



THE MAHONEY GROUP INC.

Commercial Real Estate Services

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Auburndale's Bridgeview Plaza



Lease rate:
\$14.00/SF for A/C Office, NNN
\$10.00/SF for non A/C Space, NNN

**Property Located at
904-910 Magnolia Ave
Auburndale, FL 33823**

- ◆ On US 92 E in high commercial corridor serving Auburndale, Lakeland, and Winter Haven--Prime visibility and signage.
- ◆ Total building size: 12,900 SF
- ◆ Available space: 1,200 SF front office/retail plus 2,100 SF contiguous clear-span warehouse with 1 O/H door and double doors.
- ◆ Concrete block building with complete renovation Winter 2017
- ◆ Ample Parking



PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Example store frontage post-remodel!

**For further information please contact Maria Mahoney
863-619-6740**

**3825 South Florida Ave. Suite 5
Lakeland, FL 33813
www.mahoneygroupinc.com**



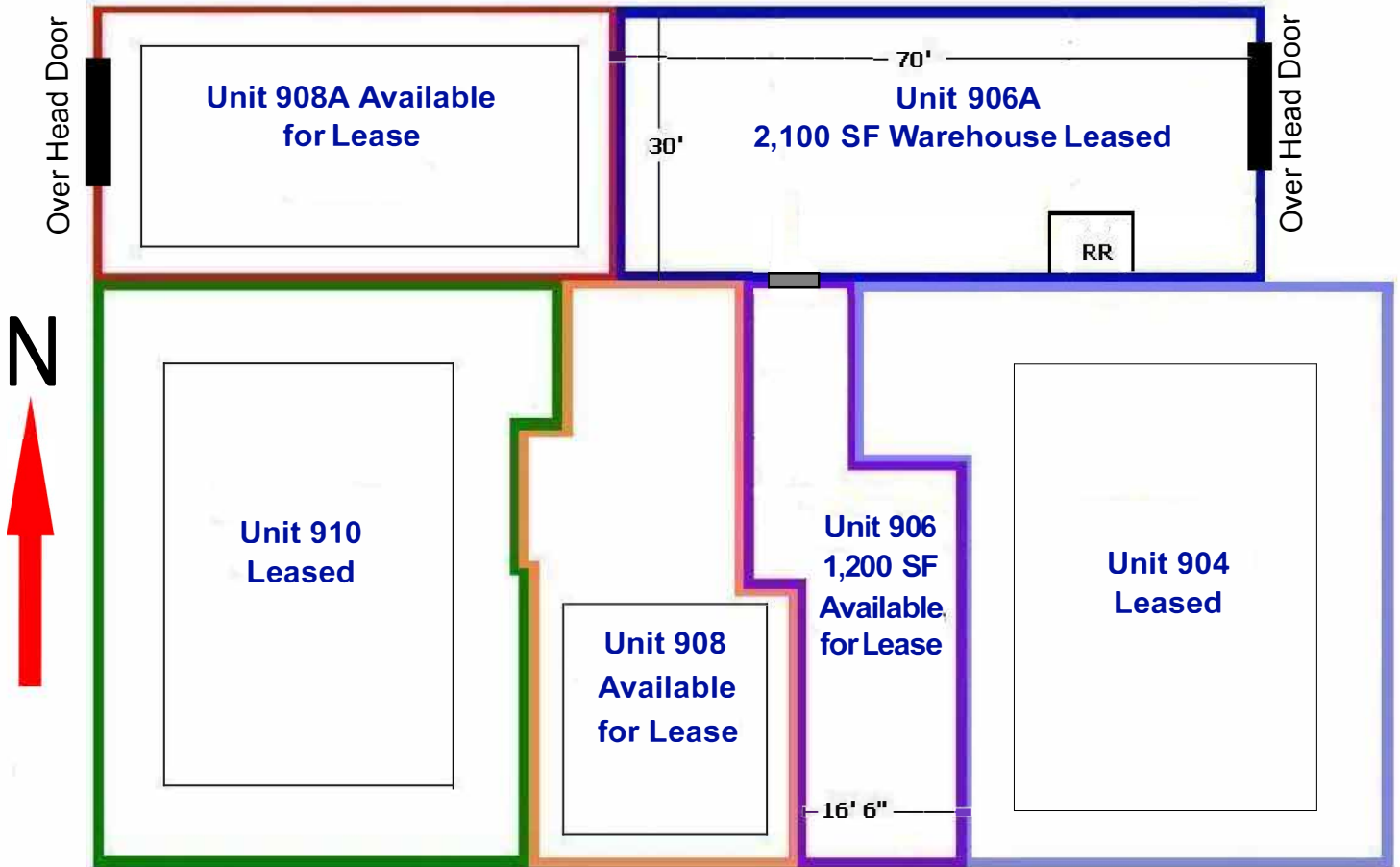
BRIDGEVIEW PLAZA RETAIL/OFFICE + WAREHOUSE FOR LEASE

Property Identification	BRIDGEVIEW PLAZA
Property Address	904-910 Magnolia Avenue, Auburndale, FL 33823
Property Location	Parallel to US 92 at the foothill of the RR overpass just before Main Street and Downtown Auburndale
Type Property	Retail/Office Commercial building with canopied sidewalk and large sign boxes for all suites.
Available Space	1,200 SF Retail/Office air conditioned suite – glass storefront – open floor plan for build-out to tenant specifications – 2 RR. This space connects to the warehouse. 2,100 SF Warehouse: 70’x30’ – CB – O/H door and side double doors – 12’ eaves – RR.
Parking	Non-exclusive parking for all tenants
Zoning	Highway Commercial – City of Auburndale
Utilities	TECO Electric – Municipal water and sewer, City of Auburndale
Base Lease Rate	Front Office/Retail: \$14.00/SF, NNN - Warehouse: \$10.00/SF, NNN
Comments	This center offers excellent visibility and access for a variety of businesses from retail to office.
Contact	Maria Mahoney, Florida Licensed R.E. Broker at 863-619-6740

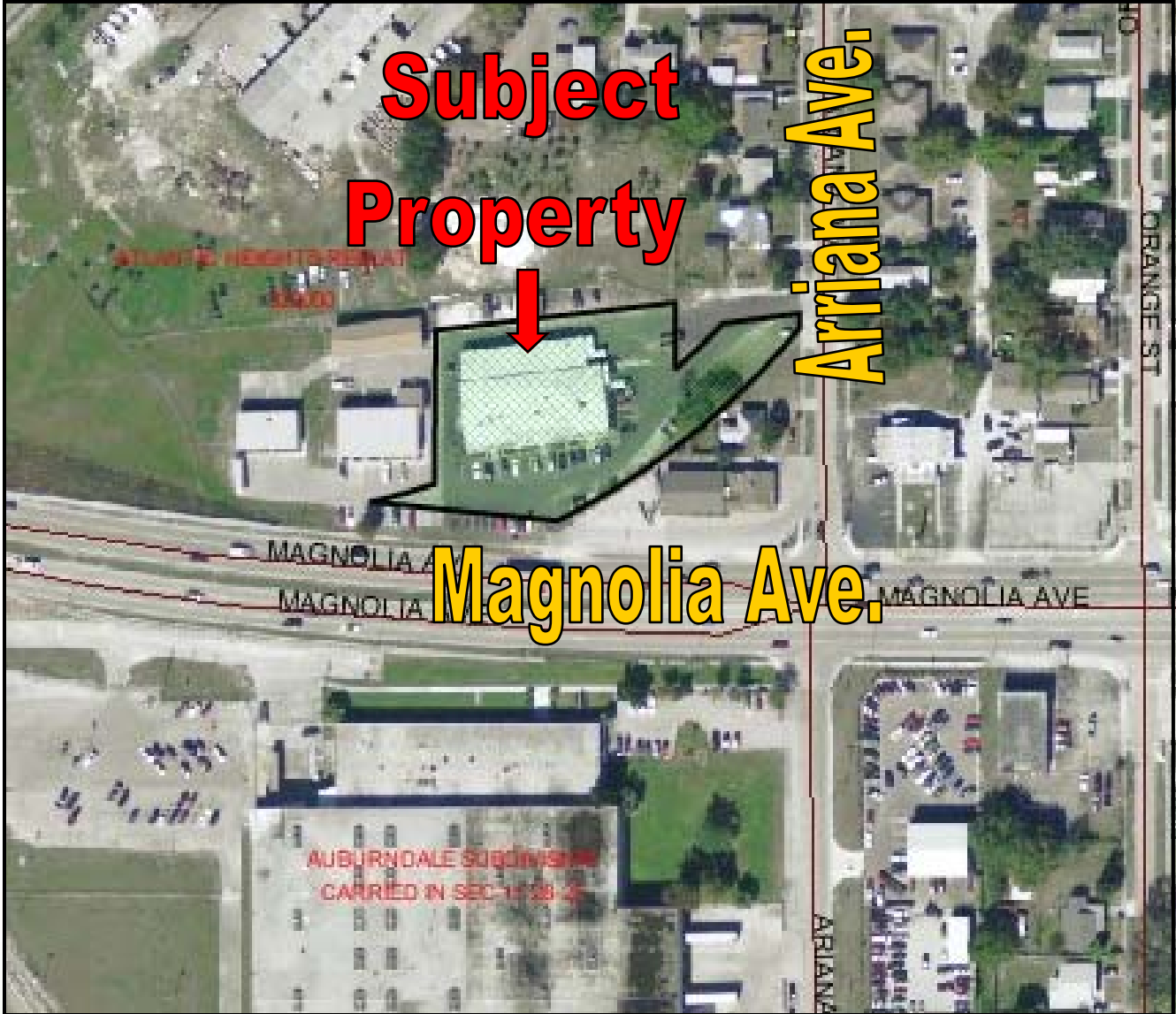
PROPERTY PHOTOS



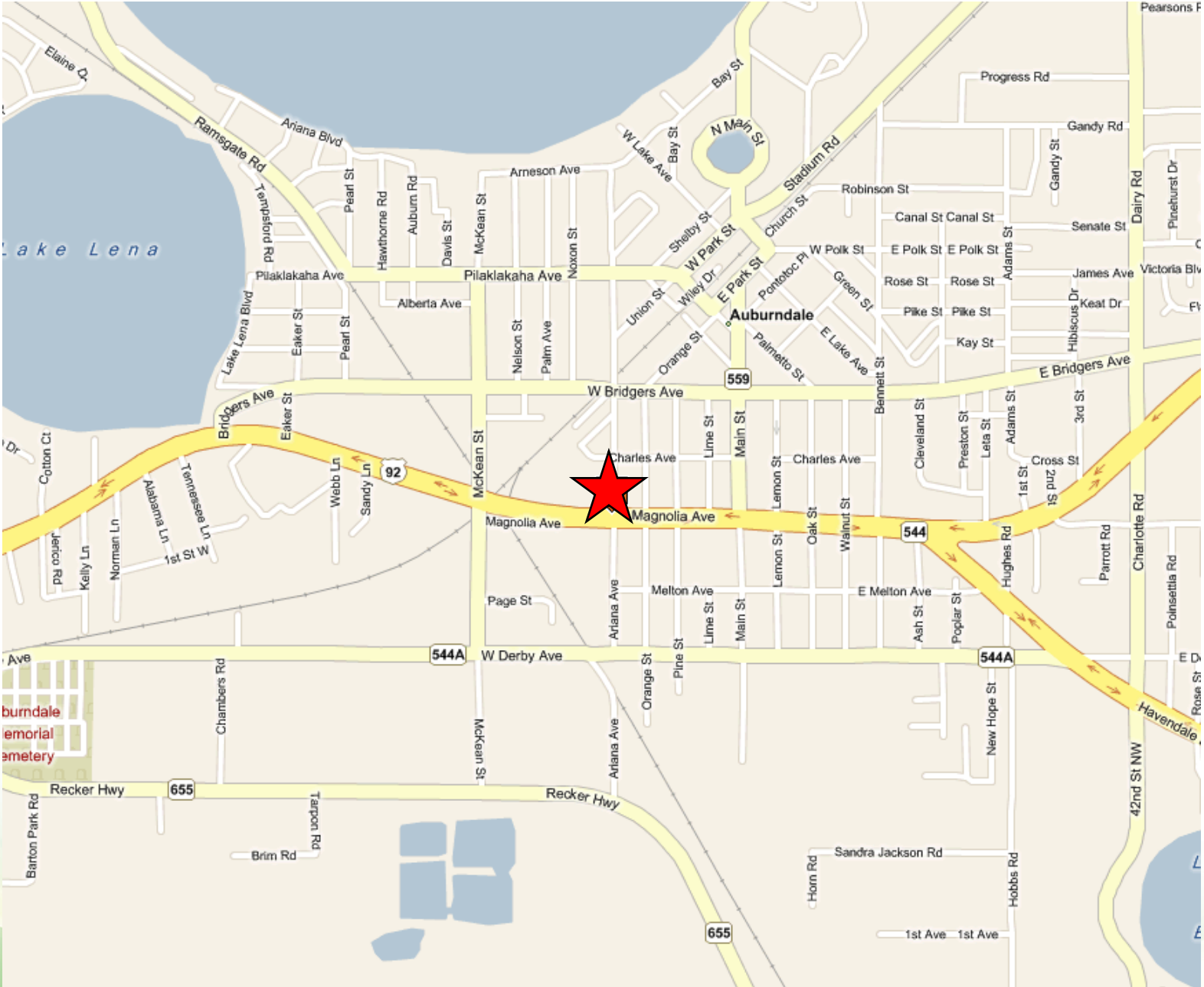
Bridgeview Plaza
904B Magnolia Avenue
Auburndale, FL 33823



12,900 SF Commercial Building
904 – 910 Magnolia Ave. Auburndale, FL 33823



12,900 SF Commercial Building
904 – 910 Magnolia Ave. Auburndale, FL 33823



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