

Second Generation Childcare Center

2719 Constitution Blvd, Sarasota, FL 34231

Retail Investment
Opportunity

Offering Memorandum



Exclusively Listed By



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Property Overview

Kinder House Preschool
2719 Constitution Blvd | Sarasota, FL 34231



Investment Highlights

±4,650 SF
GLA

±22,500
Vehicles Per Day

±0.30 AC
Lot Size

Highlights

Purpose-Built Early Education Facility

- Custom-designed educational property featuring a functional classroom layout, secure entry, dedicated administrative offices, and fenced outdoor play areas—supporting efficient reactivation or re-tenanting with minimal retrofit requirements.

4,650 SF Building with Grandfathered Capacity

- The property includes a 4,650 square foot facility licensed for 117 full-time enrollees. The grandfathered license is transferable with the sale, offering immediate operational capability.

Strategic Central Sarasota Location

- Positioned along Constitution Boulevard, less than 0.5 miles from U.S. Highway 41 (Tamiami Trail), the asset benefits from strong visibility and accessibility within one of Sarasota's primary commercial corridors.

Demand-Driven Surrounding Demographics

- Surrounded by established residential neighborhoods, educational institutions, and retail centers, the site is ideally situated to serve a consistent and growing demand for early childhood education services.

Vacant Delivery with Redevelopment Flexibility

- Offered vacant with an included grandfathered license, the asset allows an operator or investor to rebrand, implement a new educational model, or secure a new tenant without operational disruption or business transition risk.

Sector Growth and Institutional Recognition

- The early education sector is a \$60B+ industry projected to exceed \$80B by 2030, supported by demographic trends and increasing workforce participation. The sector is recognized as essential by federal and state entities and remains a target of institutional capital due to its recession-resistant characteristics.



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Clark Rd ± 37,500 VPD

Ashton Lakes
 ±223 Units



Swifton Villas
 ±133 Units

ACE Hardware
 Detwiler's FARM MARKET
 DOLLAR GENERAL



Swift Rd ± 22,500 VPD



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Subject Property

Constitution Blvd

Financial Overview

Kinder House Preschool
2719 Constitution Blvd | Sarasota, FL 34231



2719 Constitution Blvd
Sarasota, FL 34231

\$1,300,000

Price

\$279.57

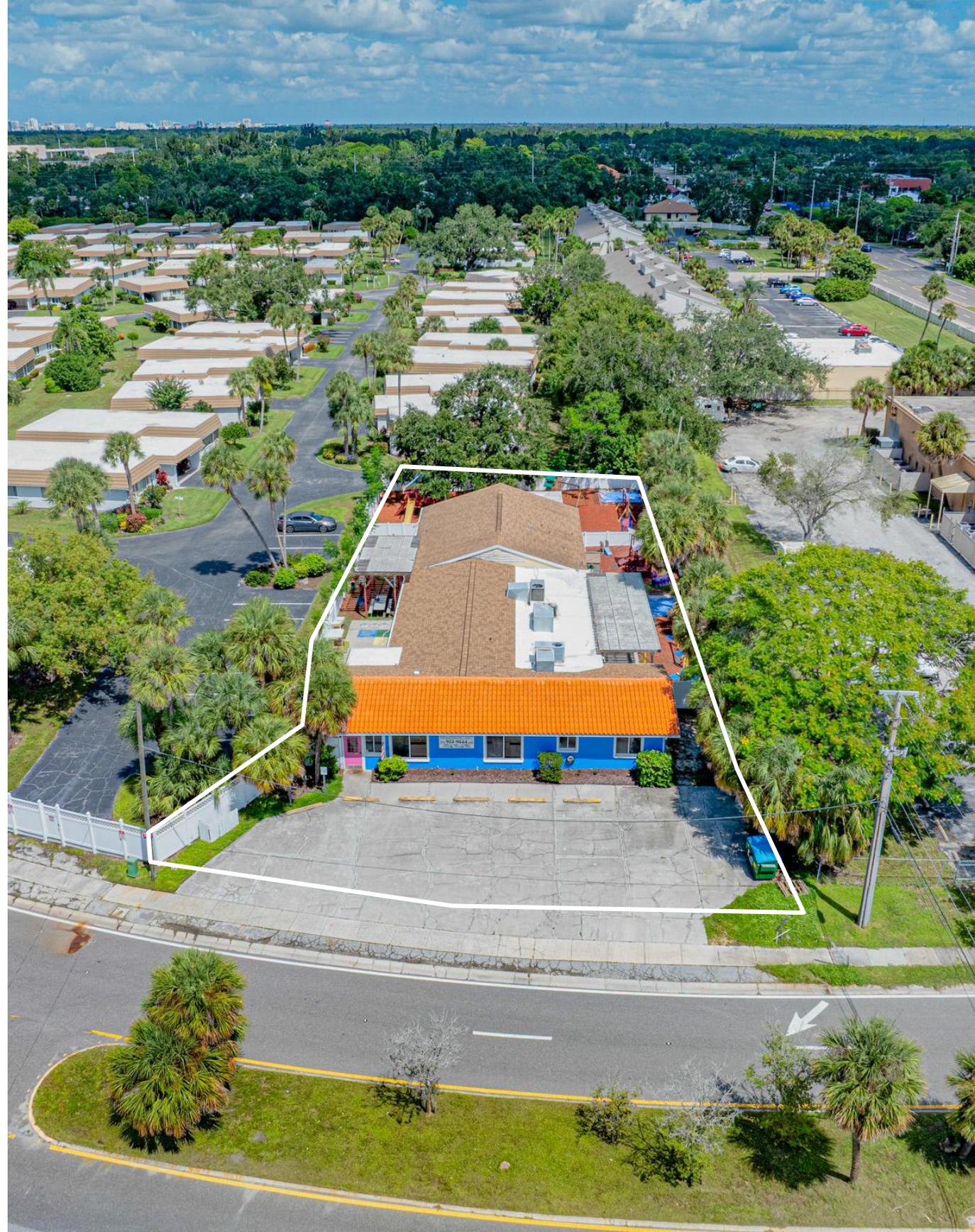
Price Per SF

1962 / 1997

Year Built / Renovated

117

FTE Licensed Capacity



Market Overview

Kinder House Preschool
2719 Constitution Blvd | Sarasota, FL 34231



Sarasota, FL

Market Demographics



166,556
Total Population

\$118,199
Average HH Income

75,826
of Households

55.7 %
Homeownership Rate

25,318
Employed Population

41.7 %
% Bachelor's Degree

49.3
Median Age

\$409,700
Median Property Value

Local Market Overview

The area surrounding Paylor Lane in Sarasota is experiencing steady demographic and economic growth, supported by its prime location near the Lakewood Ranch business corridor and convenient access to I-75. The surrounding community is projected to see significant population increases in the coming years, accompanied by household incomes that are well above national averages.

The location is further enhanced by its easy access to Sarasota-Bradenton International Airport, which supports connectivity and regional growth, as well as the concentration of healthcare and service-based employers that bring stability and long-term opportunity to the local economy. For schools, this means not only a reliable base of potential students, but also a strong pool of highly educated professionals and parents seeking quality educational options for their children.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	70,045	157,198	294,105
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	33,223	73,650	136,230
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$102,919	\$103,614	\$103,644

Tampa, FL MSA

Tampa is a growing metropolitan area and one of Florida's most popular destinations, offering a balance of coastal living, economic vitality, and business accessibility. As a center for healthcare, finance, education, and logistics, the city supports a diverse economic base and continues to attract major employers and development. Tampa benefits from its waterfront setting, expanding downtown core, and ongoing investment in public infrastructure and tourism-related assets. The region's cultural institutions, professional sports venues, and year-round outdoor lifestyle support a strong visitor economy and enhance its appeal for both residents and businesses.

Retailers and businesses operating in Tampa benefit from a fast-growing consumer base, robust tourism traffic, and ongoing migration from other states. With over 26 million annual visitors, a \$9.4 billion tourism economic impact, and major expansions at Tampa International Airport, the city is well-positioned for long-term growth. Tampa consistently ranks among the Southeast's top-performing markets due to its strategic location, cost advantages, and solid fundamentals across commercial real estate sectors.

Total Population
414,547

Annual Visitors
26.7 million

Tourism Economic Impact
\$9.4 Billion



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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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