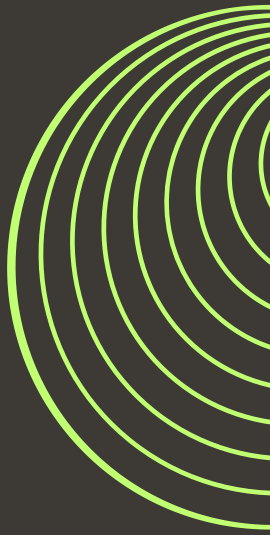




# 3629-B Havendale Blvd., Auburndale, FL 33823 FOR LEASE

## PROPERTY HIGHLIGHTS

- PRIME LOCATION
- 27,000 VPD
- 1,920 SF RETAIL
- AMPLE PARKING



**JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER**  
**100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801**

**PHONE: (863) 683-3425**

**JSTROLLO@RESBROADWAY.COM**

**3629-B Havendale Blvd., Auburndale, FL 33823**



**Property:** Discover an excellent leasing opportunity at 3692 Suite B Havendale Blvd, Auburndale, Florida. This 1,250 SF retail space is ideal for a variety of purposes, offering a prime location along the well-traveled Havendale Boulevard corridor. With great visibility and easy accessibility, this space provides a functional layout suited for professional offices, retail, or service-based businesses.

**Lease Price: \$19.00 NNN**



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**3629-B Havendale Blvd., Auburndale, FL 33823**

**Location:** Welcome to this prime retail space located at 3692 Havendale Blvd, Suite B, Auburndale, FL, is strategically located along one of the area's most well-traveled commercial corridors. Havendale Boulevard serves as a vital connector between Auburndale and Winter Haven, offering excellent visibility and high daily traffic counts. The property is surrounded by a mix of retail, dining, and professional businesses, making it an ideal location for companies looking to establish or expand in a growing market. With proximity to major roadways and residential neighborhoods, this location provides easy access for both customers and employees. Additionally, the area benefits from Auburndale's steady economic growth and increasing commercial development, ensuring a thriving business environment.



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**Area Information:** Located conveniently off I-4 between Tampa and Orlando, Auburndale has seen its fair share in economic growth and continues to flourish with small and large businesses alike. Centrally located in Polk County Auburndale is popular thanks to its location convenient to big city amenities and Florida's world-class theme park attractions, as well as plenty to do close to home with an abundance of parks, lakes, and trails.

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# Executive Summary

3629 Havendale Blvd, Auburndale, Florida, 33823  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.05221  
Longitude: -81.77160

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	5,988	34,394	81,379
2020 Population	6,448	38,765	94,452
2024 Population	6,752	41,238	101,726
2029 Population	7,168	43,820	109,349
2010-2020 Annual Rate	0.74%	1.20%	1.50%
2020-2024 Annual Rate	1.09%	1.47%	1.76%
2024-2029 Annual Rate	1.20%	1.22%	1.46%
2020 Male Population	49.2%	48.0%	47.9%
2020 Female Population	50.8%	52.0%	52.1%
2020 Median Age	39.4	40.4	41.1
2024 Male Population	49.9%	48.7%	48.6%
2024 Female Population	50.1%	51.3%	51.4%
2024 Median Age	40.1	40.8	41.5

In the identified area, the current year population is 101,726. In 2020, the Census count in the area was 94,452. The rate of change since 2020 was 1.76% annually. The five-year projection for the population in the area is 109,349 representing a change of 1.46% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 41.5, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	48.1%	54.7%	56.4%
2024 Black Alone	27.5%	23.1%	20.9%
2024 American Indian/Alaska Native Alone	0.9%	0.7%	0.6%
2024 Asian Alone	0.9%	1.5%	1.7%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	10.1%	8.1%	8.4%
2024 Two or More Races	12.3%	11.7%	11.9%
2024 Hispanic Origin (Any Race)	27.2%	23.3%	23.6%

Persons of Hispanic origin represent 23.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	41	54	63
2010 Households	2,242	13,450	31,449
2020 Households	2,415	15,153	36,286
2024 Households	2,493	16,127	38,973
2029 Households	2,640	17,067	41,753
2010-2020 Annual Rate	0.75%	1.20%	1.44%
2020-2024 Annual Rate	0.75%	1.48%	1.70%
2024-2029 Annual Rate	1.15%	1.14%	1.39%
2024 Average Household Size	2.67	2.54	2.59

The household count in this area has changed from 36,286 in 2020 to 38,973 in the current year, a change of 1.70% annually. The five-year projection of households is 41,753, a change of 1.39% annually from the current year total. Average household size is currently 2.59, compared to 2.58 in the year 2020. The number of families in the current year is 25,448 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	21.8%	32.7%	31.8%
<b>Median Household Income</b>			
2024 Median Household Income	\$37,486	\$50,445	\$56,020
2029 Median Household Income	\$49,122	\$62,046	\$70,940
2024-2029 Annual Rate	5.56%	4.23%	4.84%
<b>Average Household Income</b>			
2024 Average Household Income	\$57,461	\$71,328	\$77,347
2029 Average Household Income	\$69,817	\$85,795	\$92,373
2024-2029 Annual Rate	3.97%	3.76%	3.61%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$21,304	\$27,909	\$29,862
2029 Per Capita Income	\$25,804	\$33,419	\$35,536
2024-2029 Annual Rate	3.91%	3.67%	3.54%
<b>GINI Index</b>			
2024 Gini Index	46.4	44.3	43.1

### Households by Income

Current median household income is \$56,020 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$70,940 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$77,347 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$92,373 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,862 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,536 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	115	76	79
2010 Total Housing Units	2,642	15,945	36,531
2010 Owner Occupied Housing Units	1,331	8,253	20,942
2010 Renter Occupied Housing Units	911	5,198	10,506
2010 Vacant Housing Units	400	2,495	5,082
2020 Total Housing Units	2,686	17,011	40,104
2020 Owner Occupied Housing Units	1,317	8,714	23,179
2020 Renter Occupied Housing Units	1,098	6,439	13,107
2020 Vacant Housing Units	284	1,764	3,988
2024 Total Housing Units	2,740	17,820	42,691
2024 Owner Occupied Housing Units	1,396	9,773	26,016
2024 Renter Occupied Housing Units	1,097	6,354	12,957
2024 Vacant Housing Units	247	1,693	3,718
2029 Total Housing Units	2,915	18,912	45,714
2029 Owner Occupied Housing Units	1,579	11,004	29,269
2029 Renter Occupied Housing Units	1,061	6,063	12,484
2029 Vacant Housing Units	275	1,845	3,961

### Socioeconomic Status Index

2024 Socioeconomic Status Index	37.4	40.9	43.6
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Currently, 60.9% of the 42,691 housing units in the area are owner occupied; 30.4%, renter occupied; and 8.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 40,104 housing units in the area and 9.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.48%. Median home value in the area is \$284,944, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.45% annually to \$354,324.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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## RETAIL MAP



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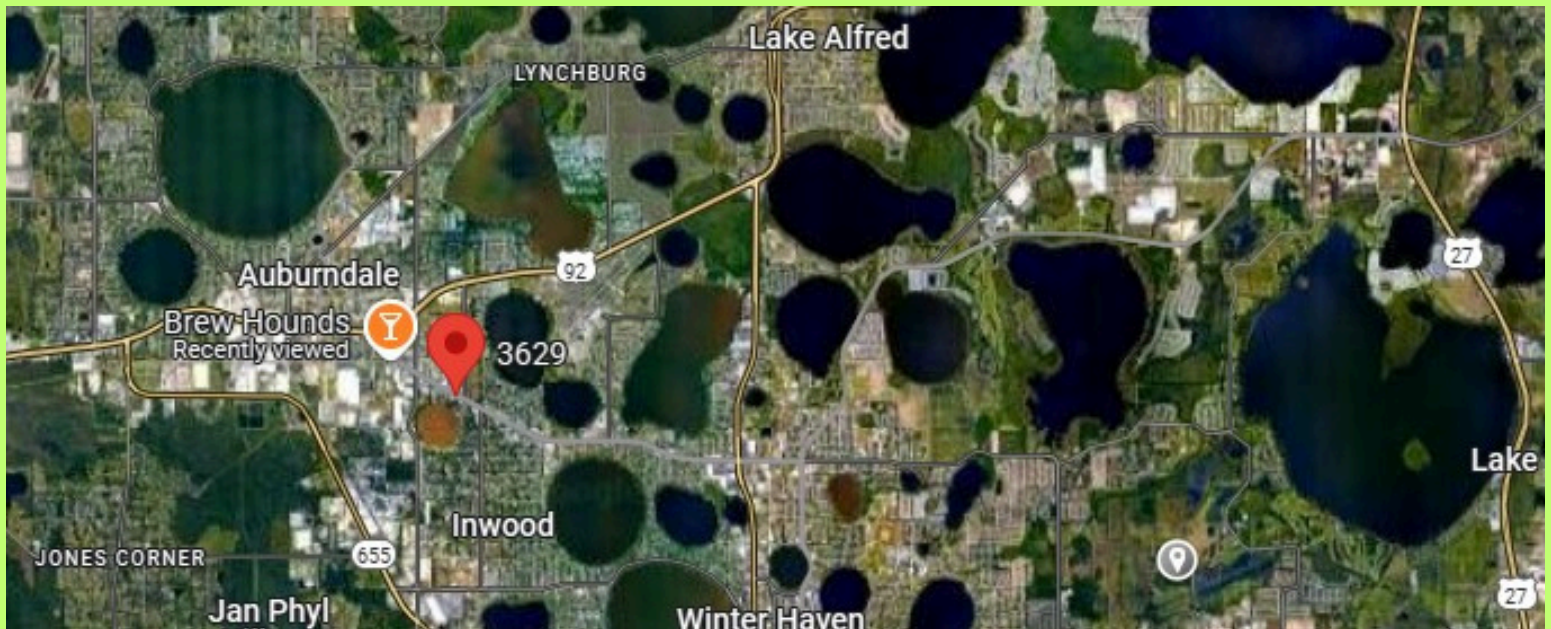
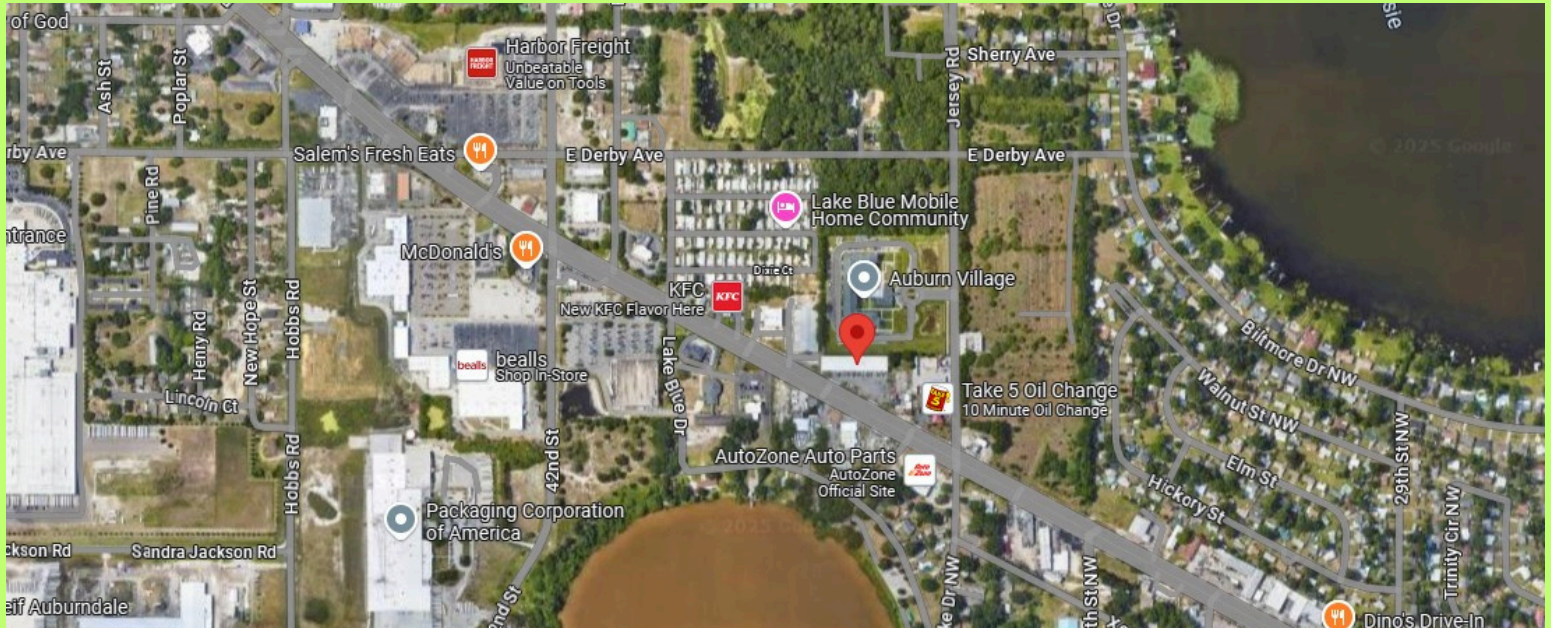
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## MAPS



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## Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

## LAKELAND RANKINGS

- **#1 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

## LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**