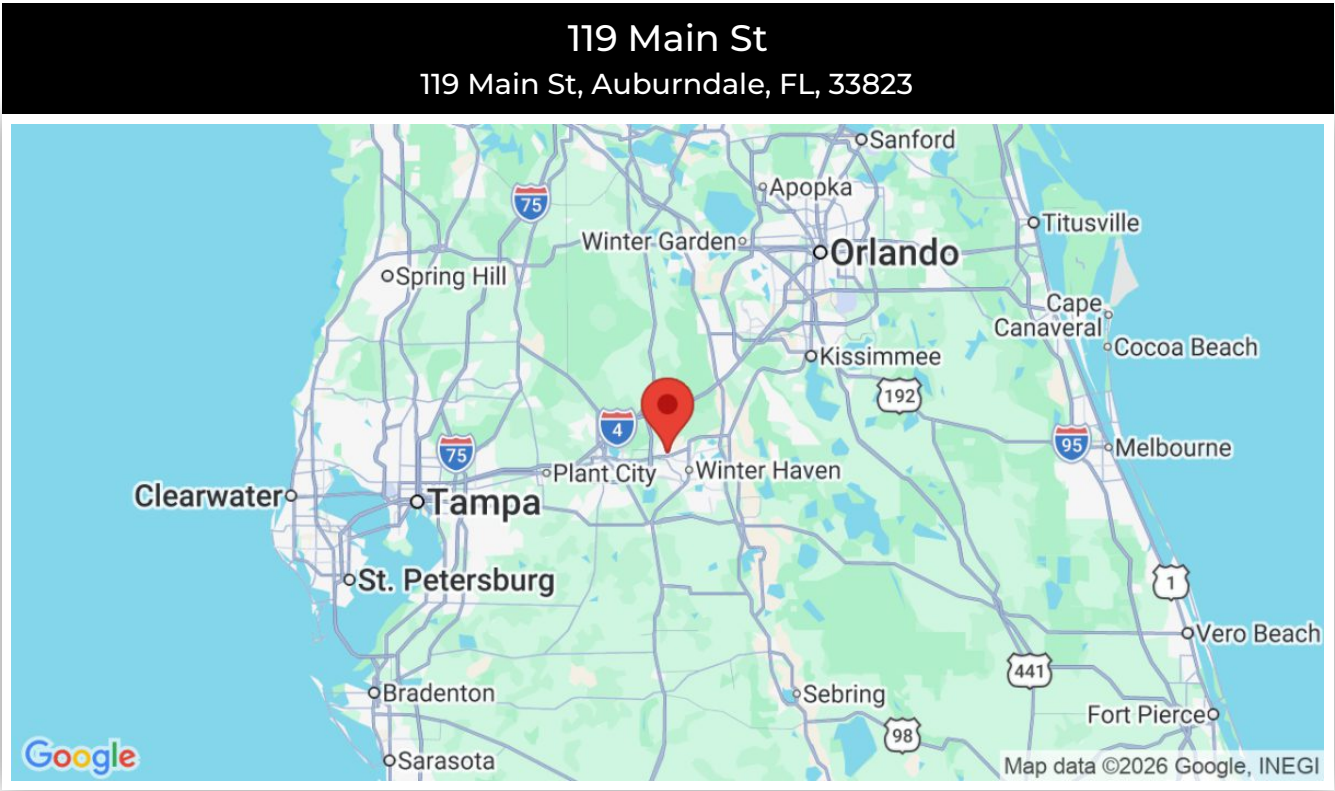
119 MAIN ST

119 Main St, Auburndale, FL, 33823

Detailed Property Description



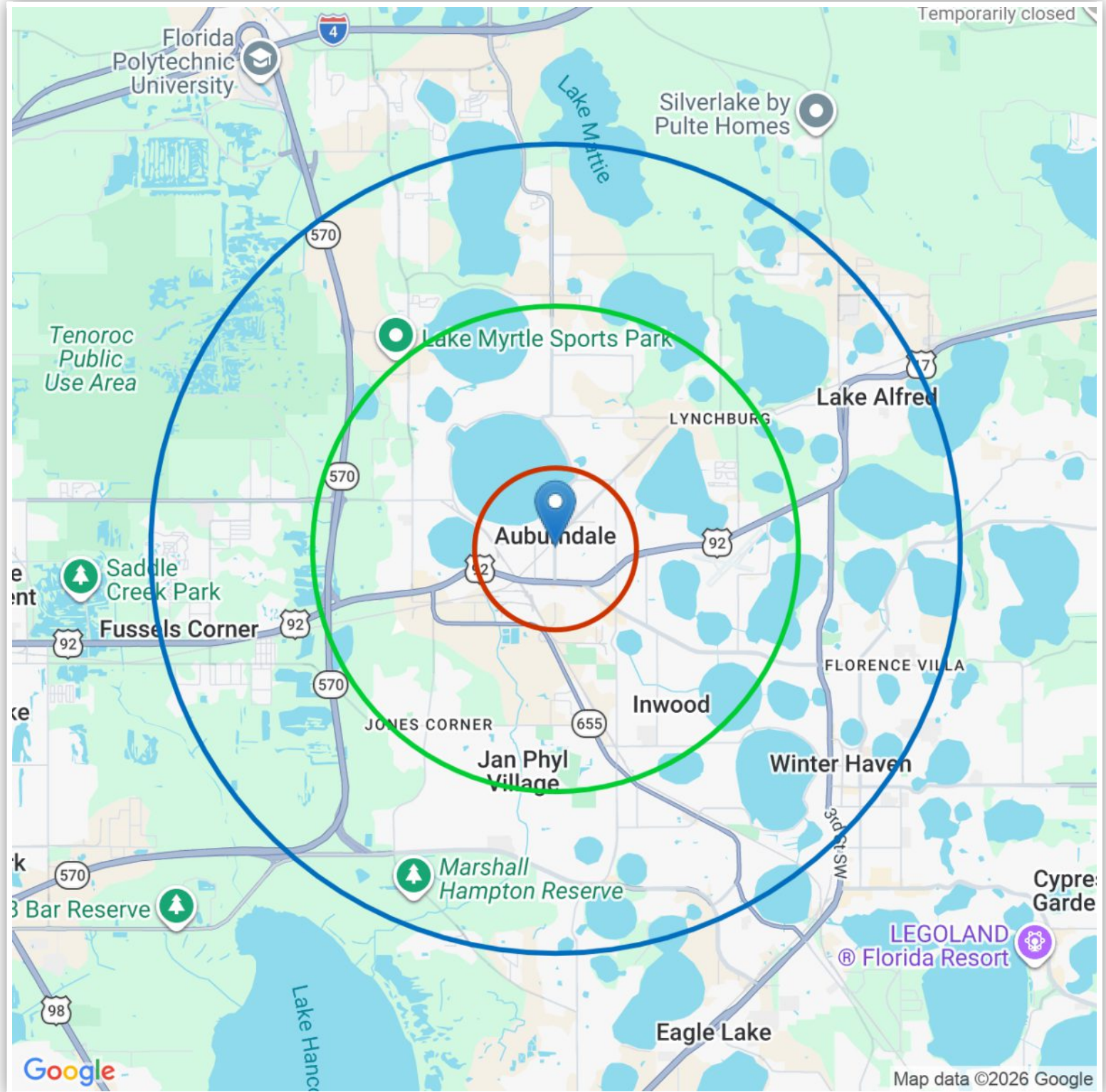
Visibility is one of the keys for a viable, and successful business location. Offered for \$999,999.00 This property is made of two parcels on the corner of Pontotoc St. and Main St. City parking is abundant for this location. Auburndale is a very walkable and bikeable friendly city. Solid tenants with long-term lease, and a good rental history makes this investment worth looking further into. Annual Gross Income of \$82,560.00 and Annual Expenses \$11,900.00 yield a Net Operating income of \$70,660. Zoned CBD (Central Business District) Retail uses: shops, commercial printing, display, Food and Beverage. Office uses: Financial, insurance, real estate, consulting, law, and professional tax accounting. Service: Spa, medical lab for eyecare, salon, hearing assistance, and class training/orientation. These are some of the many possibilities this property is zoned for.



119 MAIN ST

119 Main St, Auburndale, FL, 33823

Location/Study Area Map (Rings: 1, 3, 5 mile radius)



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304 Park St, Auburndale FL 33823

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119 MAIN ST

119 Main St, Auburndale, FL, 33823

Infographic: Key Facts (Ring: 1 mile radius)



KEY FACTS

5,623
Population

38.7 Median Age



2.57
Average Household Size

2,042
Total Households

EDUCATION



7.39%
No High School Diploma



3.17%
High School Graduate



14.45%
Some College

7.32%
Bachelor's/ Grad

BUSINESS



415
Total Businesses



4,035
Total Employees

EMPLOYMENT

361

Retail Trade Employees

560

Manufacturing Employees

444

Eating & Drinking Employees

165

Finance/Ins/Real Estate Emp

3.5%

Unemployment Rate

INCOME



\$62,799
Median Household Income



\$27,661
Per Capita Income



\$123,936
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.02%) ■

The smallest group : \$200,000+ (2.31%) ■

Indicator	Value(%)	
< \$15,000	10.33	■
\$15,000 - \$24,999	13.28	■
\$25,000 - \$34,999	7.75	■
\$35,000 - \$49,999	9.04	■
\$50,000 - \$74,999	18.36	■
\$75,000 - \$99,999	13.61	■
\$100,000 - \$149,999	20.02	■
\$150,000 - \$199,999	5.3	■
\$200,000+	2.31	■



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119 MAIN ST

119 Main St, Auburndale, FL, 33823

Infographic: Key Facts (Ring: 3 mile radius)



KEY FACTS

37,926

Population

41.1

Median Age



2.58

Average Household Size

12,841

Total Households

EDUCATION

8.23%

No High School Diploma

4.87%

High School Graduate

18.28%

Some College

12.39%

Bachelor's/ Grad

BUSINESS



1,225

Total Businesses



11,083

Total Employees

EMPLOYMENT

1,801

Retail Trade Employees

1,119

Manufacturing Employees

1,127

Eating & Drinking Employees

459

Finance/Ins/Real Estate Emp

5.5%

Unemployment Rate

INCOME



\$67,051

Median Household Income



\$33,760

Per Capita Income



\$226,270

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.83%) ■

The smallest group : \$200,000+ (7.03%) ■

Indicator	Value(%)	
< \$15,000	9.18	■
\$15,000 - \$24,999	7.81	■
\$25,000 - \$34,999	8.93	■
\$35,000 - \$49,999	11.13	■
\$50,000 - \$74,999	17.76	■
\$75,000 - \$99,999	11.55	■
\$100,000 - \$149,999	18.83	■
\$150,000 - \$199,999	7.78	■
\$200,000+	7.03	■



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KEY FACTS

90,531

Population

42.3

Median Age



2.49

Average Household Size

30,948

Total Households

EDUCATION



8.29%

No High School Diploma



6.5%

High School Graduate



17.65%

Some College

13.33%

Bachelor's/ Grad

BUSINESS



2,989

Total Businesses



51,203

Total Employees

EMPLOYMENT

3,770

Retail Trade Employees

1,832

Manufacturing Employees

2,125

Eating & Drinking Employees

1,416

Finance/Ins/Real Estate Emp

5.6%

Unemployment Rate

Households by Income

The largest group : \$50,000 - \$74,999 (18.9%)

The smallest group : \$150,000 - \$199,999 (6.92%)

Indicator	Value(%)	
< \$15,000	10.43	
\$15,000 - \$24,999	8.06	
\$25,000 - \$34,999	7.02	
\$35,000 - \$49,999	11.33	
\$50,000 - \$74,999	18.9	
\$75,000 - \$99,999	12.18	
\$100,000 - \$149,999	17.53	
\$150,000 - \$199,999	6.92	
\$200,000+	7.64	

INCOME



\$66,408

Median Household Income



\$35,343

Per Capita Income



\$225,170

Median Net Worth



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POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

5,623

Population

2,168

Households

38.7

Median Age

2.57

Avg Size Household

\$62,799

Median Household
Income

\$179,318

Median Home Value

44

Wealth Index

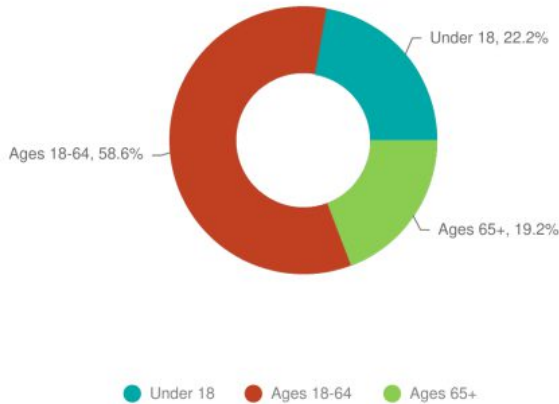
134

Housing Affordability

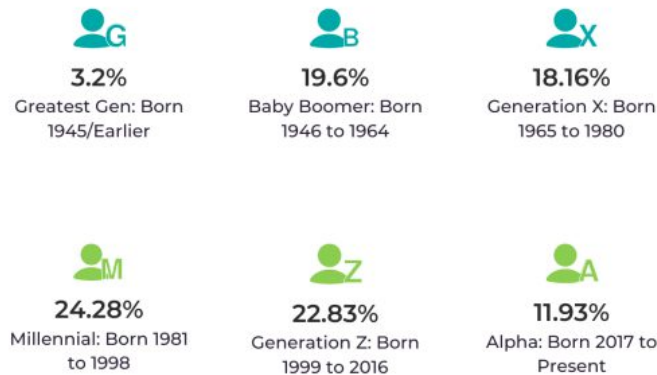
76.4

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

0.52%

2026-2031
Forecasted
Growth Rate

1.38%



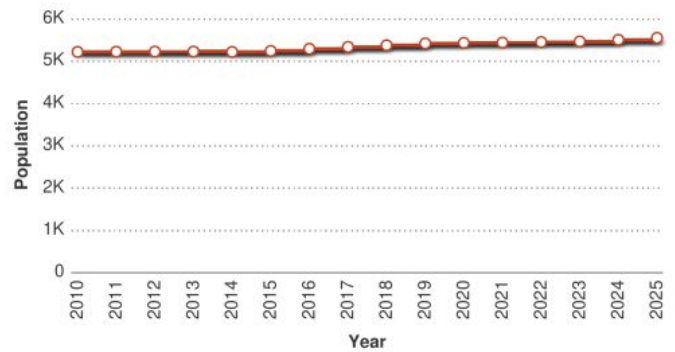
Household
Population

5,969



Population
Density

2,364



DAYTIME POPULATION



8,056

2026 Total Daytime Population



3,195

2026 Daytime Pop: Residents



4,861

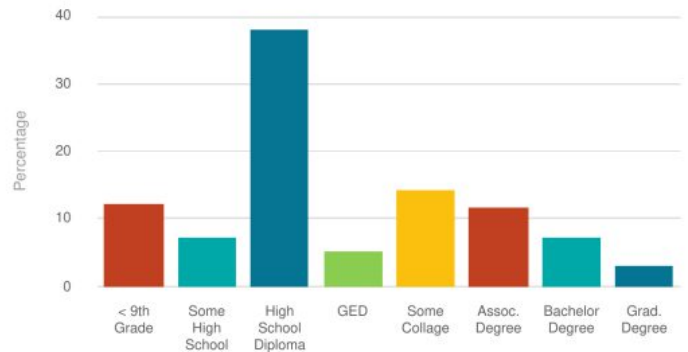
2026 Daytime Pop: Workers



3,158

2026 Daytime Pop Density

POPULATION BY EDUCATION



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POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

37,926

Population

14,633

Households

41.1

Median Age

2.58

Avg Size Household

\$67,051

Median Household
Income

\$307,771

Median Home Value

68

Wealth Index

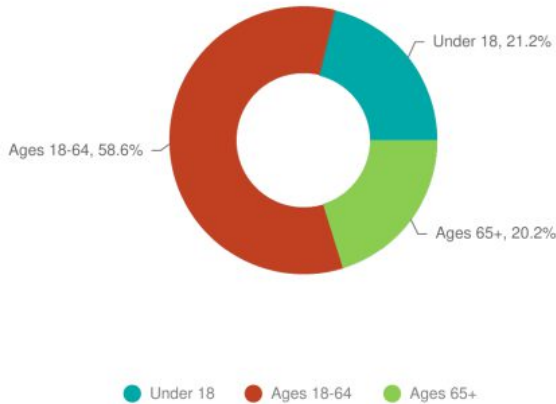
84

Housing Affordability

73.9

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



3.62%

Greatest Gen: Born
1945/Earlier

20.68%

Baby Boomer: Born
1946 to 1964

19.65%

Generation X: Born
1965 to 1980

22.82%

Millennial: Born 1981
to 1998

21.86%

Generation Z: Born
1999 to 2016

11.38%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2020-2026
Historic
Growth Rate

1.88%

2026-2031
Forecasted
Growth Rate

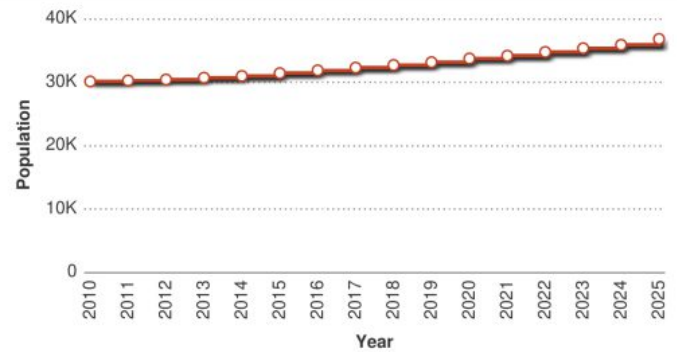
2.12%

Household
Population

41,917

Population
Density

1,908



DAYTIME POPULATION



36,395

2026 Total Daytime Population



22,199

2026 Daytime Pop: Residents



14,196

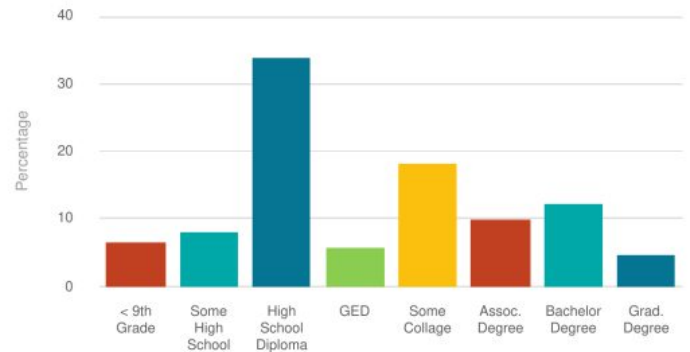
2026 Daytime Pop: Workers



1,651

2026 Daytime Pop Density

POPULATION BY EDUCATION

TheAnalyst
PRO

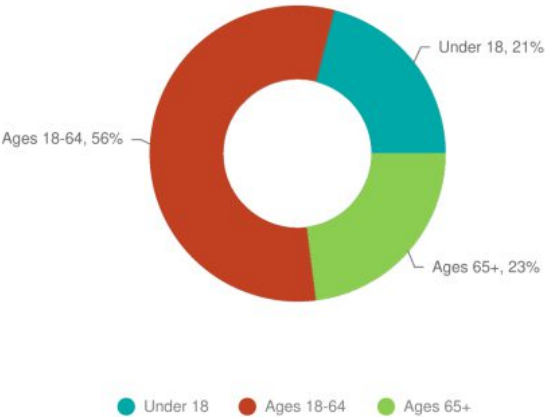
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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

90,531 Population	36,051 Households	42.3 Median Age
2.49 Avg Size Household	\$66,408 Median Household Income	\$293,670 Median Home Value
70 Wealth Index	86 Housing Affordability	75.6 Diversity Index

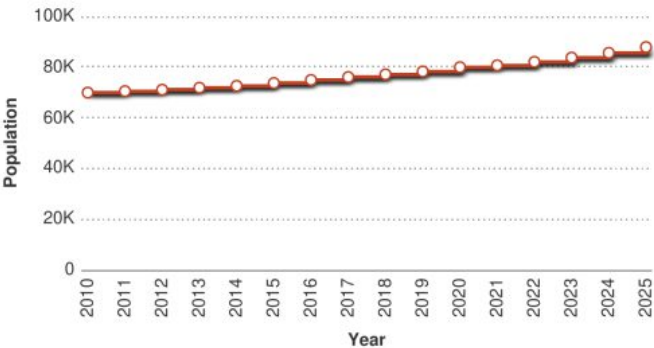
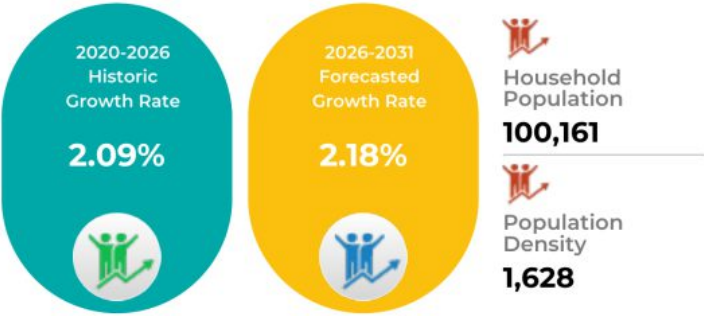
POPULATION BY AGE



POPULATION BY GENERATION

 4.76% Greatest Gen: Born 1945/Earlier	 22.1% Baby Boomer: Born 1946 to 1964	 18.72% Generation X: Born 1965 to 1980
 22.08% Millennial: Born 1981 to 1998	 21.05% Generation Z: Born 1999 to 2016	 11.28% Alpha: Born 2017 to Present

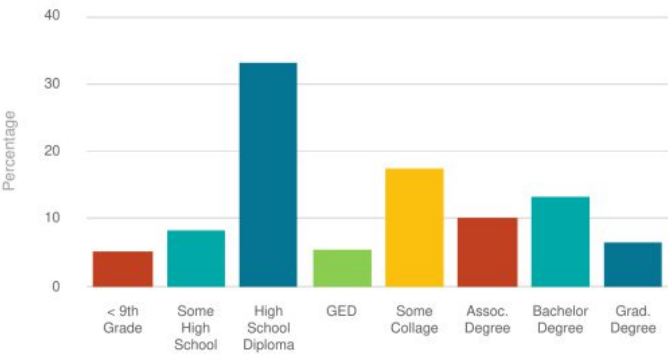
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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CENTURY 21 MYERS
REALTY
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