

TOTAL PARCEL

FOR SALE

RED BUG LAKE RD

# EDUCATIONAL PROPERTY FOR SALE

3925 RED BUG LAKE RD, CASSELBERRY, FL 32707

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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
PRICE	\$1,495,000

FOR MORE INFORMATION, PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

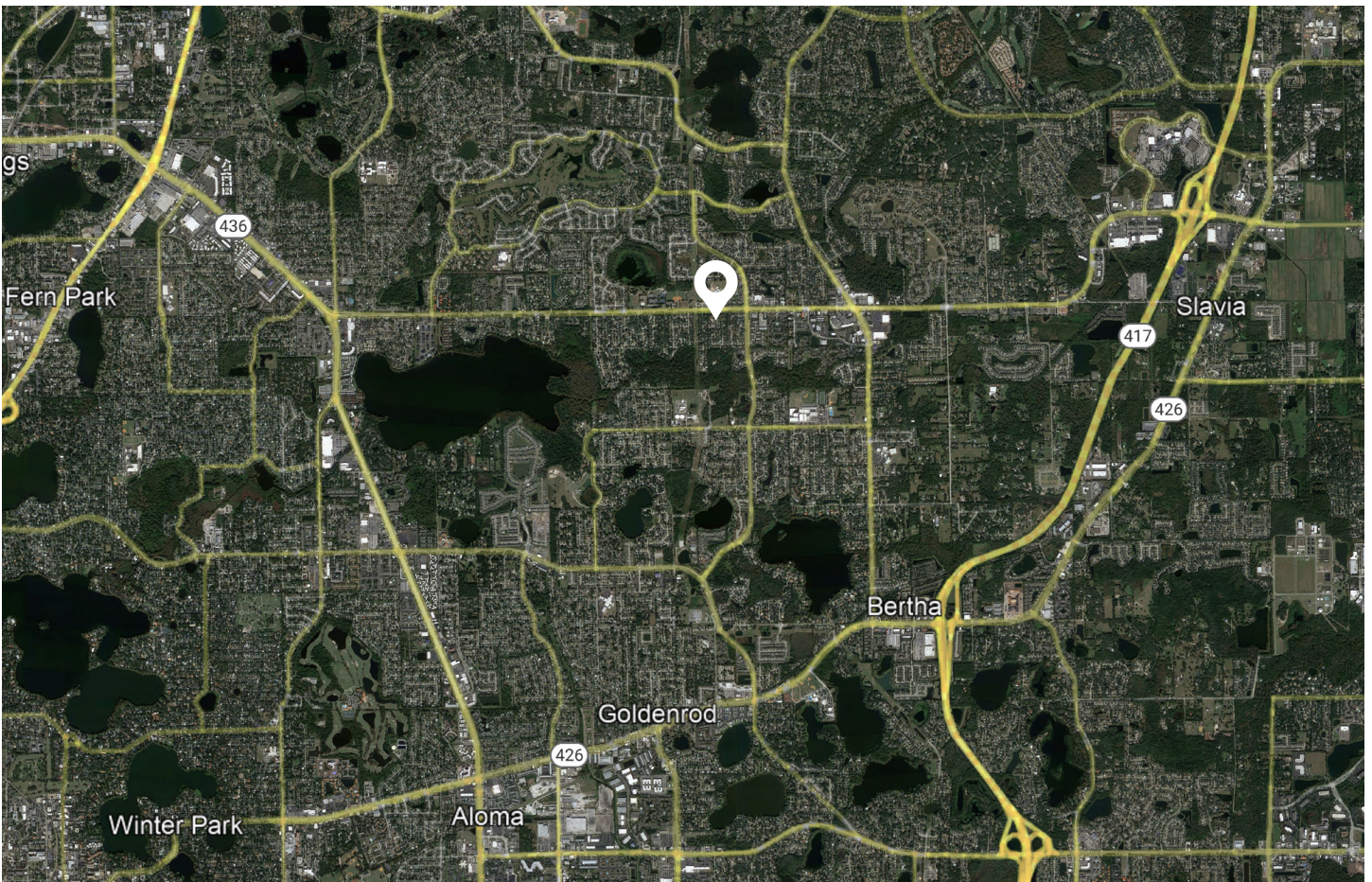
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## LOCATION

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 located only 15 minutes from Winter Park and 20 minutes from Downtown Orlando.



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## PHOTOS



ASSEMBLY SPACE



ASSEMBLY SPACE



KITCHEN



KITCHEN



CLASSROOM



OFFICE

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PHOTOS



CLASSROOM



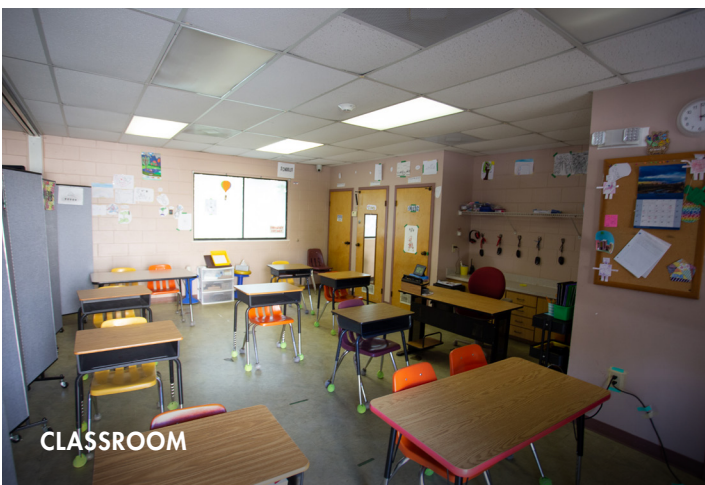
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PARKING AREA

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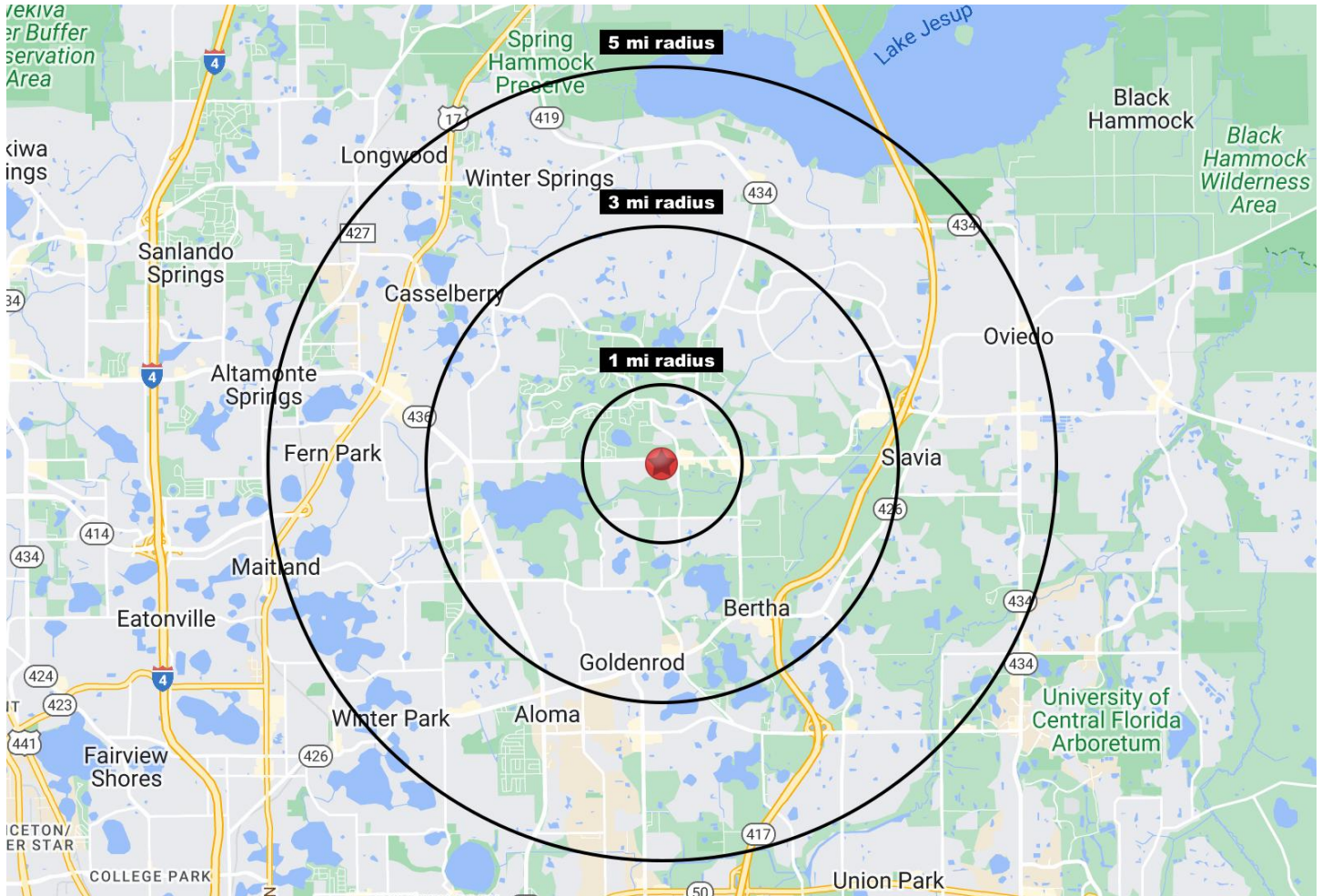
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>10,595</b> ESTIMATED POPULATION 2022
	<b>38.7</b> AVERAGE AGE
	<b>\$323,461</b> MEDIAN HOME VALUE 2022
	<b>5,117</b> TOTAL EMPLOYEES
	<b>\$97,895</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>88,959</b> ESTIMATED POPULATION 2022
	<b>39.2</b> AVERAGE AGE
	<b>\$311,263</b> MEDIAN HOME VALUE 2022
	<b>29,552</b> TOTAL EMPLOYEES
	<b>\$85,283</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>230,806</b> ESTIMATED POPULATION 2022
	<b>39.3</b> AVERAGE AGE
	<b>\$336,884</b> MEDIAN HOME VALUE 2022
	<b>97,495</b> TOTAL EMPLOYEES
	<b>\$90,001</b> AVG HOUSEHOLD INCOME

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