

308 W BRIDGERS

308 W Bridgers Ave., Auburndale, FL 33823



COMMERCIAL.

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PROPERTY INFORMATION

PURCHASE PRICE
\$395,000.00

PROPERTY ADDRESS
*308 W Bridgers Ave.
Auburndale, FL 33823*

PROPERTY SIZE
1,857 Sq. Ft.

LAND SIZE
0.12 Acres

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Auburndale, FL
33823

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Exceptional opportunity in the heart of Auburndale! 308 W. Bridgers Avenue offers a versatile property ideal for residential living, professional office use, rental income potential, or a creative live/work setup. Featuring modern upgrades, spacious interiors, and a highly convenient location near downtown Auburndale, this property combines functionality with investment appeal. Situated on a generously sized lot with easy access to major highways, shopping, dining, and schools, this is a rare chance to own a flexible-use property in one of Polk County's emerging growth corridors.



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PROPERTY DETAILS

Located in the heart of historic Auburndale, 308 West Bridgers Avenue presents a unique opportunity for residential, mixed-use, or investment potential in one of Central Florida's steadily growing communities. Positioned just minutes from downtown Auburndale, this property offers convenient access to local shopping, dining, schools, parks, and major transportation corridors connecting Tampa and Orlando.

The property sits on an approximately 5,200 square foot lot and has undergone recent redevelopment and improvement activity, including newer construction components completed around 2023. The property supports residential living combined with office or workspace functionality — an increasingly attractive feature for entrepreneurs, remote professionals, and small business operators.

Interior features include updated finishes such as quartz countertops, modern appliances, in-unit laundry, walk-in storage, balcony access, and open living spaces designed for comfort and flexibility. The total heated square footage is 1,857 sf, with 1,075 sf downstairs and 782 sf upstairs. There is an addition of 220 sf of unfinished porch area under roof. With an expansive upstairs living quarters and a downstairs kitchen and office arrangement, this creates an appealing live/work environment.

The surrounding neighborhood benefits from Auburndale's continued growth and central Polk County location. Residents enjoy proximity to local schools including Auburndale Central Elementary, Stambaugh Middle School, and Auburndale High School, along with nearby lakes, recreational amenities, and easy interstate access.

Marketing Highlights

- Central Auburndale location
- Flexible live/work potential
- Updated interior finishes
- Quartz countertops and modern appliances
- In-unit washer and dryer
- Walk-in closet and storage areas
- Balcony and open living space
- Convenient access to I-4, Lakeland, and Orlando
- Strong rental or small business potential

PROPERTY PHOTOS



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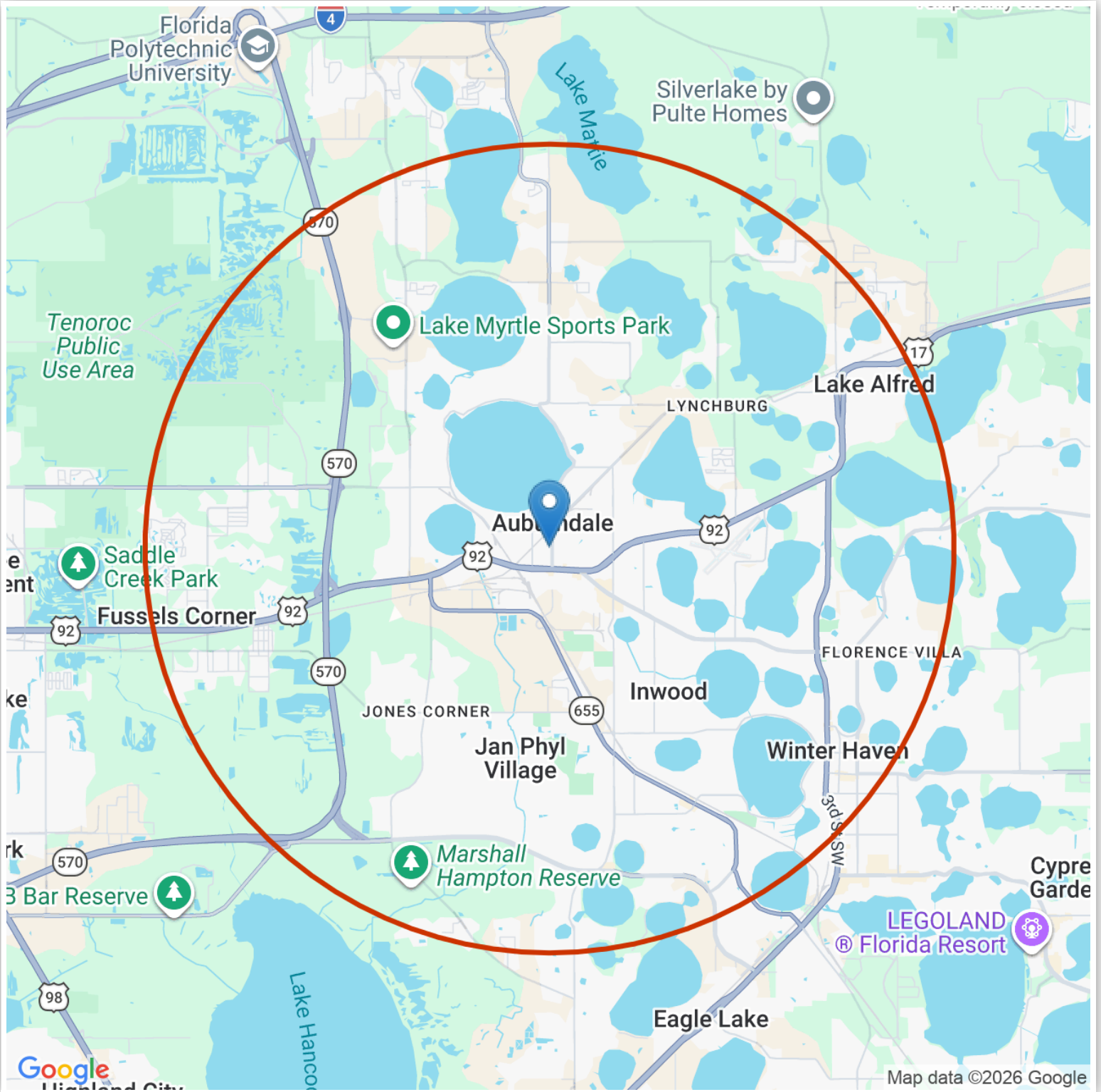
PROPERTY PHOTOS



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



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

87,228
Population

42.3 Median Age

2.55
Average Household Size

30,985
Total Households

EDUCATION

7.75%
No High School Diploma

5.68%
High School Graduate

17.94%
Some College

12.79%
Bachelor's/Grad

BUSINESS

3,039
Total Businesses

54,273
Total Employees

EMPLOYMENT

1,664
Manufacturing Employees

6,202
Retail Trade Employees

2,053
Eating & Drinking Employees

1,522
Finance/Ins/Real Estate Emp

4.6% Unemployment Rate

INCOME

\$55,605
Median Household Income

\$29,955
Per Capita Income

\$150,763
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.22%) ■
The smallest group : \$200,000+ (3.88%) ■

Indicator	Value(%)	
< \$15,000	12.15	■
\$15,000 - \$24,999	10.22	■
\$25,000 - \$34,999	11.18	■
\$35,000 - \$49,999	12.12	■
\$50,000 - \$74,999	14.77	■
\$75,000 - \$99,999	12.43	■
\$100,000 - \$149,999	17.22	■
\$150,000 - \$199,999	6.04	■
\$200,000+	3.88	■



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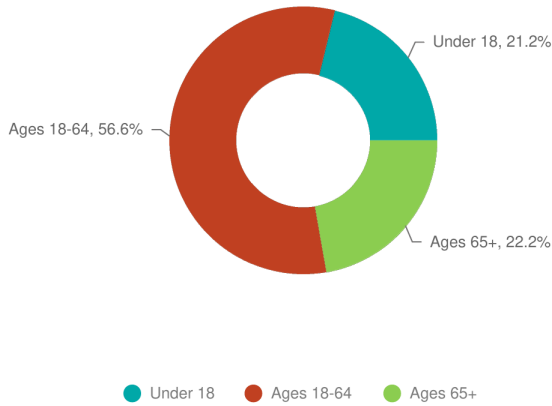
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

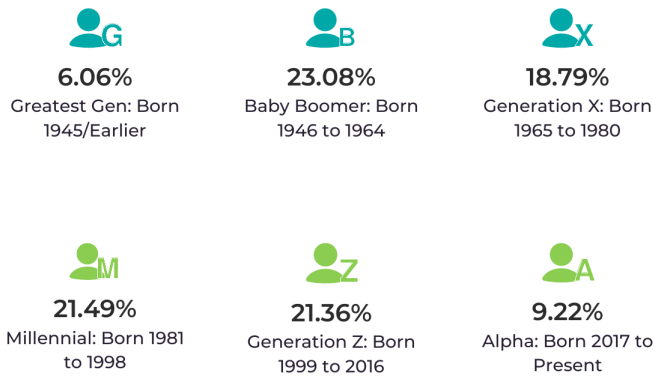
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

87,228 Population	33,896 Households	42.3 Median Age
2.55 Avg Size Household	\$55,605 Median Household Income	\$271,463 Median Home Value
63 Wealth Index	82 Housing Affordability	74.1 Diversity Index

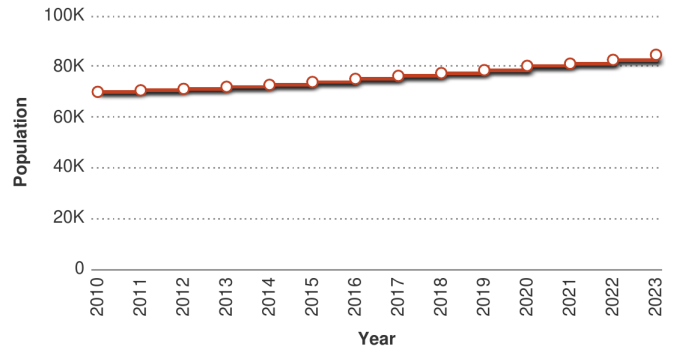
POPULATION BY AGE



POPULATION BY GENERATION



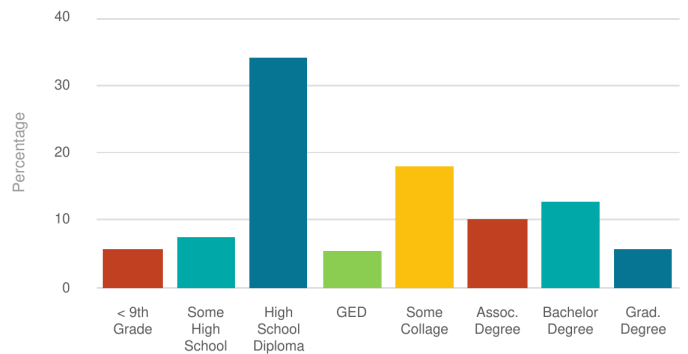
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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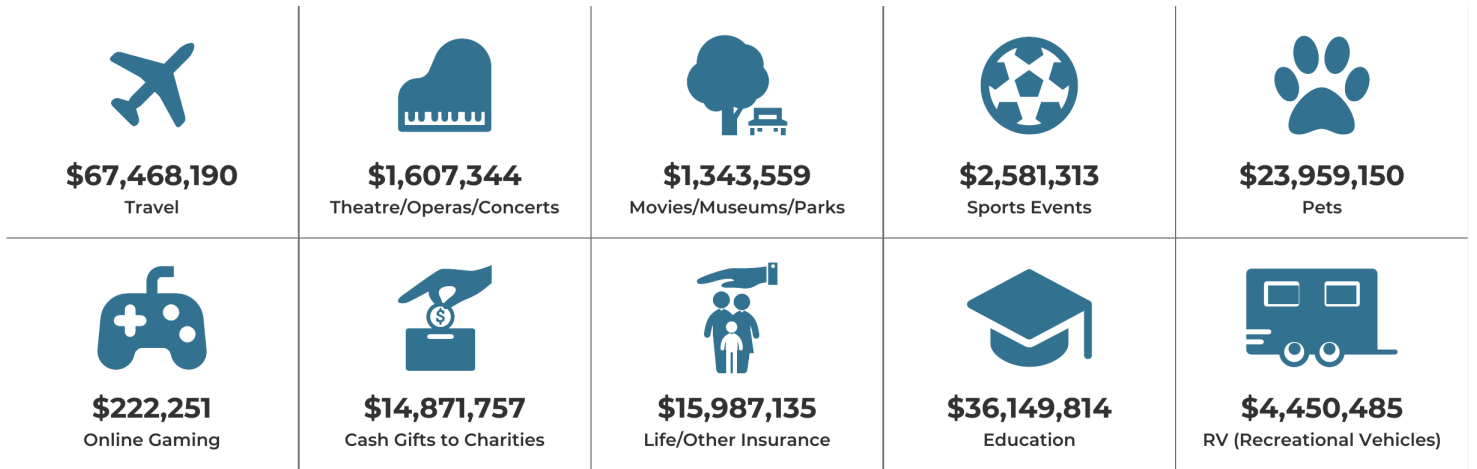
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

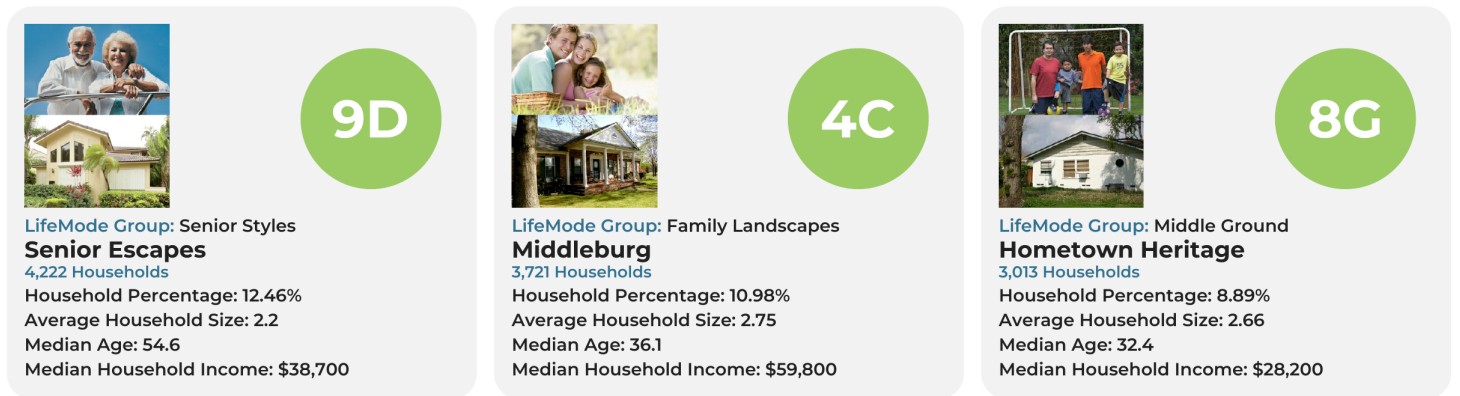
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

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

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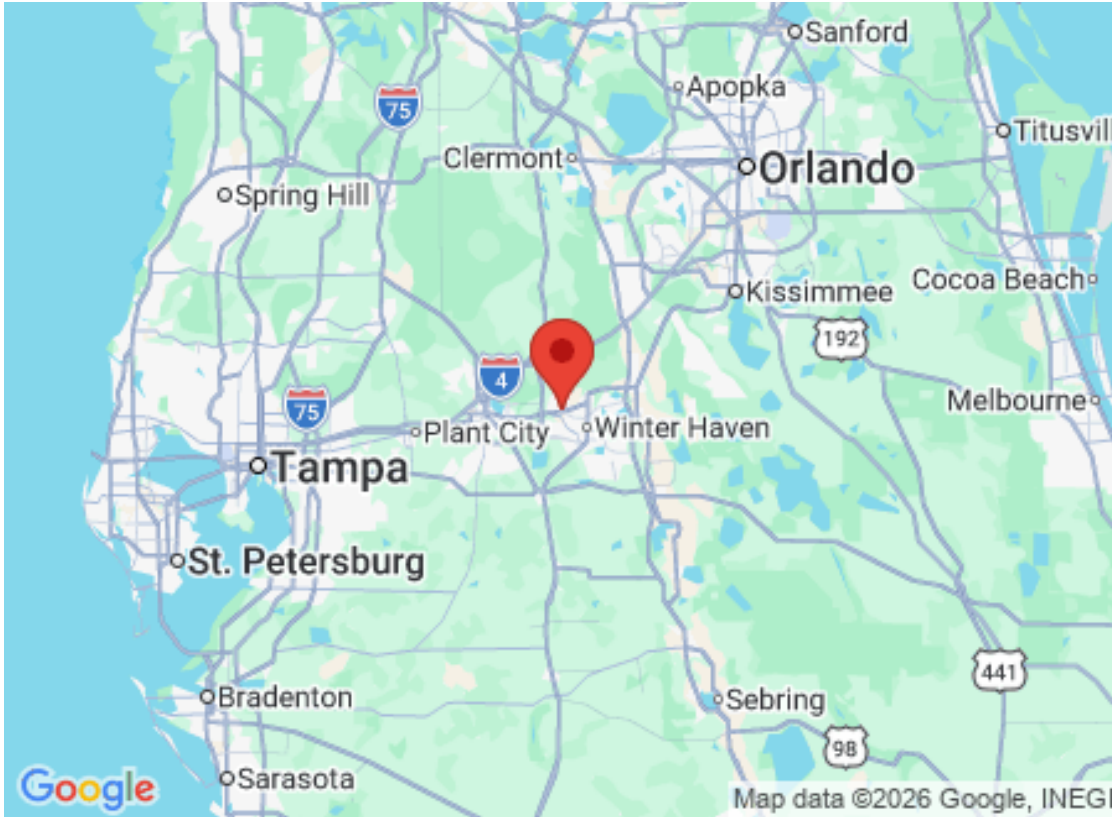
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AREA LOCATION MAP



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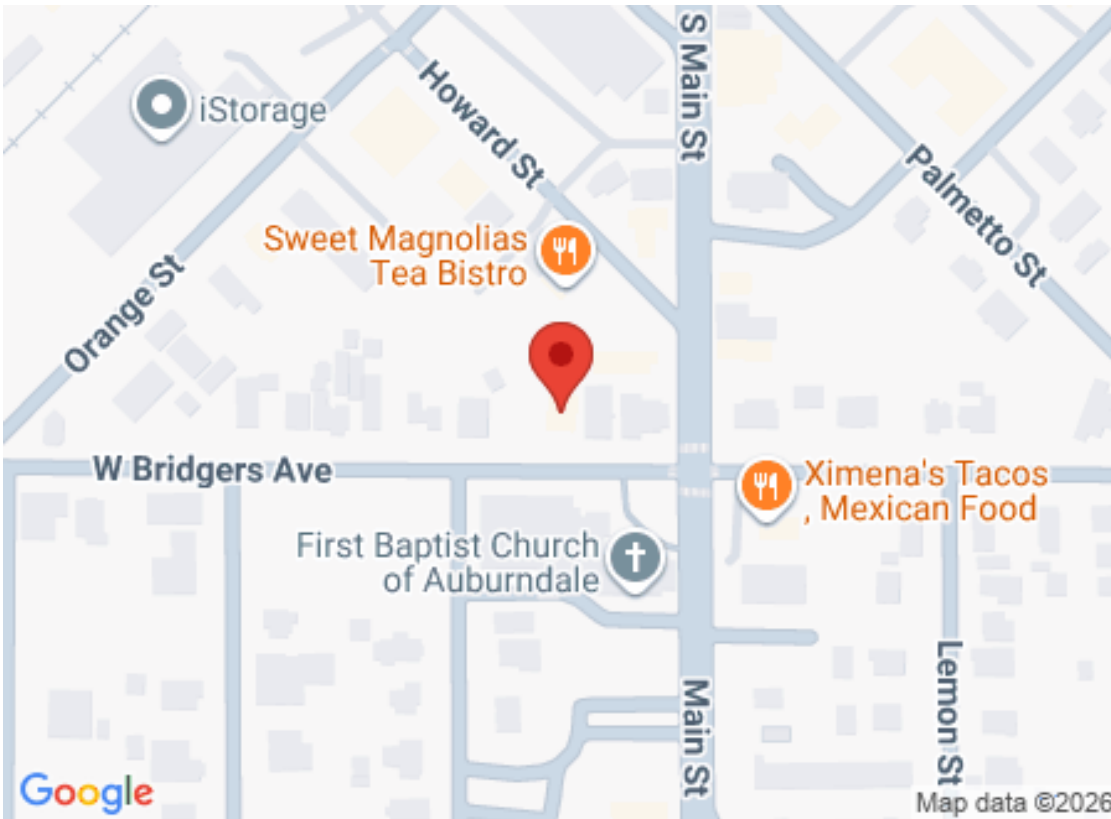
AERIAL ANNOTATION MAP



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STREET VIEW MAP



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