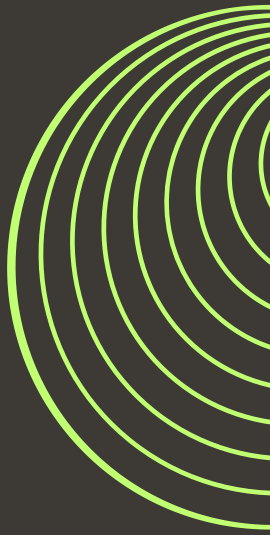




# 3629 Havendale Blvd., Auburndale, FL 33823 FOR LEASE

## PROPERTY HIGHLIGHTS

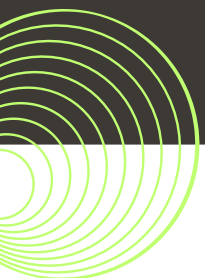
- PRIME LOCATION
- 27,000 VPD
- 1,920 & 2,560 SF RETAIL AVAILABLE
- AMPLE PARKING



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

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

**JSTROLLO@RESBROADWAY.COM**



# 3629 Havendale Blvd., Auburndale, FL 33823



Unlock a prime leasing opportunity at 3629 Havendale Blvd, Auburndale, Florida, located in a high-visibility corridor between Auburndale and Winter Haven. This well-positioned retail center offers flexible suite options to suit a variety of business needs.

Suite B provides 1,250 SF of adaptable retail space—perfect for professional offices, boutique retail, or service-based operations. Additionally, Suites C & D, totaling 2,560 SF, will be available on June 1st and is currently configured as a dance studio. These suites feature an expansive open layout that can easily be tailored for showroom use, specialty retail, or fitness and wellness concepts.

With excellent signage, easy accessibility, and high daily traffic counts along Havendale Boulevard, this site offers unmatched visibility in one of the area's most active commercial corridors. Take advantage of the steady foot traffic and strong local demographics that make this a smart location to grow your business.

**Lease Price: \$19.00 NNN**

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



**Location:** Welcome to this prime retail space located at 3692 Havendale Blvd, Suite B & Suite C & D, in 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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**3629 Havendale Blvd., Auburndale, FL 33823**



**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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# 3629 HAVENDALE BLVD., AUBURNDALE, FL 33823



Suite 3629 C & D



Suite 3629 B

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

**Floor Plan Suite B**



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**3629 Havendale Blvd., Auburndale, FL 33823**  
**Floor Plan Suite C & D**



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# 3629-B HAVENDALE BLVD., AUBURNDALE, FL 33823

## RETAIL MAP



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

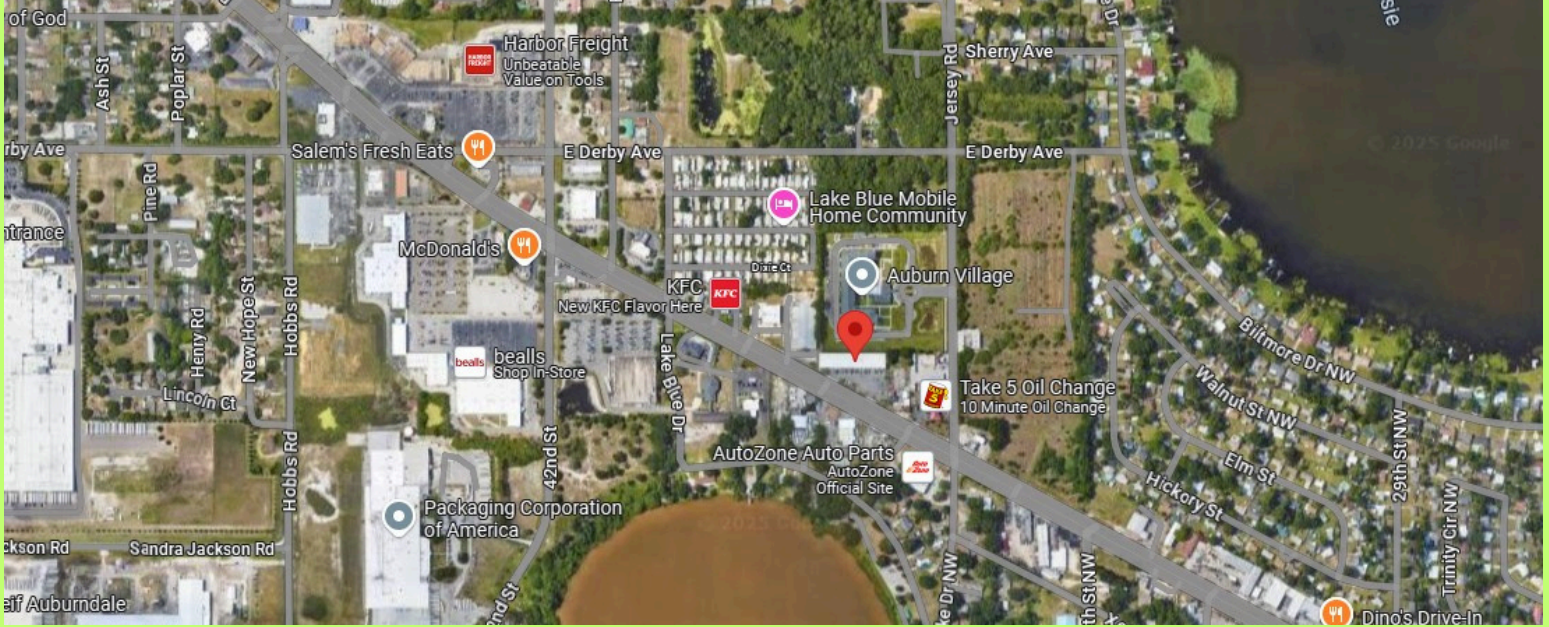
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# 3629-B HAVENDALE BLVD., AUBURNDALE, FL 33823

## 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**