

EDUCATIONAL PROPERTY FOR SALE

3925 RED BUG LAKE RD, CASSELBERRY, FL 32707

12,933± SF ON 2.20± AC AVAILABLE



DESCRIPTION

Educational building for sale that is currently part of a church campus, totaling 12,933± SF on 2.20± AC after split. Located in Casselberry, FL, the property is on the highly trafficked Red Bug Lake Rd. Excellent opportunity for a school with two buildings on the property. Buildings include 15± classrooms, multiple office spaces, a commercial kitchen, and a large assembly area, with a maximum student capacity of 100.

**Sale is contingent upon approval from Seminole County for a lot split and continued use of the property as a school. Sale is also contingent on shared parking and cross access agreements.*

BUILDING FEATURES

A PORTION OF PARCEL ID	23-21-30-300-0190-0000
TOTAL BUILDING SF	12,933 ± SF
ACREAGE	2.20± AC
ZONING	A-1 (Seminole County)
NUMBER OF BUILDINGS	2
PARKING	86± spaces plus shared parking with church parcel
ASKING PRICE	\$1,495,000

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | **407.540.7789**
 Vice President
Carlin.Beekman@foundrycommercial.com
 Licensed Real Estate Broker

MATT MESSIER, SIOR, CCIM | **407.540.7718**
 Principal, Managing Director
Matt.Messier@foundrycommercial.com
 Licensed Real Estate Broker

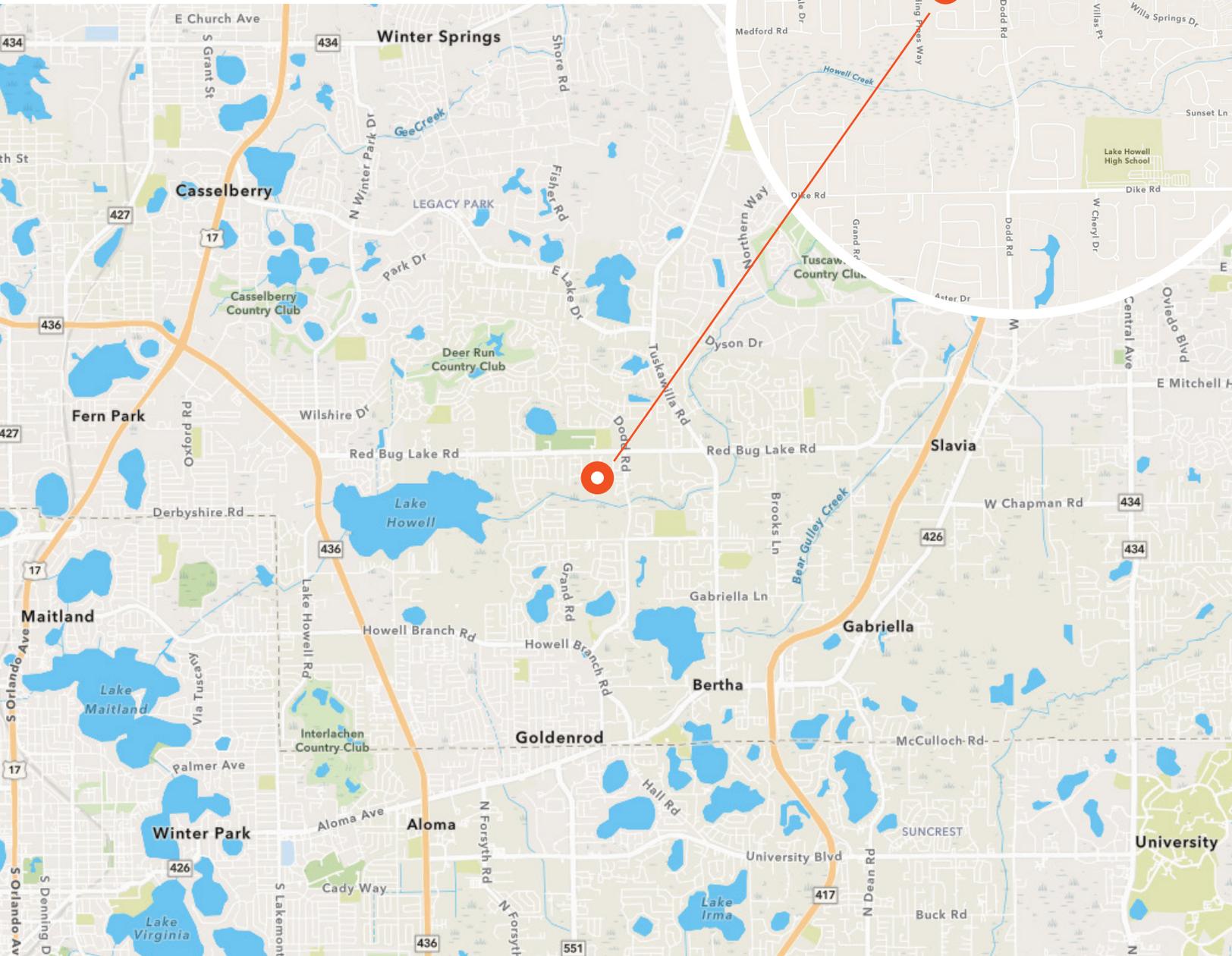
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LOCATION

Located across the street from Red Bug Elementary School, the property is less than 10 minutes from FL-417 and The Oviedo Mall to the east and 15 minutes from I-4 to the west. Additionally, Casselberry is centrally located, surrounded by the communities of Altamonte Springs, Longwood, Lake Mary, Winter Springs, Oviedo, Maitland, and Winter Park.



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PHOTOS



ASSEMBLY SPACE



ASSEMBLY SPACE



KITCHEN



KITCHEN



CLASSROOM



OFFICE

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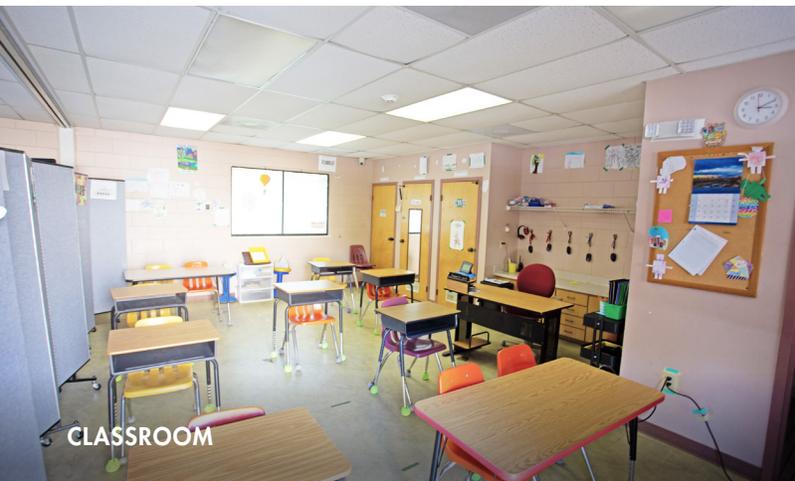
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PARKING AREA

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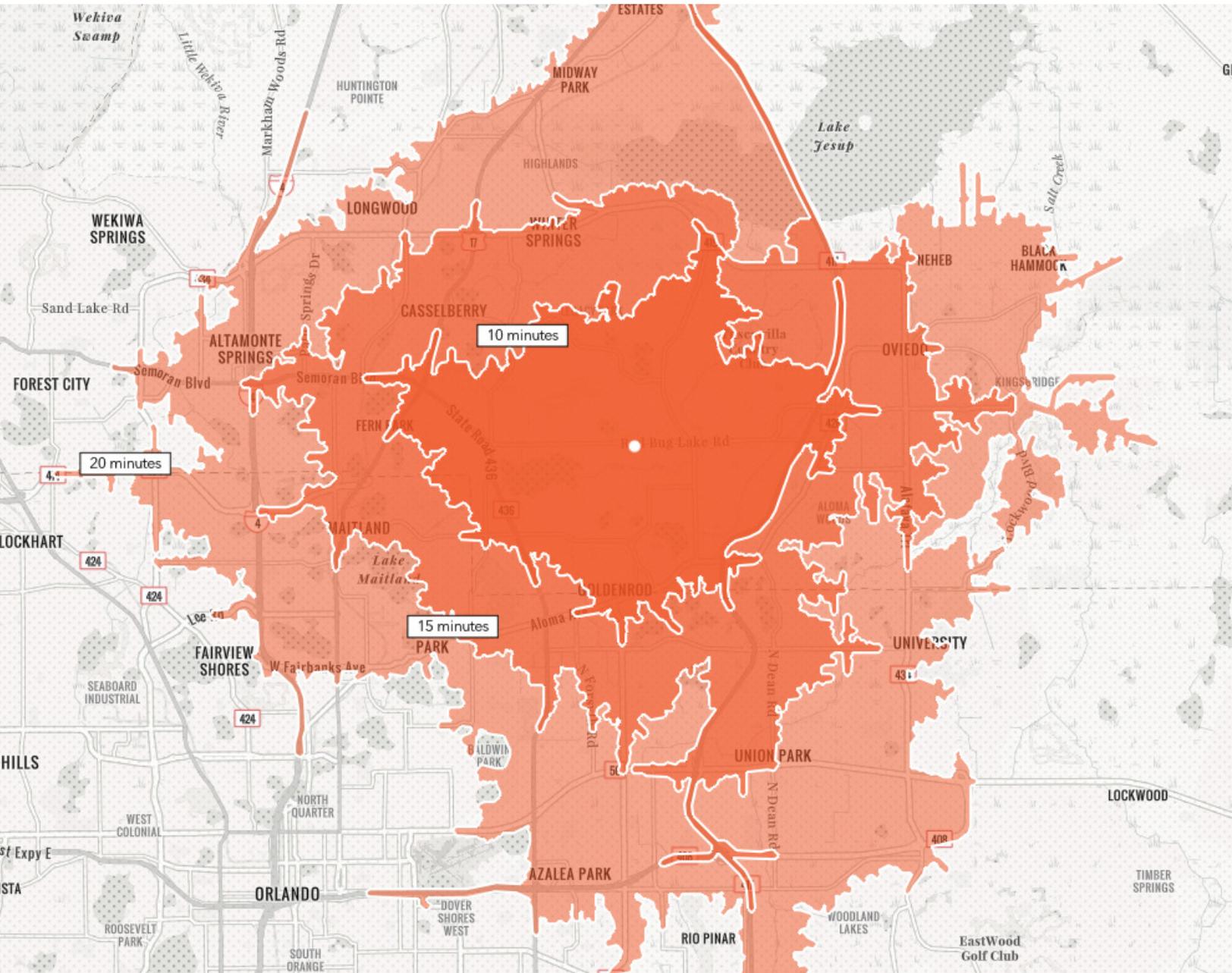
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DRIVE TIMES



36,500 VEHICLES

Red Bug Lake Road Annual Daily Traffic Count 2022

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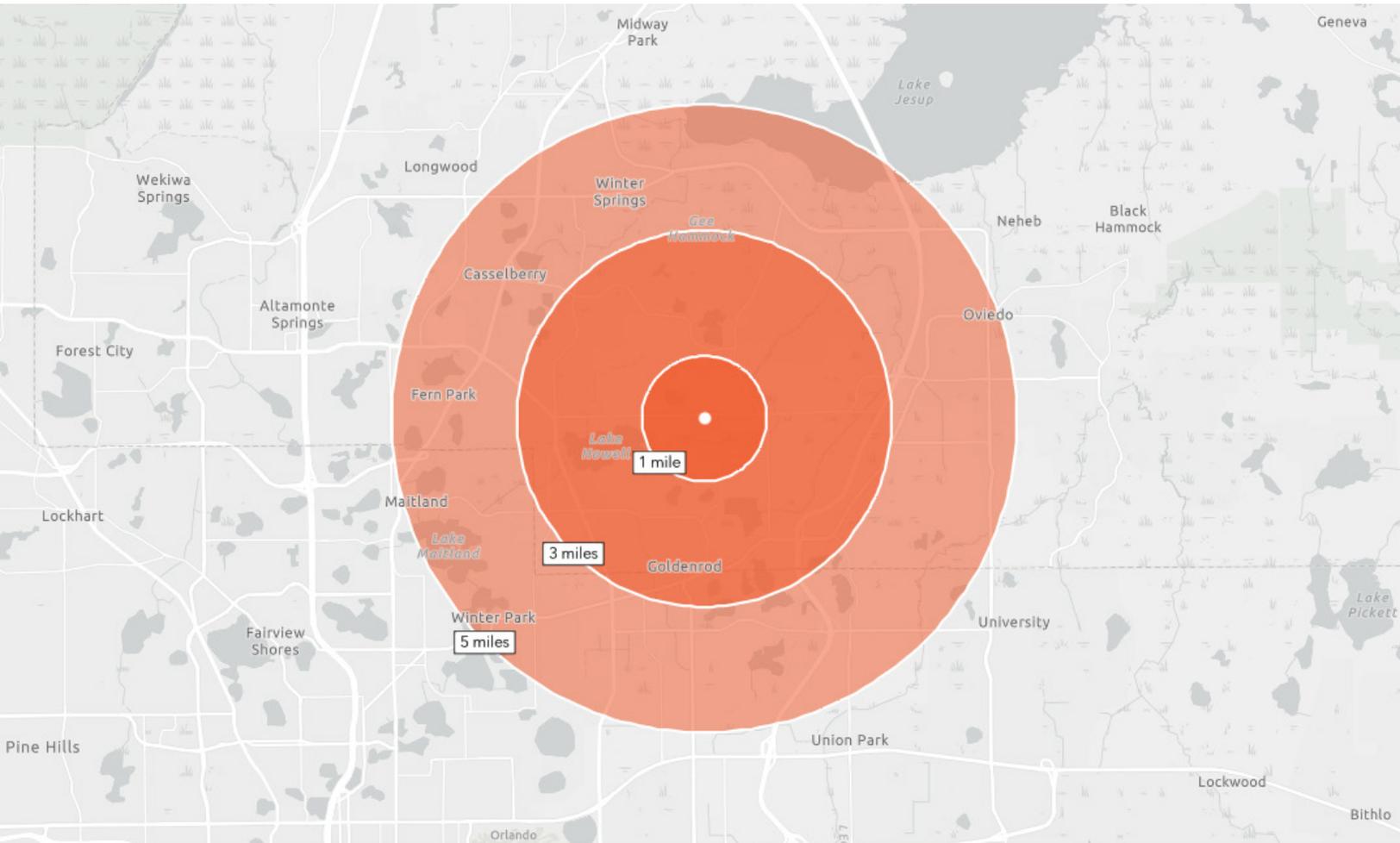
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DEMOGRAPHICS



1 MILE RADIUS

	10,560 ESTIMATED POPULATION 2025
	39.4 AVERAGE AGE
	\$405,224 MEDIAN HOME VALUE 2025
	4,223 TOTAL EMPLOYEES
	\$118,128 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	91,658 ESTIMATED POPULATION 2025
	39.4 AVERAGE AGE
	\$393,621 MEDIAN HOME VALUE 2025
	29,048 TOTAL EMPLOYEES
	\$107,805 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	235,234 ESTIMATED POPULATION 2025
	39.0 AVERAGE AGE
	\$426,298 MEDIAN HOME VALUE 2025
	97,047 TOTAL EMPLOYEES
	\$119,071 AVG HOUSEHOLD INCOME

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