

206 PK ARIANNA APTS

206 Pilaklakaha Ave, Auburndale, Florida 33823



COMMERCIAL

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Property Info & Disclaimer

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Property Description

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Property Photos

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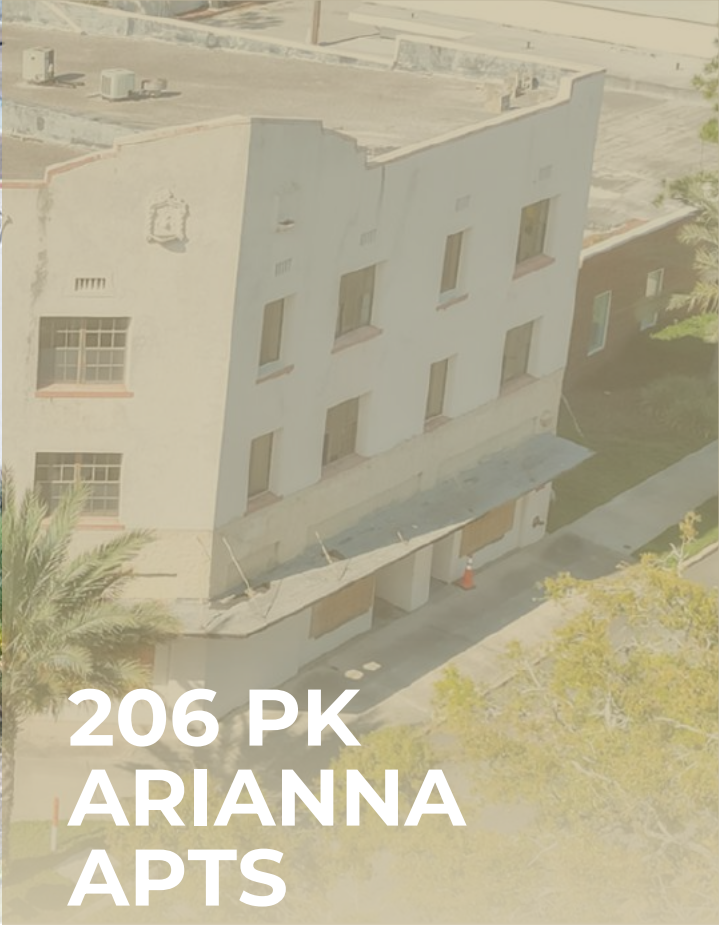
Demographic Analysis

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Aerial & Location Report

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PROPERTY INFORMATION

PURCHASE PRICE
\$1,190,000.00

PROPERTY ADDRESS
206 Pilaklakaha Ave
Auburndale, Florida 33823

PROPERTY SIZE
21,236 Sq. Ft.

LAND SIZE
0.58 Acres

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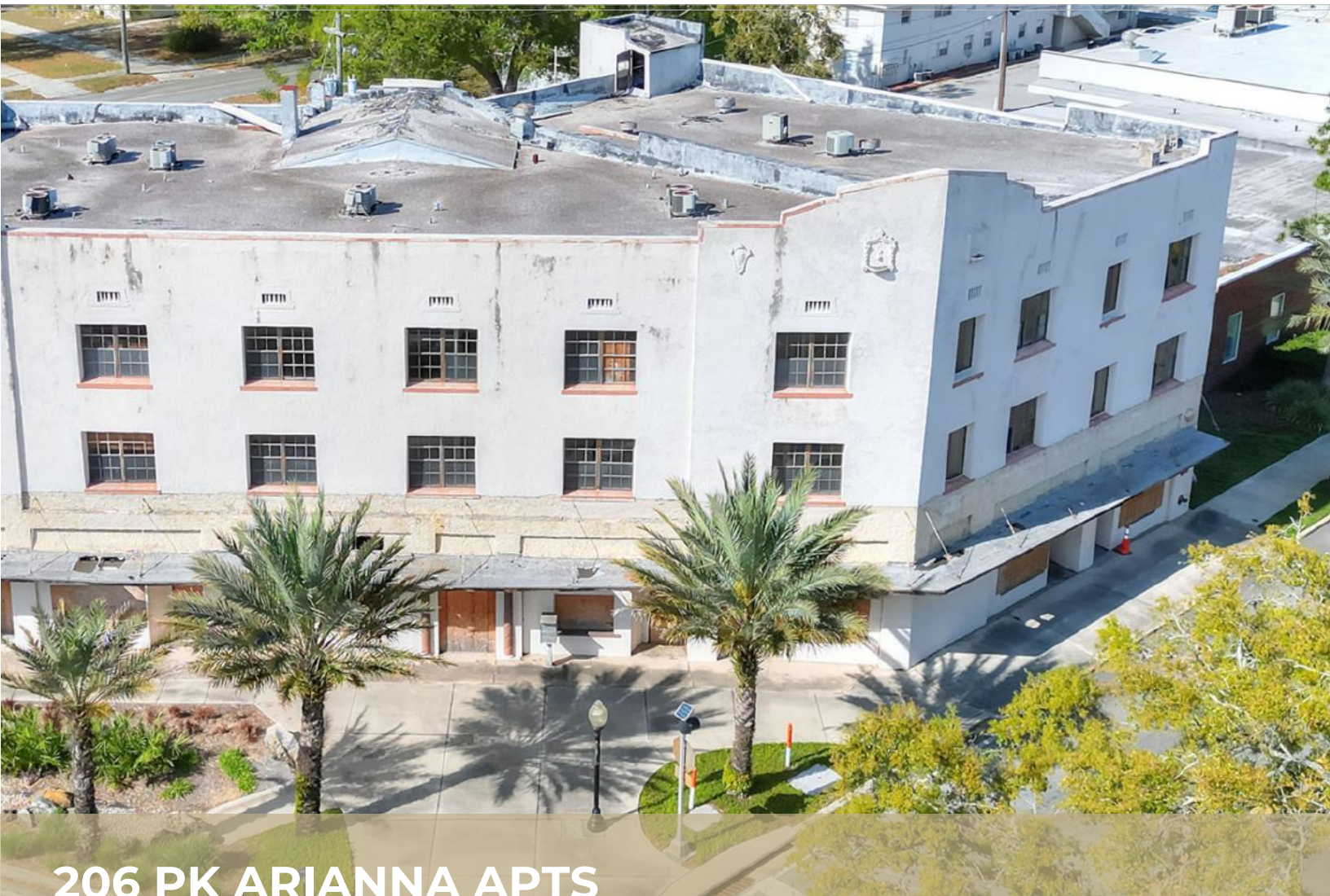
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PROPERTY OVERVIEW

A premier mixed-use investment opportunity at 206 PK Arianna Apts, a substantial 21,236 SF multifamily and commercial property located in the heart of Auburndale, FL a city poised for sustained economic and population growth. This two-story asset features 17 residential units on the upper floor and 4 commercial storefronts on the ground level, all at various stages of renovation after years of non-use, offering an ideal value-add scenario for investors with vision.

Strategically situated with excellent access to major highways including US-92 and the Polk Parkway, the property benefits from its proximity to key amenities such as schools, public parks, local businesses, and downtown Auburndale.



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PROPERTY DETAILS

Discover a premier mixed-use investment opportunity at **206 PK Arianna Apts**, a substantial **21,236 SF multifamily and commercial property** located in the heart of **Auburndale, FL**—a city poised for sustained economic and population growth. This two-story asset features **17 residential units on the upper floor** and **4 commercial storefronts on the ground level**, all at various stages of renovation after years of non-use, offering an ideal value-add scenario for investors with vision.

Strategically situated with **excellent access to major highways including US-92 and the Polk Parkway**, the property benefits from its proximity to key amenities such as schools, public parks, local businesses, and downtown Auburndale. The location supports both strong residential demand and retail viability, making it a unique dual-stream income property.

As Auburndale continues to attract new development and infrastructure improvements, this property offers significant **upside potential through renovation, lease-up, and long-term appreciation**. Whether you're seeking to reposition a mixed-use asset or expand your multifamily portfolio in one of Central Florida's fastest-growing submarkets, this is an opportunity you don't want to miss.

Secure your place in a thriving market—**206 PK Arianna Apts** stands ready to deliver both immediate value and long-term returns.

PROPERTY PHOTOS



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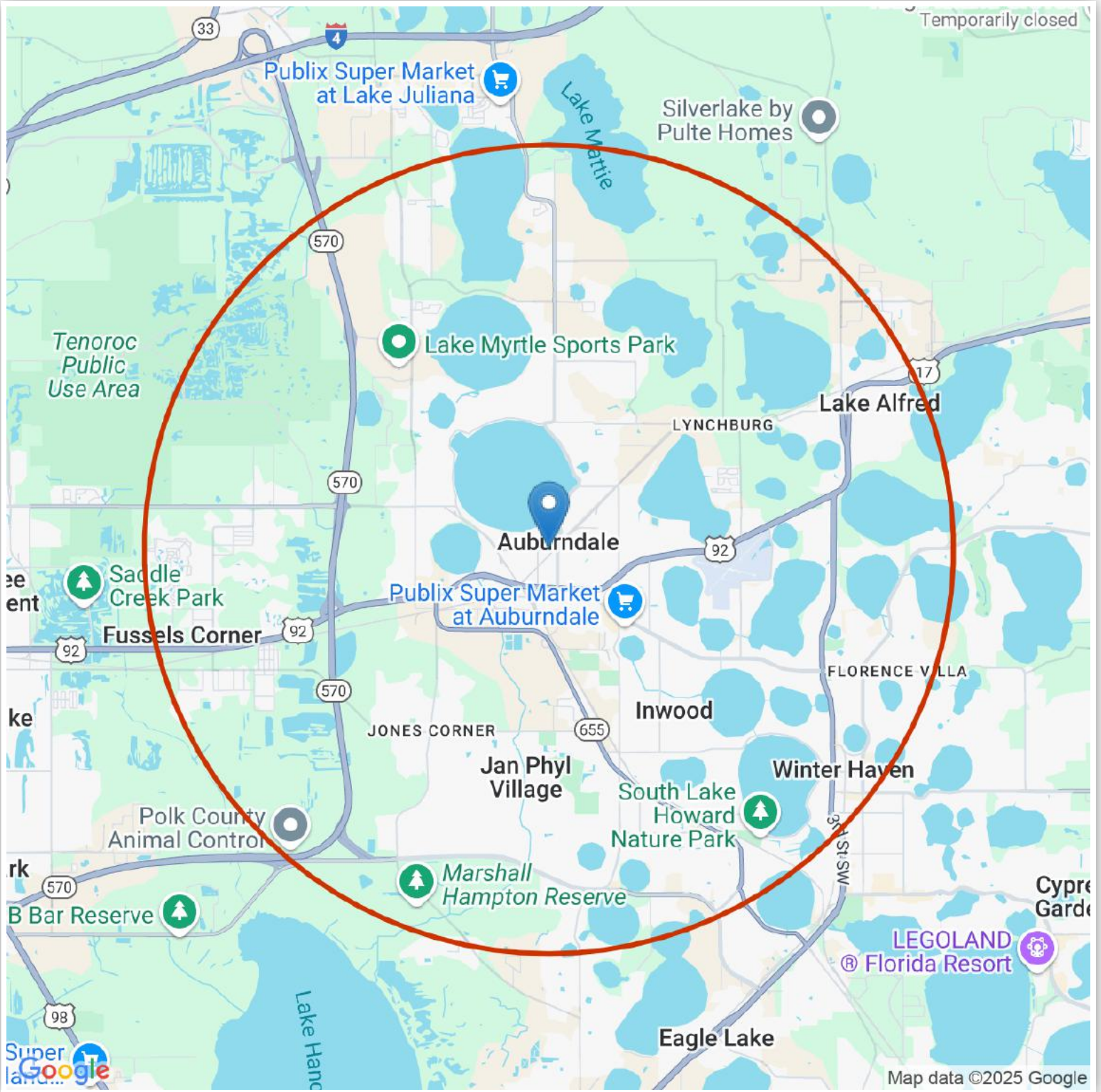
PROPERTY PHOTOS



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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

85,830
Population

42.3 Median Age

2.55
Average Household Size

30,539
Total Households

EDUCATION

7.7%
No High School Diploma

5.74%
High School Graduate

17.76%
Some College

13.02%
Bachelor's/ Grad

BUSINESS

2,874
Total Businesses

41,048
Total Employees

EMPLOYMENT

1,634
Manufacturing Employees

5,810
Retail Trade Employees

1,943
Eating & Drinking Employees

1,315
Finance/Ins/Real Estate Emp

4.6% Unemployment Rate

INCOME

\$56,102
Median Household Income

\$30,284
Per Capita Income

\$154,331
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.38%) ■
The smallest group : \$200,000+ (4.09%) ■

Indicator	Value(%)	
< \$15,000	11.91	■
\$15,000 - \$24,999	10.11	■
\$25,000 - \$34,999	11.21	■
\$35,000 - \$49,999	12.09	■
\$50,000 - \$74,999	14.81	■
\$75,000 - \$99,999	12.29	■
\$100,000 - \$149,999	17.38	■
\$150,000 - \$199,999	6.13	■
\$200,000+	4.09	■



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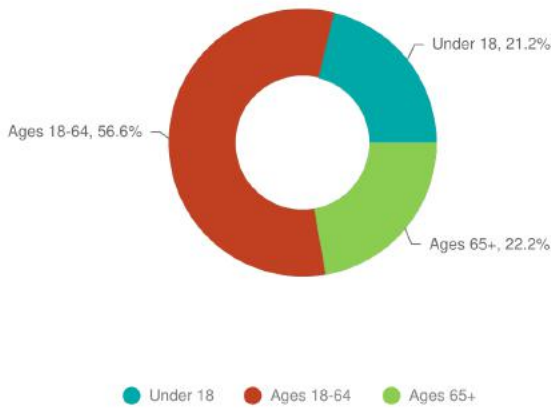
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

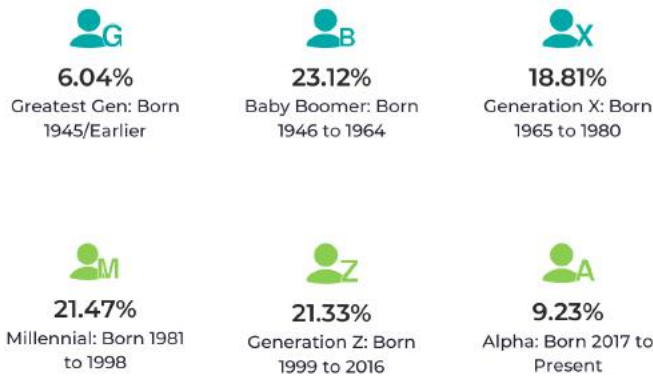
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

85,830 Population	33,413 Households	42.3 Median Age
2.55 Avg Size Household	\$56,102 Median Household Income	\$274,084 Median Home Value
64 Wealth Index	82 Housing Affordability	73.9 Diversity Index

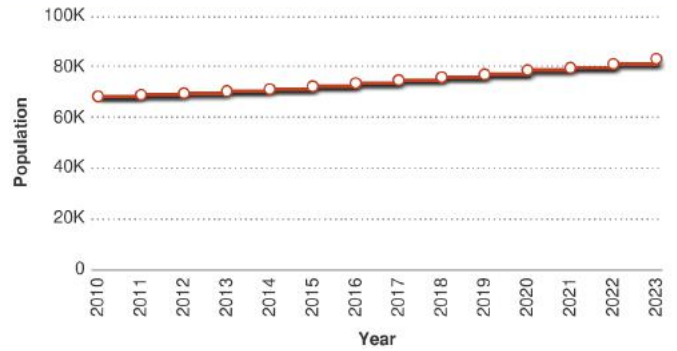
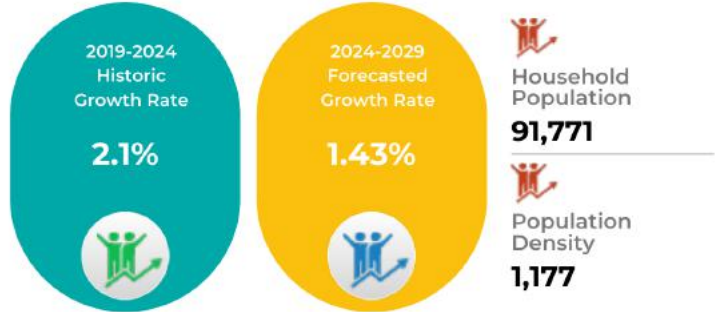
POPULATION BY AGE



POPULATION BY GENERATION



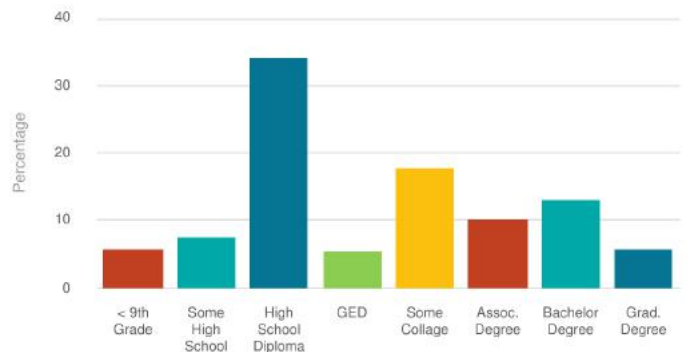
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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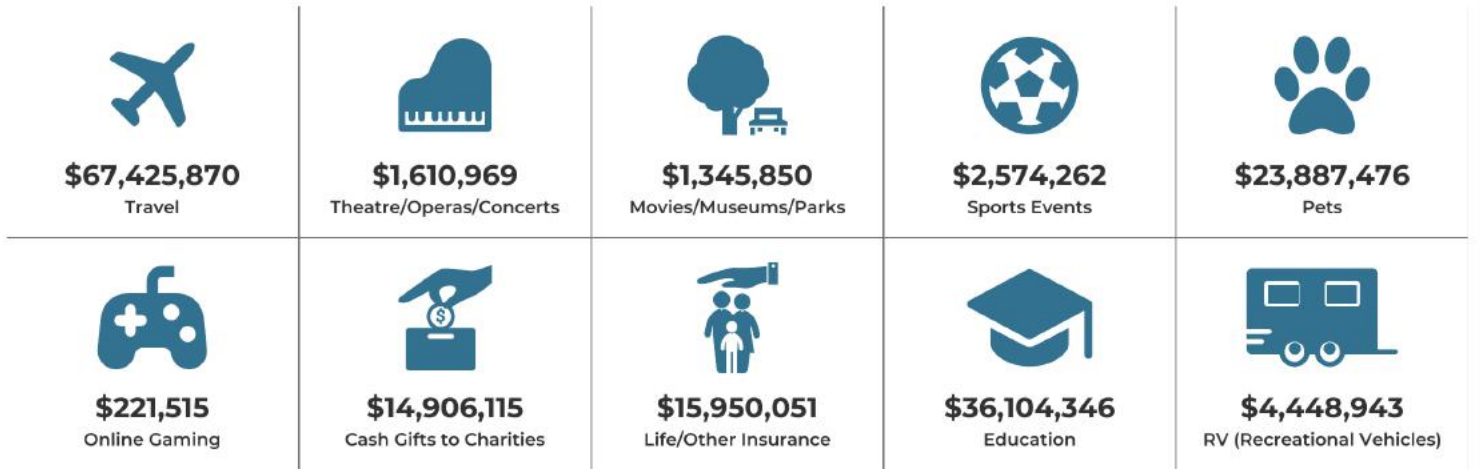
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

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AREA LOCATION MAP

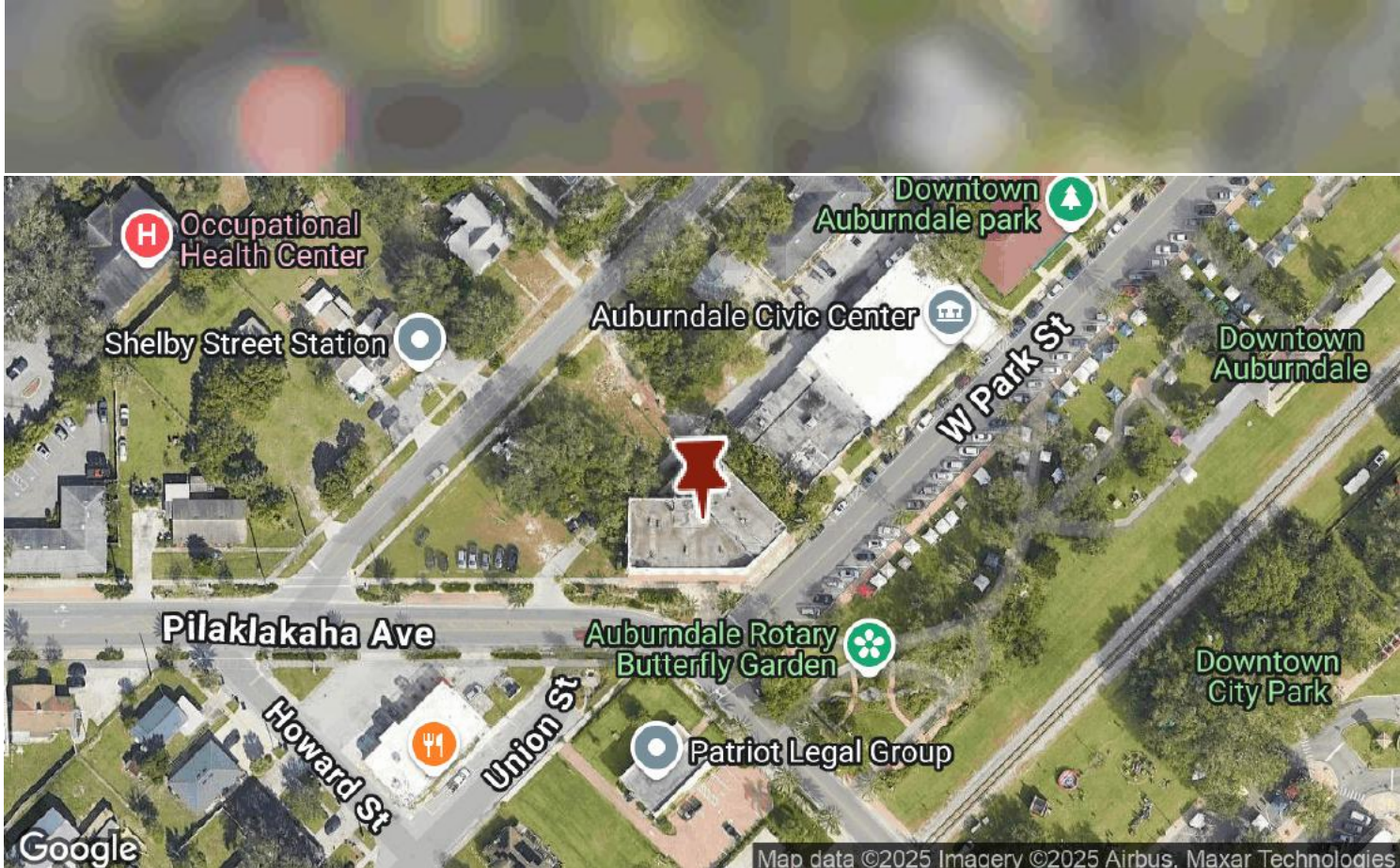


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AERIAL ANNOTATION MAP



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STREET VIEW MAP



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