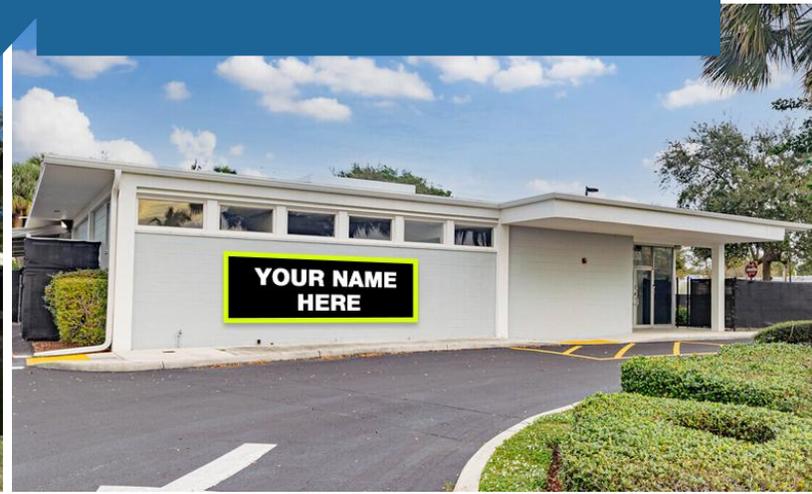


**For Sale**  
±2.02 Acre | ±13,531 SF  
Educational Campus



## Riverside Educational Facility

10300 & 10350 Riverside Drive | Palm Beach Gardens, FL 33410

### Property Features

- Turnkey educational campus approved for Montessori use (up to 170 students), featuring two adjacent buildings in Palm Beach Gardens
- Change of use can be reviewed and approved by the county to accommodate other educational or specialty learning programs
- Features classrooms, administrative offices, a cafeteria with commercial refrigeration, student lockers, and a drop-off/pick-up loop
- Fenced property with shaded seating, open play areas, landscaped green space, and a basketball court
- Seller financing available

### Key Highlights



**Plug & play educational campus approved for Montessori use**



**Strong location with affluent demographics & easy access, with limited new school sites in the area**



**Great visibility with building signage available**

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# FOR SALE: RIVERSIDE EDUCATIONAL FACILITY

## Unique Educational/Special-Use Opportunity



### COST SAVINGS

Skip years of planning and approvals with approved Montessori use and a turnkey build-out ready for immediate occupancy.

**Address:** 10300 & 10350 Riverside Drive  
Palm Beach Gardens, FL 33410

**Year Built:** 1962-1963 (Renovated 2023)

**Building Sizes:** Bldg. 10300: ±5,980 SF  
Bldg. 10350: ±7,551 SF  
±13,531 SF Total

**Lot Sizes:** Bldg. 10300: ±1.00 AC  
Bldg. 10350: ±1.02 AC  
±2.02 AC Total

**PID:** 52-43-42-07-00-000-7060  
52-43-42-07-00-000-7050

**Use Code:** 7200—Private School/College

**Zoning:** M1A – Light Industrial

**Parking:** 28 spaces (including 1 handicap)  
3 loading zone spaces

**Sale Price:** \$10,950,000

**RE Taxes:** Bldg. 10300: \$29,276  
Bldg. 10350: \$31,693



561 471 8000



[www.mhcreal.com](http://www.mhcreal.com)

# FOR SALE: RIVERSIDE EDUCATIONAL FACILITY

## Turnkey. Flexible. Ready When You Are.



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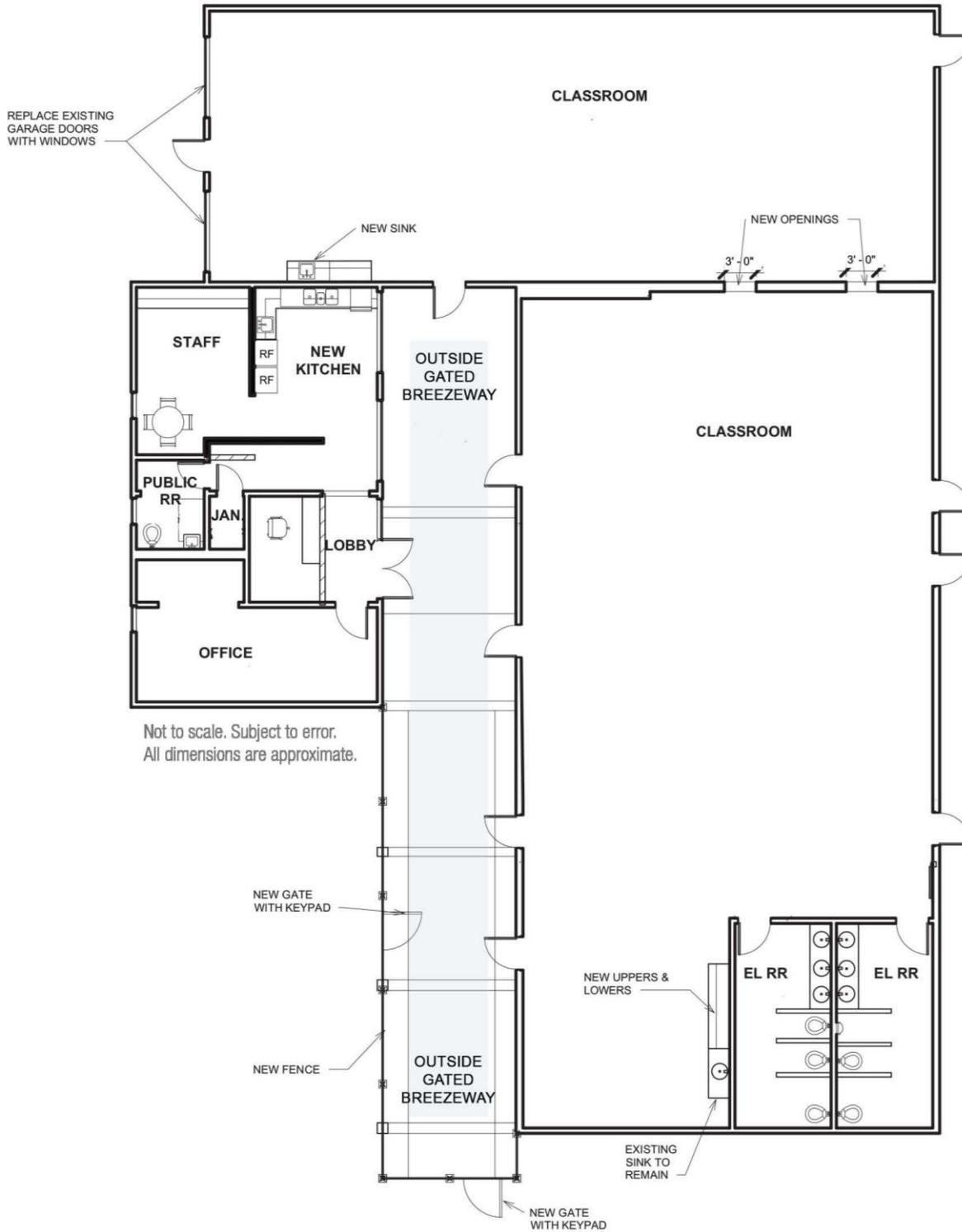
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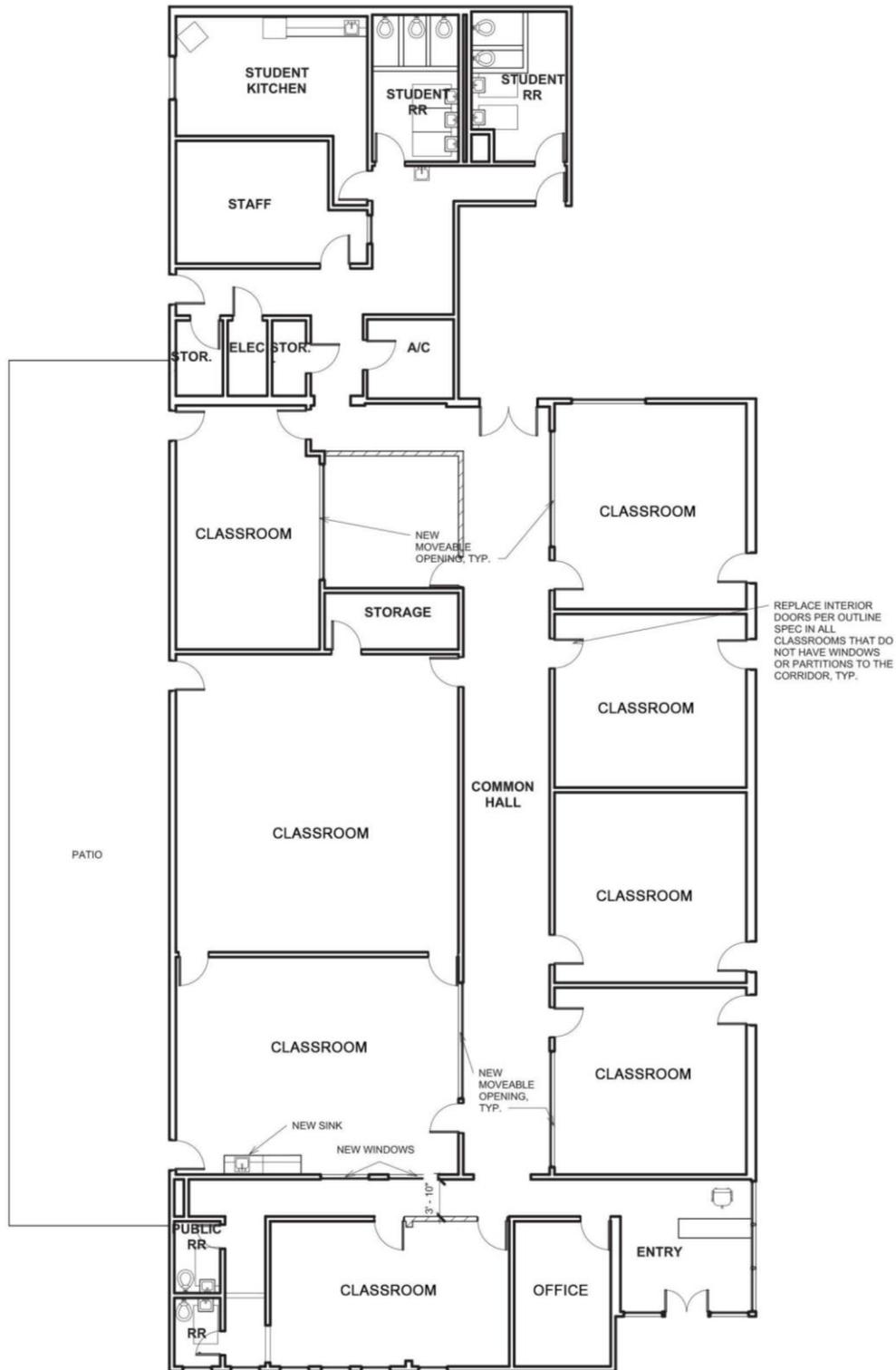
# FOR SALE: RIVERSIDE EDUCATIONAL FACILITY

## Building 10300 Floor Plan



# FOR SALE: RIVERSIDE EDUCATIONAL FACILITY

## Building 10350 Floor Plan



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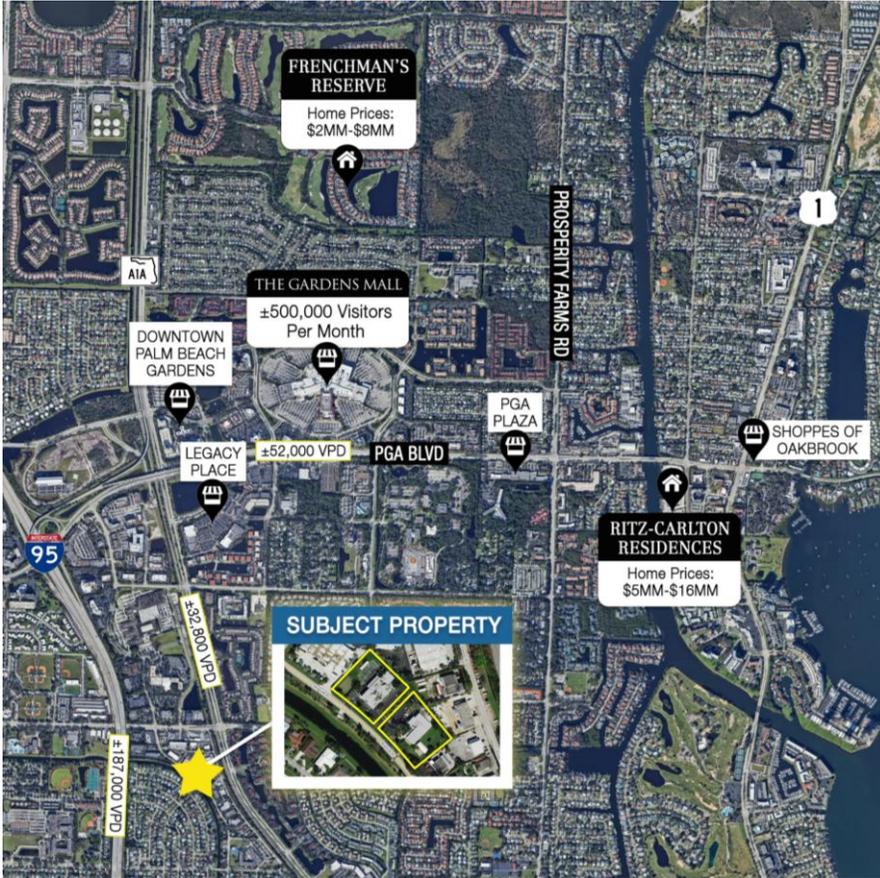
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# FOR SALE: RIVERSIDE EDUCATIONAL FACILITY

## Strategic Location. Strong Demographics



Positioned just south of Burns Road, this property offers ±428 feet of frontage on Riverside Drive and offers unmatched accessibility - only minutes to I-95 at PGA Boulevard with direct connections to West Palm Beach, Jupiter, and key business corridors. The site is surrounded by many premier destinations including The Gardens Mall, Downtown at the Gardens, and a short drive to PBIA.

Palm Beach Gardens is one of South Florida's most desirable cities, known for its affluent demographics, top-rated schools, luxury shopping, world-class golf, and family-oriented neighborhoods - making this an exceptional setting for both investors and operators.



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	12,623	89,902	166,587
Avg. HH Income	\$128,051	\$157,828	\$166,621
Households	5,959	39,556	72,647
Families	3,242	23,341	44,035

**GET ACCESS TO FULL OFFERING MEMORANDUM**

 **561 471 8000**