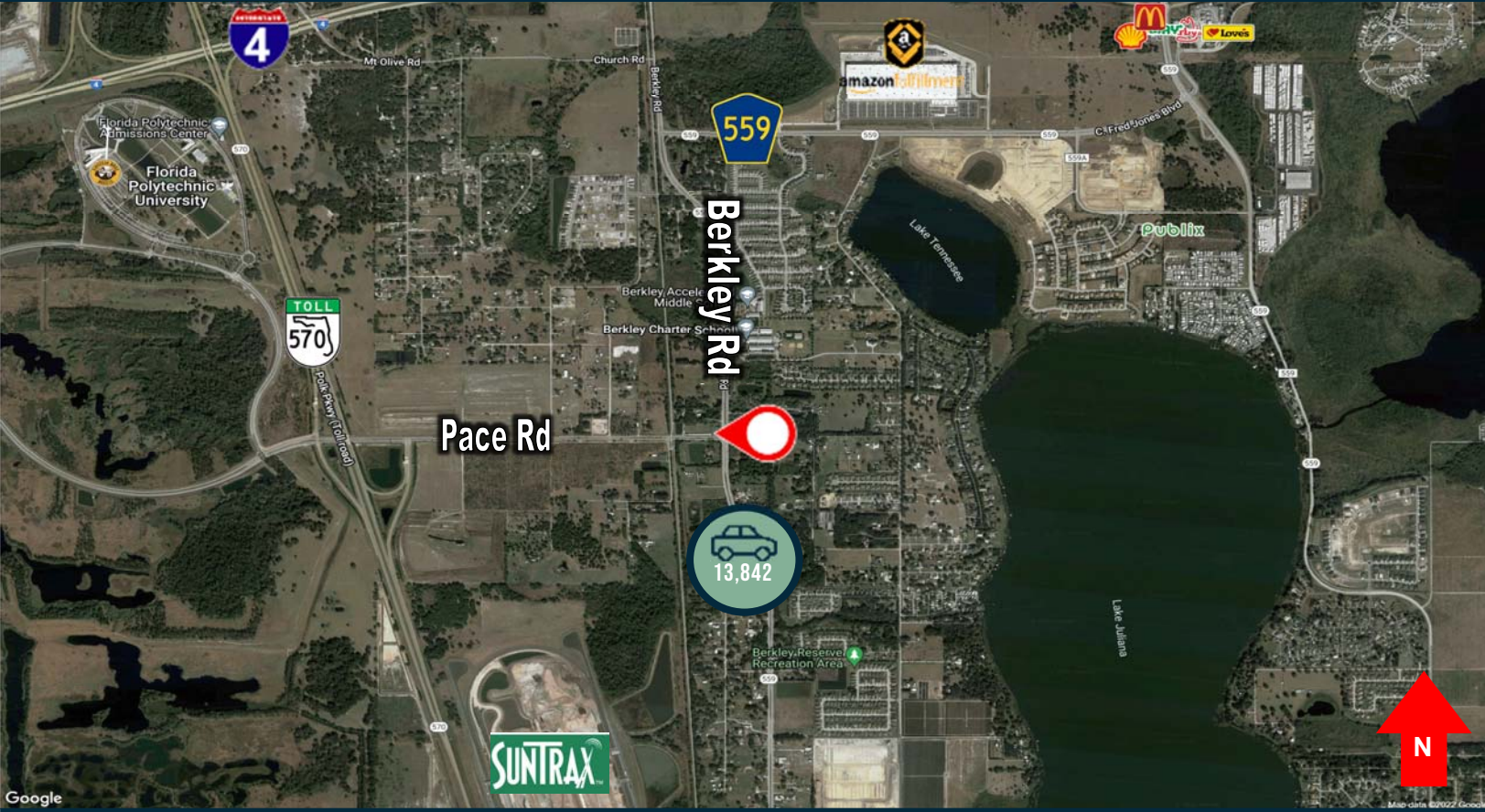




BTS/GROUND LEASE/SPACE LEASE

4.63 ACRES

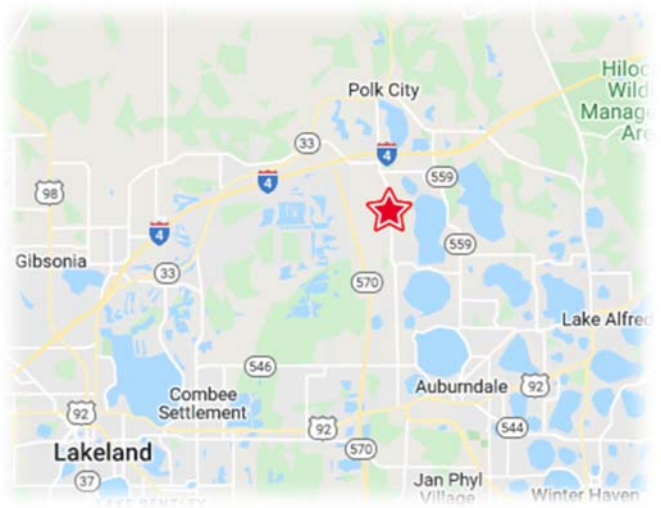
4960 BERKLEY RD AT PACE RD | AUBURNDALE, FL



Property Highlights

- ◆ 4.63 acres at lighted signal
- ◆ Convenient location only 1 mile to Polk Pkwy and 3 miles from Florida Polytechnic University with 1,500 enrolled students
- ◆ Easy access to Exit #41 on I-4 to the Polk Pkwy via Pace Road
- ◆ SunTrax is a large-scale, cutting edge facility being developed by the FDOT for testing of emerging transportation technologies in safe and controlled environments.
- ◆ Fastest growing affluent region of Polk County
- ◆ Ideal site for restaurant, retail, gas

	1 Mile	3 Miles	5 Miles
Population	2,686	13,494	32,373
Average HH Income:	\$60,544	\$63,527	\$64,610
Daytime Population:	510	2,539	6,767



CONTACT

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