



Flexible Commercial Space. Built Around Your Business.

NOW LEASING

Now Leasing at 275 Berkley Road in Auburndale. This newly completed commercial building offers flexible gray-shell suites designed for professional offices, small medical and healthcare practices, service-oriented businesses, and select retail uses. With customizable layouts, ample onsite parking, excellent visibility, and convenient access to US 92, Polk Parkway, I-4, Lakeland, and Winter Haven, tenants have the opportunity to create a space built around the way their business works.

Address:

**295 S. Berkley Road,
Auburndale, FL 33823**

Each Office is Independently Owned and Operated



Flexible Spaces. Built Around Your Business.



Unit 1: approx. 1,583 SF | ideal for professional or medical use



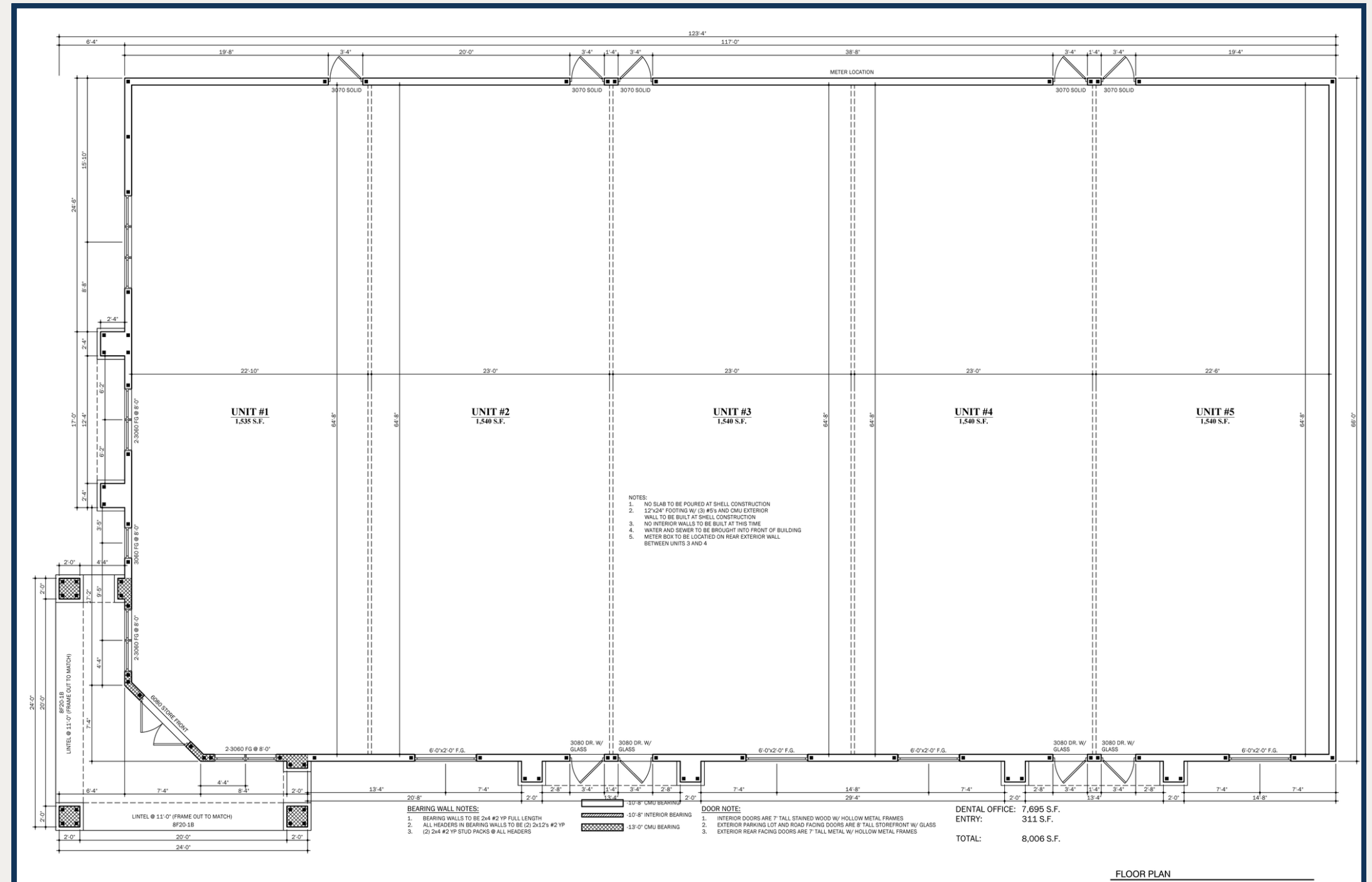
Individual entrances, ample parking, and ability to combine adjoining suites



Units 2–5: approx. 1,540 SF each | versatile gray shell suites



Customizable gray or vanilla shell delivery | terms subject to lease negotiation



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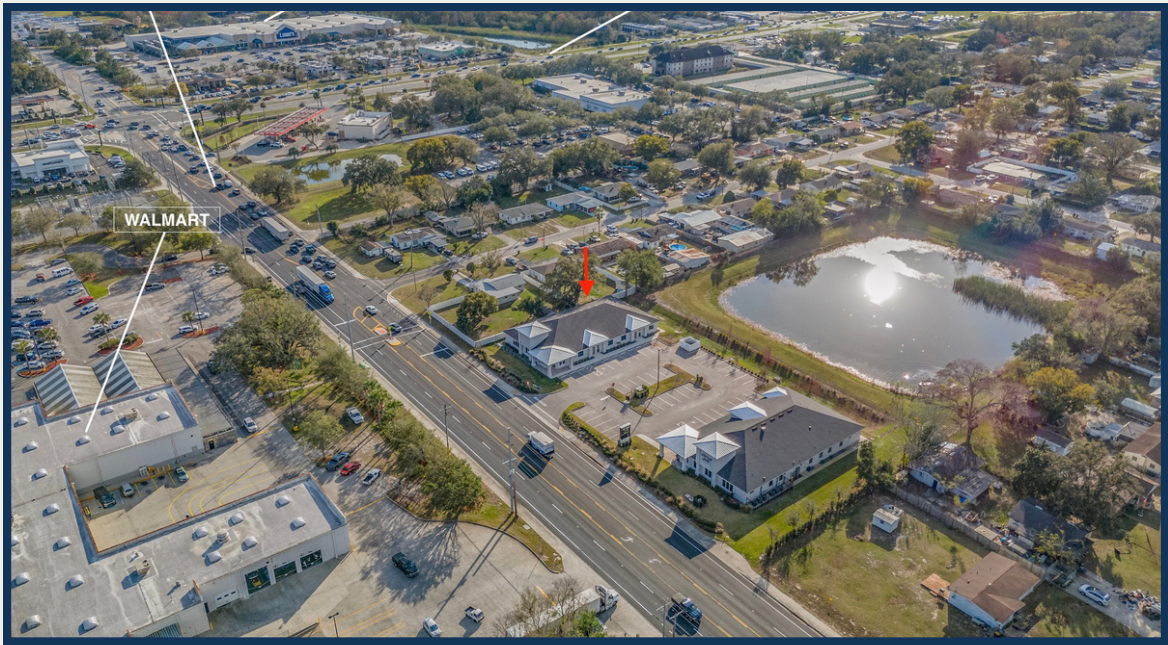
Location + Leasing Details

Rate Summary |
275 Berkley Rd, Auburndale, FL 33823

\$17.50/SF/YR Base Rent (Gray Shell) |
\$6.96/SF/YR OPEX/CAM |
\$24.46/SF/YR Total Asking Occupancy Rate |
Utilities Separate



Great location across from Walmart Supercenter



Near US92 and Polk County Parkway (570)



Grey Shell Condition



Grey Shell Condition

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SOUTH

655

S BERKLEY ROAD
(SR 655)

92

US HIGHWAY 92
(MAGNOLIA AVENUE)

42,700
VEHICLES PER DAY
(SR 655 TO HAVENDALE BOULEVARD)

22,900
VEHICLES PER DAY
(US 92 TO OLD DIXIE HIGHWAY)

2025 AADT | SOURCE: POLK TRANSPORTATION PLANNING ORGANIZATION

TRADE AREA

AUBURNDALE, FL 33823

POPULATION DENSITY

38,017

Auburndale, FL 33823

Source: 2025 ESRI (RPR®)

POPULATION DENSITY

People per Square Mile

5,000+

2,500 – 5,000

1,000 – 2,500

500 – 1,000

100 – 500

< 100

Source: 2025 ESRI (RPR®)

A growing community with strong market fundamentals and a diverse population base.

PEOPLE | OPPORTUNITY | GROWTH | AUBURNDALE, FL

TRADE AREA

AUBURNDALE, FL 33823

HOUSEHOLD INCOME

STRONG HOUSEHOLD INCOME BASE

A GROWING COMMUNITY WITH OPPORTUNITY

MEDIAN HOUSEHOLD INCOME

\$78,312

Auburndale, FL 33823

TOTAL POPULATION

38,017

Auburndale, FL 33823

MEDIAN AGE

42.0

Auburndale, FL 33823

Source: 2025/2029 ESRI (RPR®)

HOUSEHOLD INCOME DISTRIBUTION

Auburndale, FL 33823

< \$25K

11.2%

\$25K – \$50K

17.8%

\$50K – \$75K

20.3%

\$75K – \$100K

19.1%

\$100K – \$150K

17.9%

\$150K+

13.7%

SOLID INCOME LEVELS

SUPPORT A VARIETY OF PROFESSIONAL AND MEDICAL USES

GROWING COMMUNITY

A DIVERSE POPULATION WITH LONG-TERM POTENTIAL

PRIME MARKET

WELL-POSITIONED FOR BUSINESSES THAT SERVE A GROWING CUSTOMER BASE

PEOPLE | OPPORTUNITY | GROWTH | AUBURNDALE, FL

Source: 2025/2029 ESRI (RPR®)

TRADE AREA

AUBURNDALE, FL 33823

EMPLOYMENT & ECONOMICS

A Strong Local Economy for a Brighter Tomorrow

LABOR FORCE

17,968

People 16+ in the labor force (Auburndale, FL 33823)

Source: 2025/2029 Esri (RPR®)

EMPLOYED

17,415

People currently employed

Source: 2025/2029 Esri (RPR®)

UNEMPLOYED

553

People currently unemployed

Source: 2025/2029 Esri (RPR®)

UNEMPLOYMENT RATE

3.1%

Lower than the U.S. average (4.1%)

Source: 2025/2029 Esri (RPR®)

EMPLOYMENT BY INDUSTRY

Share of Employed Population (Auburndale, FL 33823)

Health Care & Social Assistance

18.9%

Retail Trade

12.5%

Manufacturing

10.8%

Educational Services

9.9%

Accommodation & Food Services

8.7%

Construction

7.8%

Professional, Scientific & Technical

6.9%

Other Services

24.5%

Source: 2025/2029 Esri (RPR®)

KEY TAKEAWAYS

STRONG LABOR FORCE

Nearly 18,000 people are in the labor force, supporting a diverse and growing economy.

LOW UNEMPLOYMENT

3.1% unemployment rate, below the national average (4.1%), indicating a stable and healthy job market.

DIVERSE INDUSTRY BASE

Employment spans healthcare, retail, manufacturing, education, hospitality, and more.

OPPORTUNITY FOR GROWTH

A stable workforce and expanding local economy make Auburndale an ideal location for businesses and medical practices.

AUBURNDALE, FL 33823 | LOCAL TALENT. LASTING OPPORTUNITY.

Source: 2025/2029 Esri (RPR®)

For More Information
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