

1700 MICHIGAN BOULEVARD, DUNEDIN, FL 34698



Preschool Business Solutions Inc.

# Legal Disclaimers

Preschool Business Solutions, Inc. has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This document contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this document, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This document is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Preschool Business Solutions or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this document or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This document may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this document, the party in possession thereof agrees (i) to return it if requested and (ii) that this document and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this document may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Preschool Business Solutions, Inc. The terms and conditions set forth above apply to this document in its entirety and all documents, disks and other information provided in connection therewith.



Preschool Business Solutions Inc.

Florida's Early Education Market Experts

## CONTACT

Laurance Milov  
Preschool Business Solutions Inc.

Phone: 727-214-4145

[laurance@preschoolbusinesssolutions.com](mailto:laurance@preschoolbusinesssolutions.com)

**1700 MICHIGAN BLVD.  
DUNEDIN, FL 34698**

## TABLE OF CONTENTS



EXECUTIVE SUMMARY	4
PROPERTY OVERVIEW	6
PHOTOS	8
PROPERTY DETAILS	15
MARKET OVERVIEW	19



Preschool Business Solutions Inc.

**1700 MICHIGAN BLVD.  
DUNEDIN, FL 34698**

# EXECUTIVE SUMMARY



Preschool Business Solutions Inc.





## **1700 MICHIGAN BLVD. DUNEDIN, FL 34698**

Price	\$3,300,000
-------	-------------

SF	10,200
----	--------

Gross SF	10,560
----------	--------

Lot Size	1.2 Acres
----------	-----------

Year Built	1998
------------	------

Property Use	Private Schools
--------------	-----------------

**1700 MICHIGAN BLVD.  
DUNEDIN, FL 34698**

# PROPERTY OVERVIEW



Preschool Business Solutions Inc.

**With its functional layout, dedicated outdoor space, and existing improvements, this property is uniquely positioned to serve the growing demand for quality childcare services in Pinellas County.**



1700 Michigan Boulevard was specifically **designed for early childhood education**, featuring multiple classrooms, administrative offices, child-friendly restrooms, indoor activity areas, and secure entry points.

The building is complemented by a **large, well-maintained outdoor play area** and ample on-site parking, providing both safety and convenience for families and staff.

The property is being sold with furnishings and equipment, allowing for immediate operation under new ownership. **Furniture, fixtures, and educational materials are already in place**, minimizing startup costs and creating a true turnkey opportunity for a preschool operator or investor.

## HIGHLIGHTS

- **Building Size:** 10,200 sq. ft. preschool facility designed specifically for childcare.
- **Site Features:** 1.2 acre parcel with secure playgrounds, green space, and ample parking.
- **Turnkey Ready:** Includes furnishing and equipment for immediate operation.
- **Interior Layout:** Multiple classrooms, administrative offices, and child-appropriate facilities.
- **High Utility:** Purpose-built improvements tailored to maximize safety, efficiency, and learning.

**Whether you're starting a new program or expanding an existing one, this property offers the infrastructure, layout, and location to support your success from day one.**

**1700 MICHIGAN BLVD.  
DUNEDIN, FL 34698**

# PHOTOS



Preschool Business Solutions Inc.























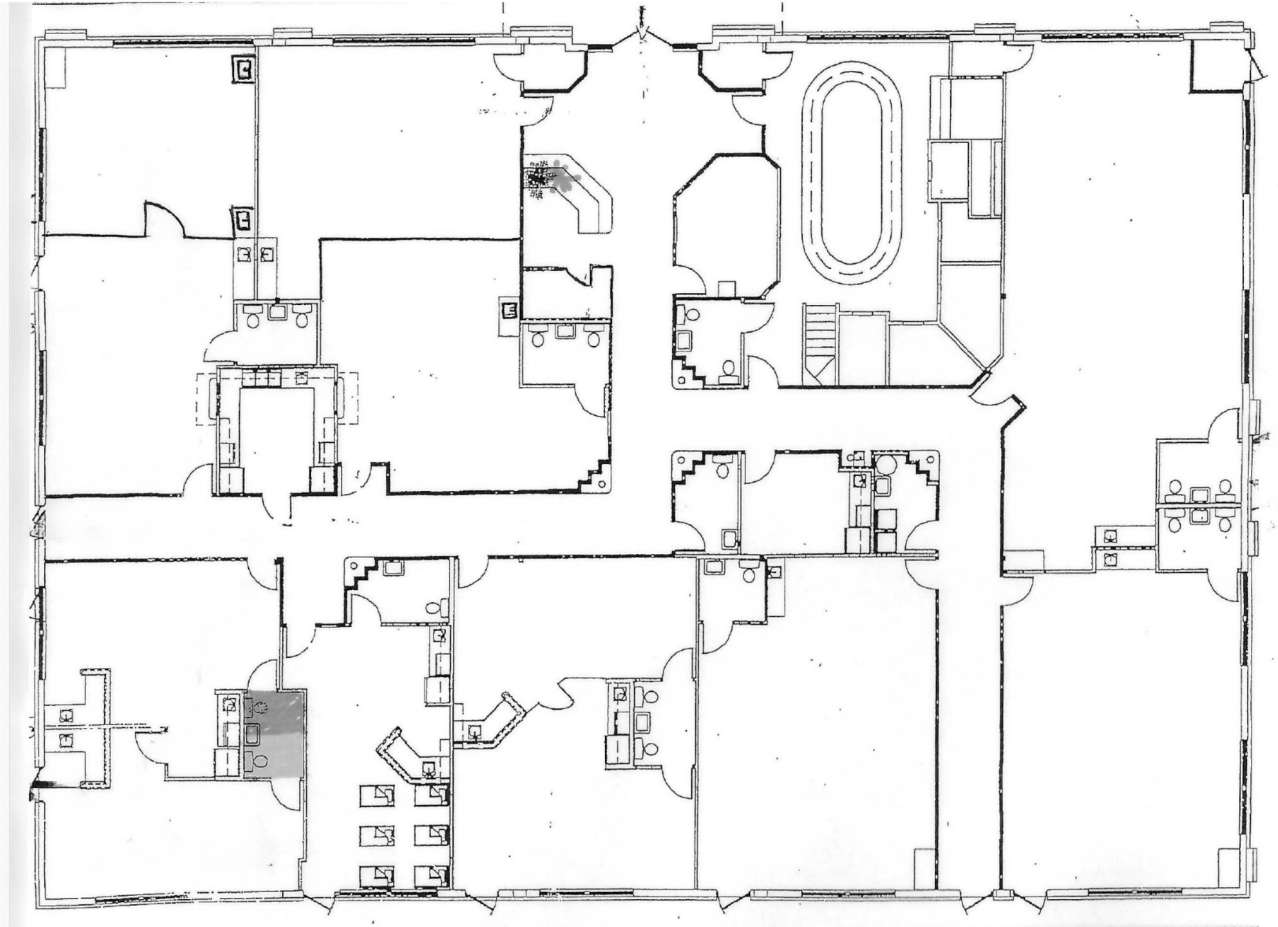


**1700 MICHIGAN BLVD,  
DUNEDIN, FL 34698**

# PROPERTY DETAILS



Preschool Business Solutions Inc.





Parcel Number

24-28-15-00000-220-1500

Owner Name

TPVN LLC

Property Use

7238 Private Schools & Colleges, Day Care Centers

Site Address

1700 MICHIGAN BLVD

DUNEDIN, FL 34698

Mailing Address

DBA BRIGHT BEGINNINGS

1700 MICHIGAN BLVD

DUNEDIN, FL 34698-2356

Legal Description

PART OF SE 1/4 OF NW 1/4 OF SEC 24-28-15 DESC AS FROM NE COR OF NW 1/4 OF NW 1/4 OF SEC TH S00D22'E 1113.48FT TH N89D 32'02"W 25FT FOR POB TH S00D22'E 189.66FT TH S89D 50'30"W 283FT(S) TH CUR RT RAD 30FT ARC 26FT(S) CB N13DW 2FT(S) TH N09D54' 59"E 169.77FT TH S89D32' 02"E 258FT(S) TO POB CONT 1.19AC(C)

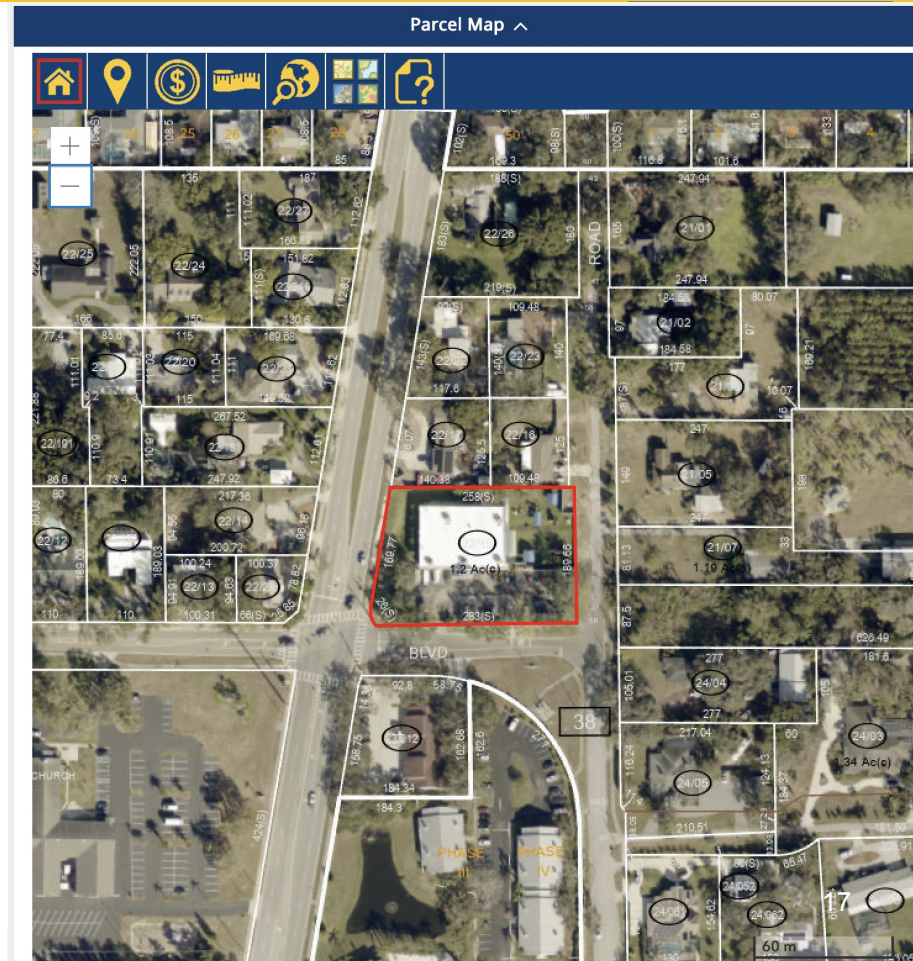
Less

Current Tax District

DUNEDIN (DN)

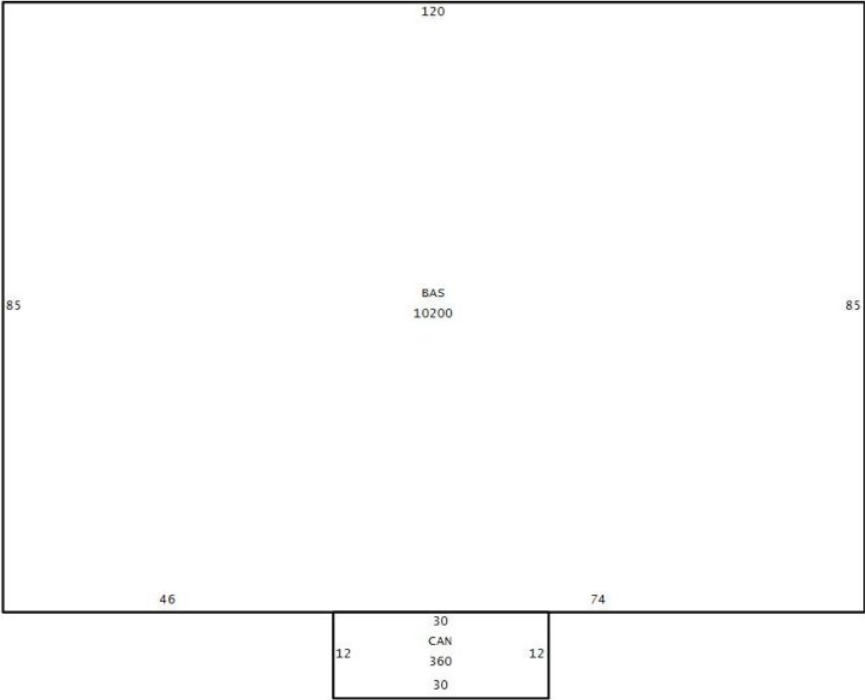
Year Built

1998



Structural Elements		
Foundation:	Continuous Footing	
Floor System:	Slab On Grade	
Exterior Walls:	Concrete Blk/Stucco	
Unit Stories:	1	
Roof Frame:	Bar Joint/Rigid Frame	
Living Units:	0	
Roof Cover:	Built Up/Composition	
Year Built:	1998	
Building Type:	Offices	
Quality:	Average	
Floor Finish:	Carpet Combination	
Interior Finish:	Masonry	
Cooling:	Heat & Cooling Pkg	
Fixtures:	18	
Effective Age:	14	

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	10,200	10,200
Canopy(only or loading platform) (CAN):	0	360
Total Area SF:	10,200	10,560



**1700 MICHIGAN BLVD,  
DUNEDIN, FL 34698**

# MARKET OVERVIEW



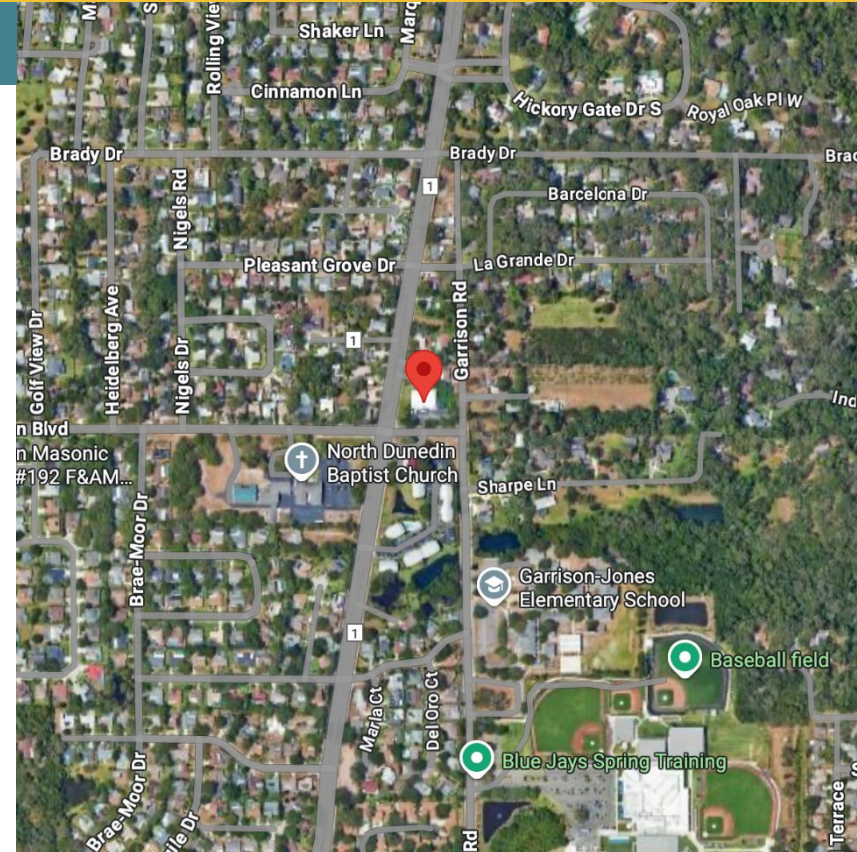
Preschool Business Solutions Inc.

## MARKET OVERVIEW

The property at 1700 Michigan Boulevard in Dunedin, Florida, represents a unique opportunity to acquire a large, purpose-built preschool in a thriving coastal community. This facility is strategically located within a dense residential trade area, offering excellent accessibility and visibility.

The surrounding demographics strongly support the property's current use, with nearly 9,000 residents within a one-mile radius and over 4,200 households, many of which are families seeking quality childcare options.

Dunedin's strong reputation as a family-friendly city, coupled with limited availability of large preschool facilities in the area, makes this property especially attractive to both operators and investors. The trade area benefits from stable household incomes—averaging close to \$69,000—and consistent housing values, ensuring a reliable base of working families.





## DEMOGRAPHICS near 1700 MICHIGAN BLVD

	1 MILE	3 MILE	5 MILE
2024 Total Population	8,980	90,649	195,578
2029 Population	8,946	90,786	195,119
Pop Growth 2024-2029	(0.38%)	+ 0.15%	(0.23%)
Average Age	52	50	48
2024 Total Households	4,209	43,237	88,839
HH Growth 2024-2029	(0.67%)	+ 0.07%	(0.35%)
Median Household Inc	\$68,689	\$60,848	\$62,241
Avg Household Size	2.10	2.00	2.10
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$368,055	\$289,294	\$295,889
Median Year Built	1976	1980	1980

## KEY TAKEAWAYS

### WHY 1700 MICHIGAN BOULEVARD IS A RARE PRESCHOOL INVESTMENT OPPORTUNITY

#### **High-Demand Childcare Asset in a Limited-Supply, Family-Driven Market**

- Childcare sector remains resilient as demand for early education is essential and non-discretionary.
- Limited land supply in Pinellas County increases long-term property value and restricts new preschool development.
- Purpose-built improvements allow immediate use by operators with minimal upfront investment.
- Attractive turnkey opportunity for investors seeking stable, income-producing assets.
- Located in Dunedin, a desirable coastal city with strong community appeal and family-oriented demographics.
- Rare chance to acquire a large, high-quality preschool in a high-barrier-to-entry Florida market.



**At Preschool Business Solutions, we leverage our extensive preschool management and ownership experience to support preschool owners and professionals across Florida.**

## Broker & Agent Info

### **Laurance Milov** - Broker & Owner



Laurance Milov is a licensed real estate broker focusing exclusively on the sale and acquisition of preschools in Florida. With over 25 years of experience owning and operating preschools and a proven track record of success in early childhood education, Laurance serves as a trusted partner to preschool owners and professionals.

As the co-founder of The Education Team, Laurance has shared his expertise with hundreds of private, nonprofit, and faith-based organizations, offering valuable guidance on navigating the complexities of preschool ownership.

### **Courtney Kaplan** - Realtor Associate



Courtney Kaplan brings a wealth of experience and expertise in the realm of child care. With a distinguished career spanning over a decade as a proprietor of multiple childcare centers, she possesses a profound understanding of the intricate needs and nuances inherent to both current and prospective childcare facility owners.

Ms. Kaplan's credentials include an Advanced VPK endorsed Florida Director's credential and her comprehensive knowledge extends to navigating the intricate landscape of child care licensing and regulations.