



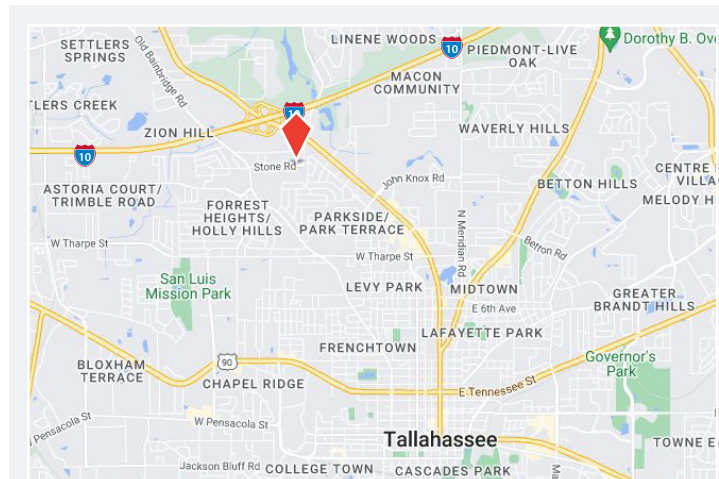
***DO NOT CONTACT TENANT* All showings must be coordinated through listing agent - contact info below.**

PROPERTY OVERVIEW

Existing Property Use	Day Care Center
Existing Building Size	1,448 sf
Land Size	0.69 acres
Zoning	MR-1 (Medium Density Residential)
Year Built	1951
Parcel ID	2123202050000

PROPERTY FEATURES

- + Redevelopment/Investment opportunity
- + Established daycare location
- + Easy Ingress/Egress - Circular Drive
- + MR-1 Zoning with a Maximum Gross Density of 20 dwellings/acre



LOCATION

- + Located 1 mile off I-10, exit 199 US Hwy 27/Monroe St
- + 2 minutes south of N Monroe St
- + Many hotels, restaurants, and stores within 5 mins

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