

# HIGHLY VISIBLE INTERSECTION

Berkley Road, Auburndale, Florida 33823



**DOLLAR  
GENERAL**



**COMMERCIAL.**

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2

**Property Info & Disclaimer**

3

**Property Description**

5

**Property Photos**

10

**Demographic Analysis**

15

**Aerial & Location Report**

# TABLE OF CONTENTS

## HIGHLY VISIBLE INTERSECTION



## PROPERTY INFORMATION

### PURCHASE PRICE

**\$825,000.00**

### PROPERTY ADDRESS

*Berkley Road  
Auburndale, Florida 33823*

### LAND SIZE

**2.60 Acres**

## HIGHLY VISIBLE INTERSECTION

Berkley Road  
Auburndale, Florida  
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

Prime 2.6-acre commercial lot at the high-traffic corner in Auburndale, Florida. With commercial enclave zoning and excellent visibility, this well-lit corner is ideal for a retail location or business development. Benefit from substantial road frontage and a strategic position in a growing area, perfect for capturing local and commuter traffic. A rare opportunity to secure a prominent location in Auburndales bustling commercial landscape.



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# PROPERTY DETAILS

## Prime Commercial Land Opportunity in Auburndale, Florida

Seize the chance to develop your business on this ideally located 2.6-acre parcel in Auburndale, Florida. Nestled at a busy intersection, this expansive, well-lit corner lot offers unmatched visibility and exposure, perfect for a retail operation or commercial development seeking high traffic and prime accessibility.

Zoned as a commercial enclave, this property supports a wide range of retail or mixed-use possibilities, positioning it as a valuable asset in one of Auburndale's most active commercial corridors. The lot's impressive frontage ensures that your business will enjoy constant visibility from passing traffic, with ample opportunities to capture daily commuter and local traffic flows.

Strategically located in a high-growth area, this property is ideal for businesses looking to establish a strong presence and draw on the surrounding community's demand for retail and commercial services. The combination of substantial acreage, flexible zoning, and premium exposure makes this property a top choice for investors or developers seeking a valuable long-term site in Auburndale.

Take advantage of this prime location and transform this well-placed corner into a thriving retail hub in a fast-developing market.

# PROPERTY PHOTOS



# HIGHLY VISIBLE INTERSECTION

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS



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# PROPERTY PHOTOS

## HIGHLY VISIBLE INTERSECTION

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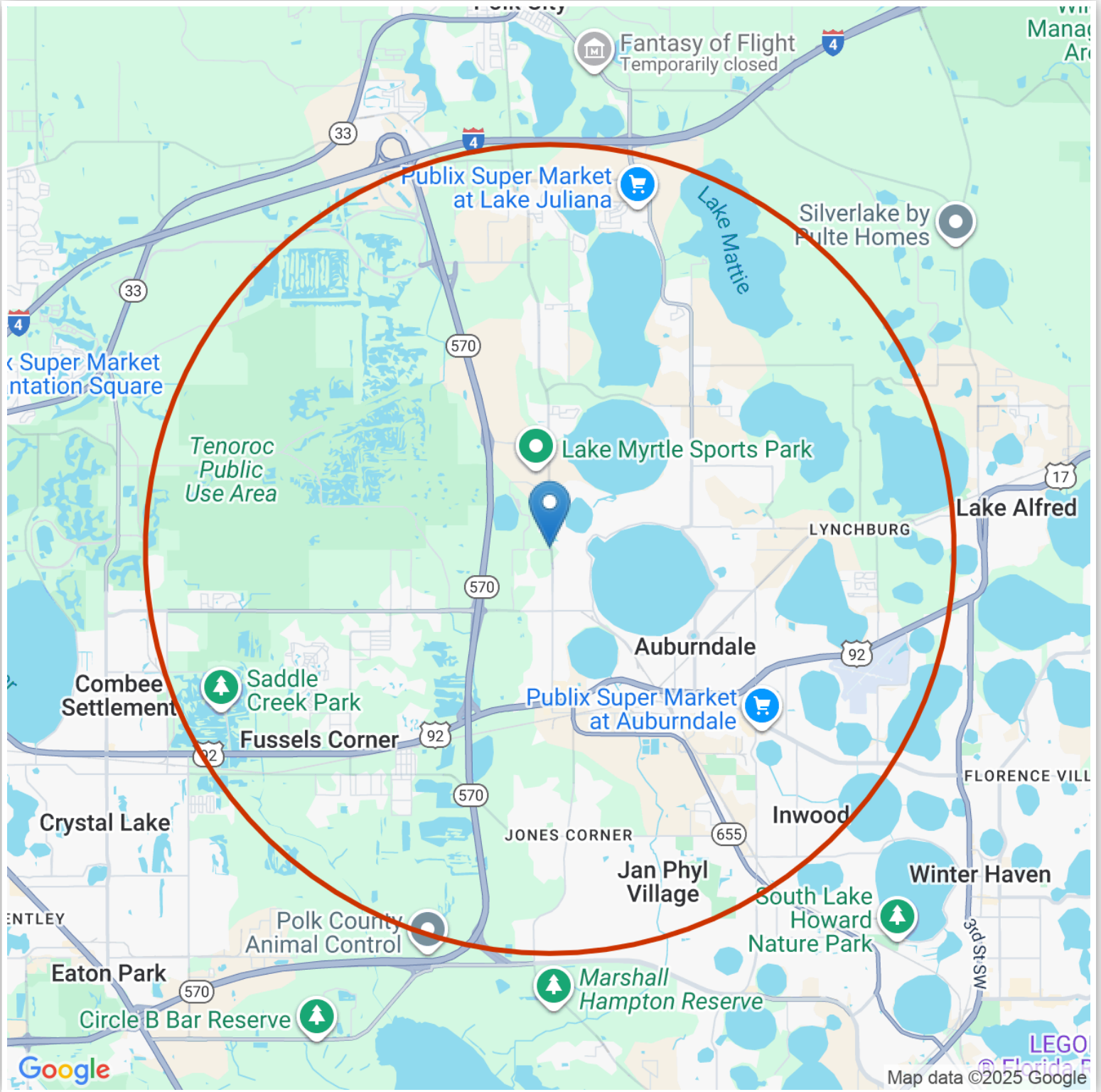
# PROPERTY PHOTOS



# HIGHLY VISIBLE INTERSECTION

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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

**57,290**  
Population

**42.8** Median Age



**2.6**  
Average Household Size

**19,281**  
Total Households

## EDUCATION



**7.12%**  
No High School Diploma



**5.61%**  
High School Graduate



**16.97%**  
Some College

**14.23%**  
Bachelor's/Grad

## BUSINESS



**1,487**  
Total Businesses



**14,880**  
Total Employees

## EMPLOYMENT

**1,258**  
Manufacturing Employees

**3,418**  
Retail Trade Employees

**1,220**  
Eating & Drinking Employees

**391**  
Finance/Ins/Real Estate Emp

**4.4%**

Unemployment Rate

## INCOME



**\$61,675**  
Median Household Income



**\$32,207**  
Per Capita Income



**\$204,197**  
Median Net Worth

## Households by Income

The largest group : \$100,000 - \$149,999 (19.01%) ■  
The smallest group : \$200,000+ (5.23%) ■

Indicator	Value(%)	
< \$15,000	9.89	■
\$15,000 - \$24,999	9.03	■
\$25,000 - \$34,999	10.92	■
\$35,000 - \$49,999	12.37	■
\$50,000 - \$74,999	14.12	■
\$75,000 - \$99,999	12.18	■
\$100,000 - \$149,999	19.01	■
\$150,000 - \$199,999	7.26	■
\$200,000+	5.23	■



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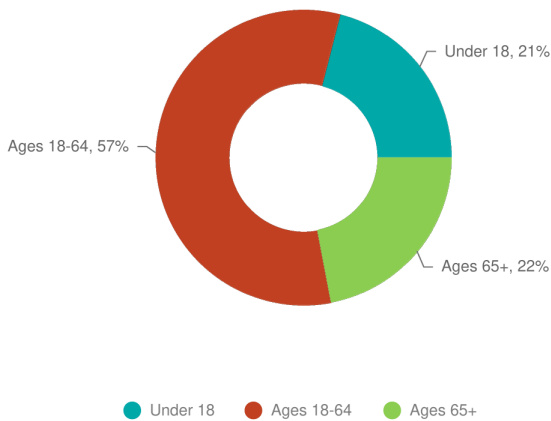
Berkley Road, Auburndale, Florida, 33823

# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

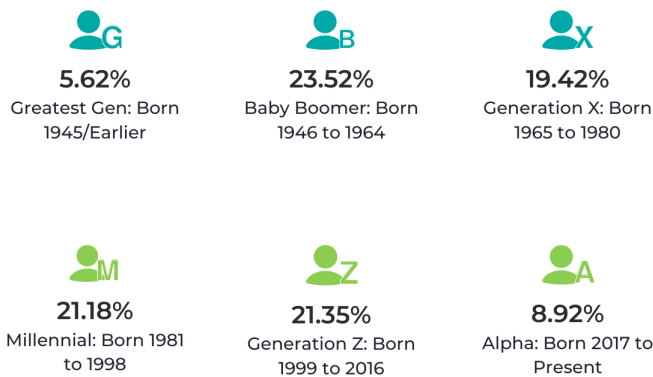
## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>57,290</b> Population	<b>21,890</b> Households	<b>42.8</b> Median Age
<b>2.6</b> Avg Size Household	<b>\$61,675</b> Median Household Income	<b>\$281,381</b> Median Home Value
<b>75</b> Wealth Index	<b>88</b> Housing Affordability	<b>68.7</b> Diversity Index

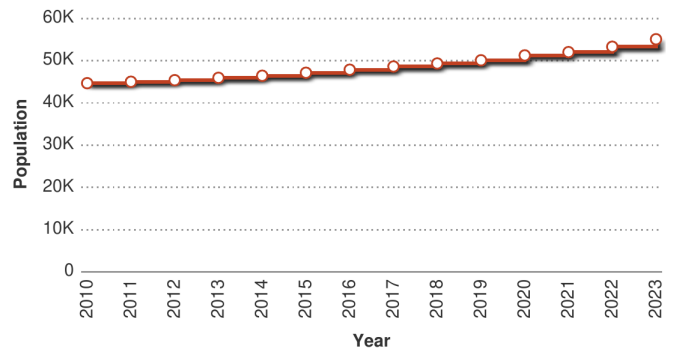
### POPULATION BY AGE



### POPULATION BY GENERATION



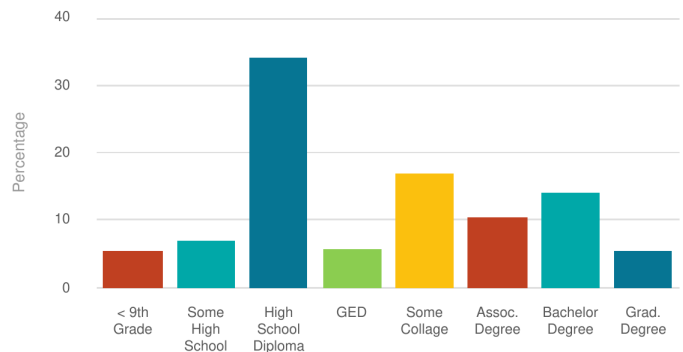
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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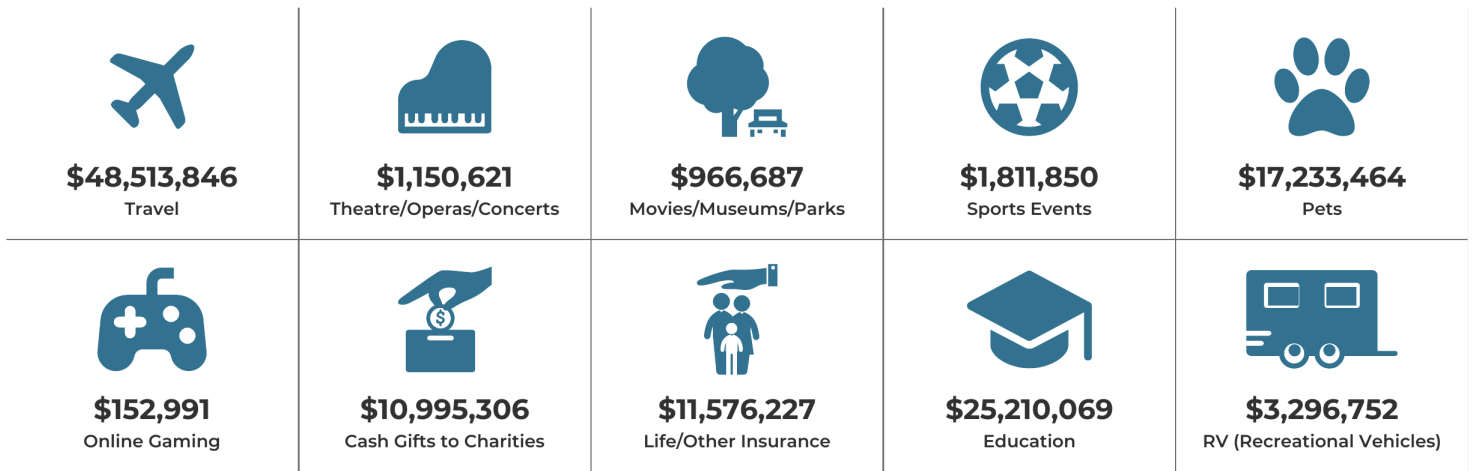
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

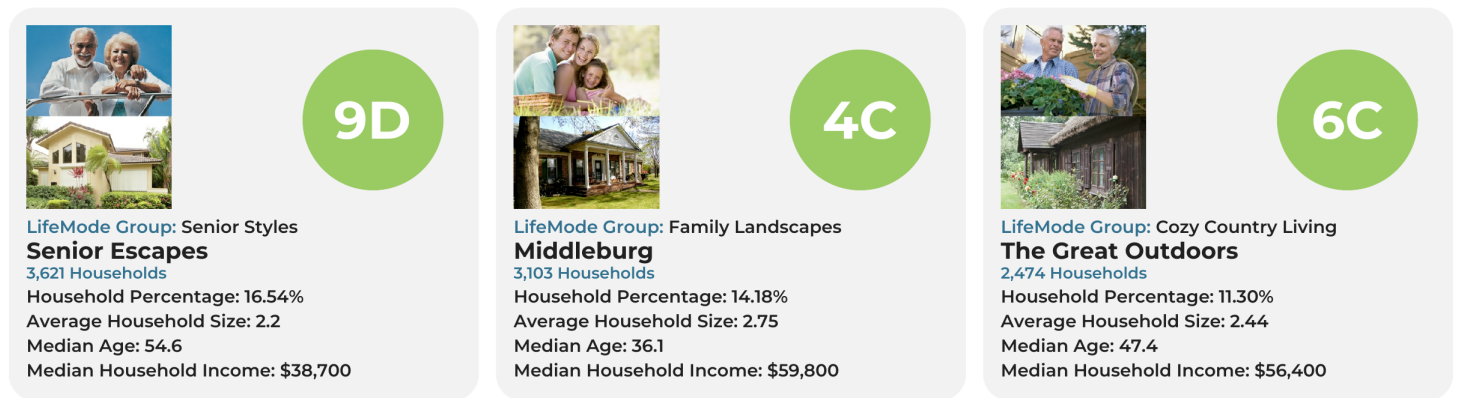
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

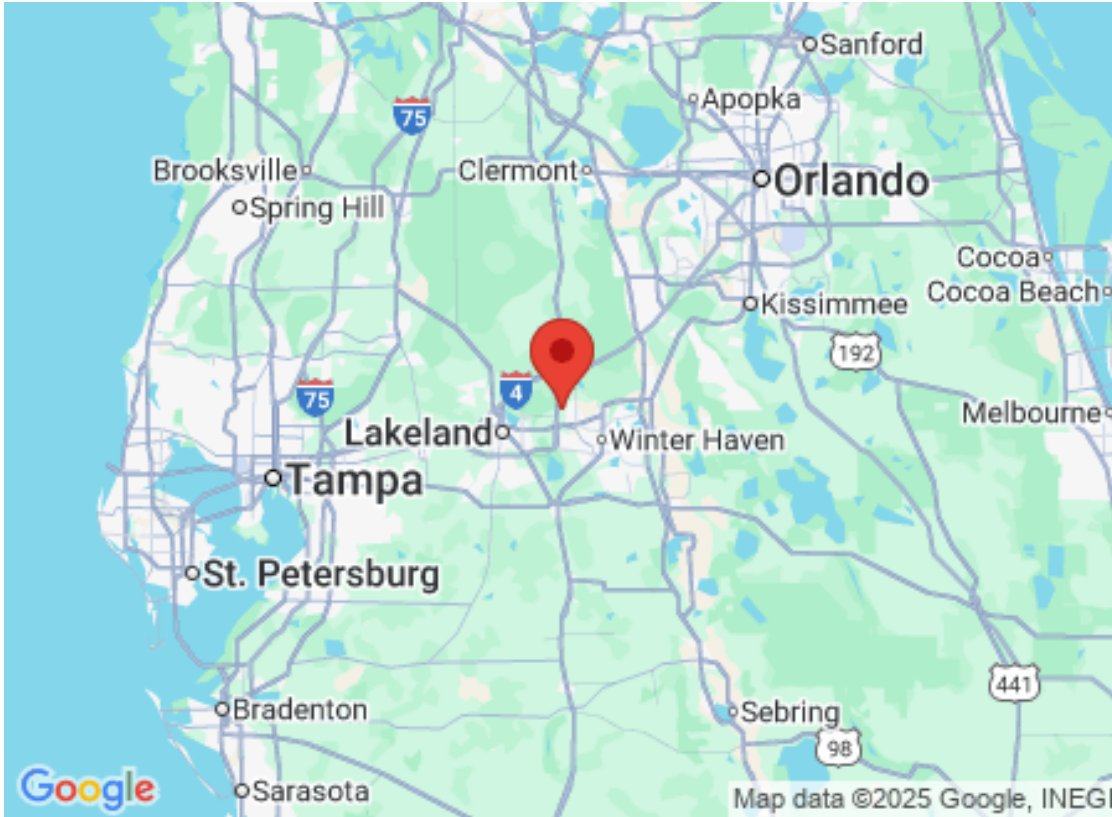
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| <a href="#">Segment 1A (Top Tier)</a>                   | <a href="#">Segment 8C (Bright Young Professionals)</a> |
| <a href="#">Segment 1B (Professional Pride)</a>         | <a href="#">Segment 8D (Downtown Melting Pot)</a>       |
| <a href="#">Segment 1C (Boomburbs)</a>                  | <a href="#">Segment 8E (Front Porches)</a>              |
| <a href="#">Segment 1D (Savvy Suburbanites)</a>         | <a href="#">Segment 8F (Old and Newcomers)</a>          |
| <a href="#">Segment 1E (Exurbanites)</a>                | <a href="#">Segment 8G (Hardscrabble Road)</a>          |
| <a href="#">Segment 2A (Urban Chic)</a>                 | <a href="#">Segment 9A (Silver &amp; Gold)</a>          |
| <a href="#">Segment 2B (Pleasantville)</a>              | <a href="#">Segment 9B (Golden Years)</a>               |
| <a href="#">Segment 2C (Pacific Heights)</a>            | <a href="#">Segment 9C (The Elders)</a>                 |
| <a href="#">Segment 2D (Enterprising Professionals)</a> | <a href="#">Segment 9D (Senior Escapes)</a>             |
| <a href="#">Segment 3A (Laptops and Lattes)</a>         | <a href="#">Segment 9E (Retirement Communities)</a>     |
| <a href="#">Segment 3B (Metro Renters)</a>              | <a href="#">Segment 9F (Social Security Set)</a>        |
| <a href="#">Segment 3C (Trendsetters)</a>               | <a href="#">Segment 10A (Southern Satellites)</a>       |
| <a href="#">Segment 4A (Soccer Moms)</a>                | <a href="#">Segment 10B (Rooted Rural)</a>              |
| <a href="#">Segment 4B (Home Improvement)</a>           | <a href="#">Segment 10C (Diners &amp; Miners)</a>       |
| <a href="#">Segment 4C (Middleburg)</a>                 | <a href="#">Segment 10D (Down the Road)</a>             |
| <a href="#">Segment 5A (Comfortable Empty Nesters)</a>  | <a href="#">Segment 10E (Rural Bypasses)</a>            |
| <a href="#">Segment 5B (In Style)</a>                   | <a href="#">Segment 11A (City Strivers)</a>             |
| <a href="#">Segment 5C (Parks and Rec)</a>              | <a href="#">Segment 11B (Young and Restless)</a>        |
| <a href="#">Segment 5D (Rustbelt Traditions)</a>        | <a href="#">Segment 11C (Metro Fusion)</a>              |
| <a href="#">Segment 5E (Midlife Constants)</a>          | <a href="#">Segment 11D (Set to Impress)</a>            |
| <a href="#">Segment 6A (Green Acres)</a>                | <a href="#">Segment 11E (City Commons)</a>              |
| <a href="#">Segment 6B (Salt of the Earth)</a>          | <a href="#">Segment 12A (Family Foundations)</a>        |
| <a href="#">Segment 6C (The Great Outdoors)</a>         | <a href="#">Segment 12B (Traditional Living)</a>        |
| <a href="#">Segment 6D (Prairie Living)</a>             | <a href="#">Segment 12C (Small Town Simplicity)</a>     |
| <a href="#">Segment 6E (Rural Resort Dwellers)</a>      | <a href="#">Segment 12D (Modest Income Homes)</a>       |
| <a href="#">Segment 6F (Heartland Communities)</a>      | <a href="#">Segment 13A (International Marketplace)</a> |
| <a href="#">Segment 7A (Up and Coming Families)</a>     | <a href="#">Segment 13B (Las Casas)</a>                 |
| <a href="#">Segment 7B (Urban Villages)</a>             | <a href="#">Segment 13C (NeWest Residents)</a>          |
| <a href="#">Segment 7C (American Dreamers)</a>          | <a href="#">Segment 13D (Fresh Ambitions)</a>           |
| <a href="#">Segment 7D (Barrios Urbanos)</a>            | <a href="#">Segment 13E (High Rise Renters)</a>         |
| <a href="#">Segment 7E (Valley Growers)</a>             | <a href="#">Segment 14A (Military Proximity)</a>        |
| <a href="#">Segment 7F (Southwestern Families)</a>      | <a href="#">Segment 14B (College Towns)</a>             |
| <a href="#">Segment 8A (City Lights)</a>                | <a href="#">Segment 14C (Dorms to Diplomas)</a>         |
| <a href="#">Segment 8B (Emerald City)</a>               | <a href="#">Segment 15 (Unclassified)</a>               |

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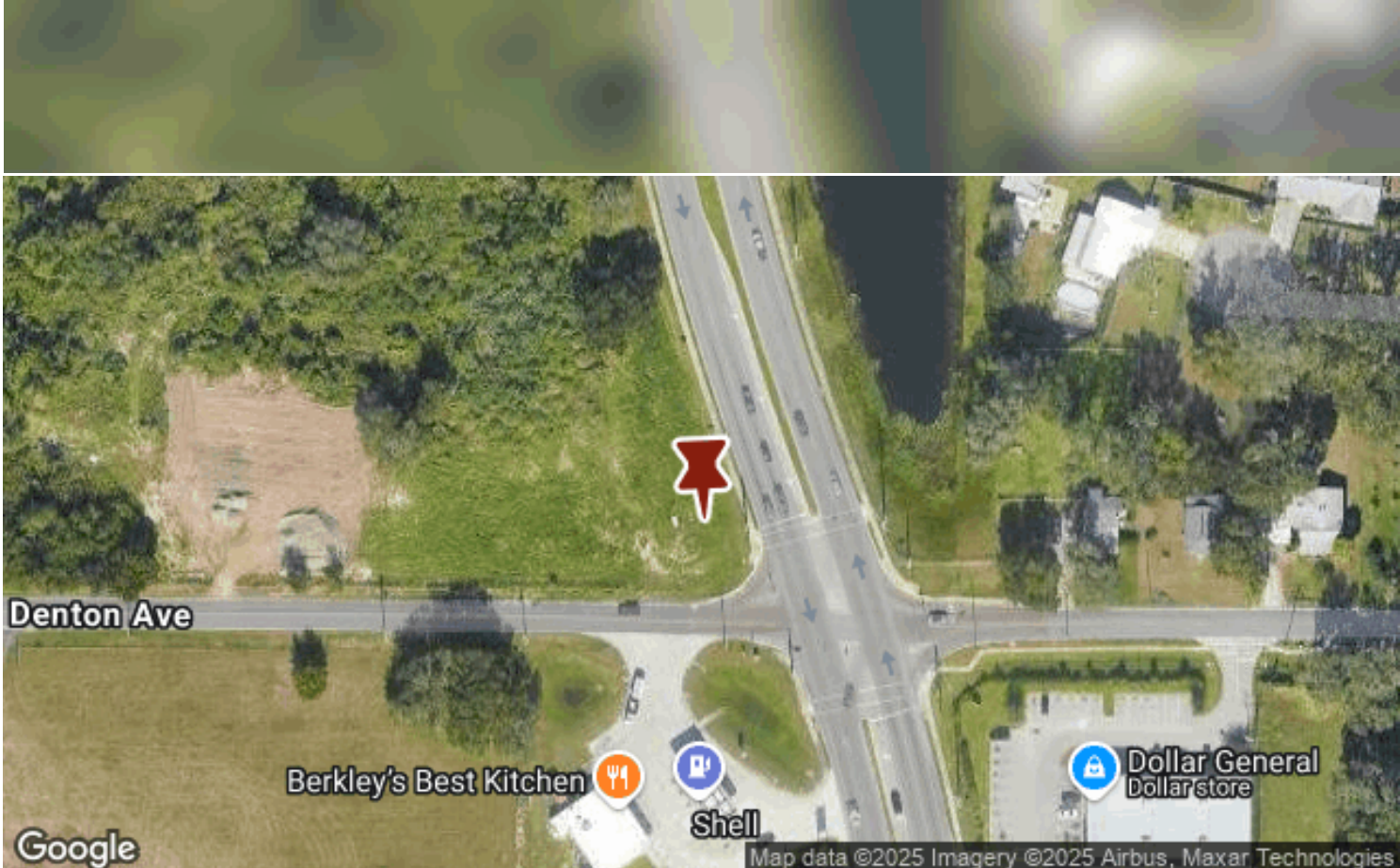
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# AREA LOCATION MAP



**HIGHLY VISIBLE INTERSECTION**  
BERKLEY ROAD, AUBURNDALE, FLORIDA, 33823

# AERIAL ANNOTATION MAP



# Highly Visible Intersection

Berkley Road, Auburndale, Florida, 33823

# STREET VIEW MAP



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# CONTACT



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