

56,000 SF
Neighborhood
Center

SHOPPES AT LAKE JULIANA

SWQ of County Rd 559 and William Van Fleet Rd, Auburndale, FL 33868

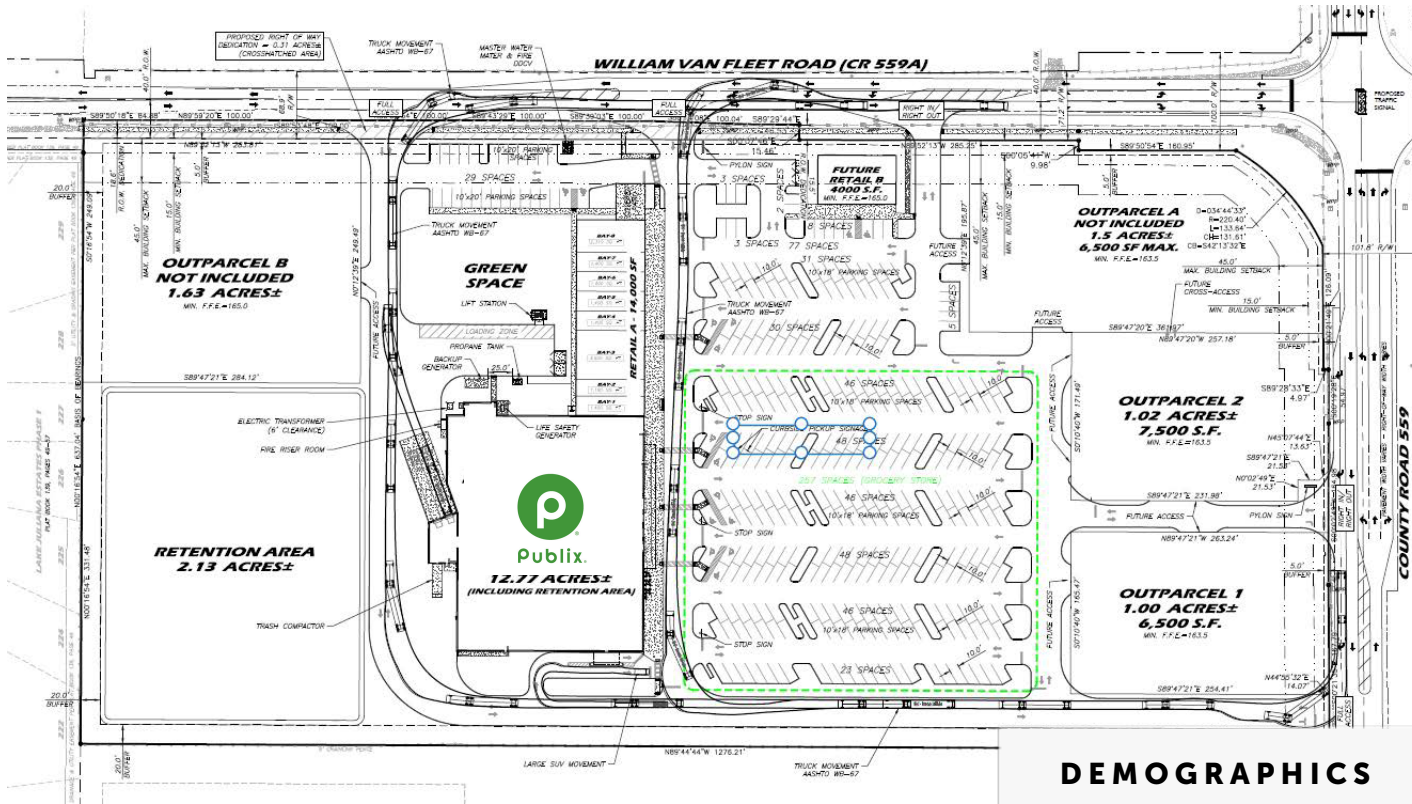


PROPERTY HIGHLIGHTS:

- Proposed **56,000 square foot** neighborhood center anchored by **Publix**.
- Positioned to conveniently serve residents of the Berkley Road corridor, the CR 559 corridor, Lake Alfred and Polk City
- Housing Growth:** 2,000+ new homes
- Convenient Location:** 20 minutes from Disney & 5 minutes from Florida Polytechnic University
- Major Roads:** County Rd 559: 9,300 \pm AADT, SR 400 (I-4): 16,200 \pm AADT

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	5 Mile	10 Mile	15 Mile
DEMOGRAPHICS			
Total Population	27,892	157,647	492,871
Households	9,884	61,498	188,295
Median HH Income	\$65,048	\$49,481	\$53,000

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