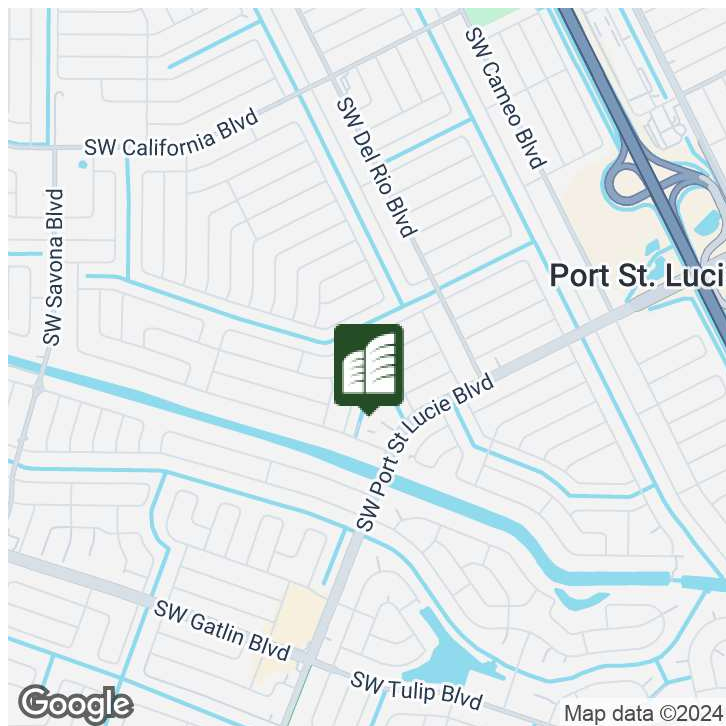




Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	5,354 SF
Lot Size:	0.74 Acres
Price / SF:	\$280.16
Cap Rate:	6.0%
NOI:	\$89,570
Year Built:	1988
Zoning:	Neighborhood Commercial

PROPERTY OVERVIEW

Introducing La Petite Academy at 842 Southwest Glenview Court, a prime investment opportunity for Special Purpose/School investors. This 5,354 SF building, built in 1988, boasts a coveted 100% occupancy rate and is ideally situated in the Port St. Lucie area. Zoned as Neighborhood, this property offers a solid foundation for any investor looking to enter the Special Purpose/School market. With its spacious layout and location, this property presents an attractive option for those seeking a reliable and lucrative investment. Don't miss your chance to capitalize on this exceptional opportunity.

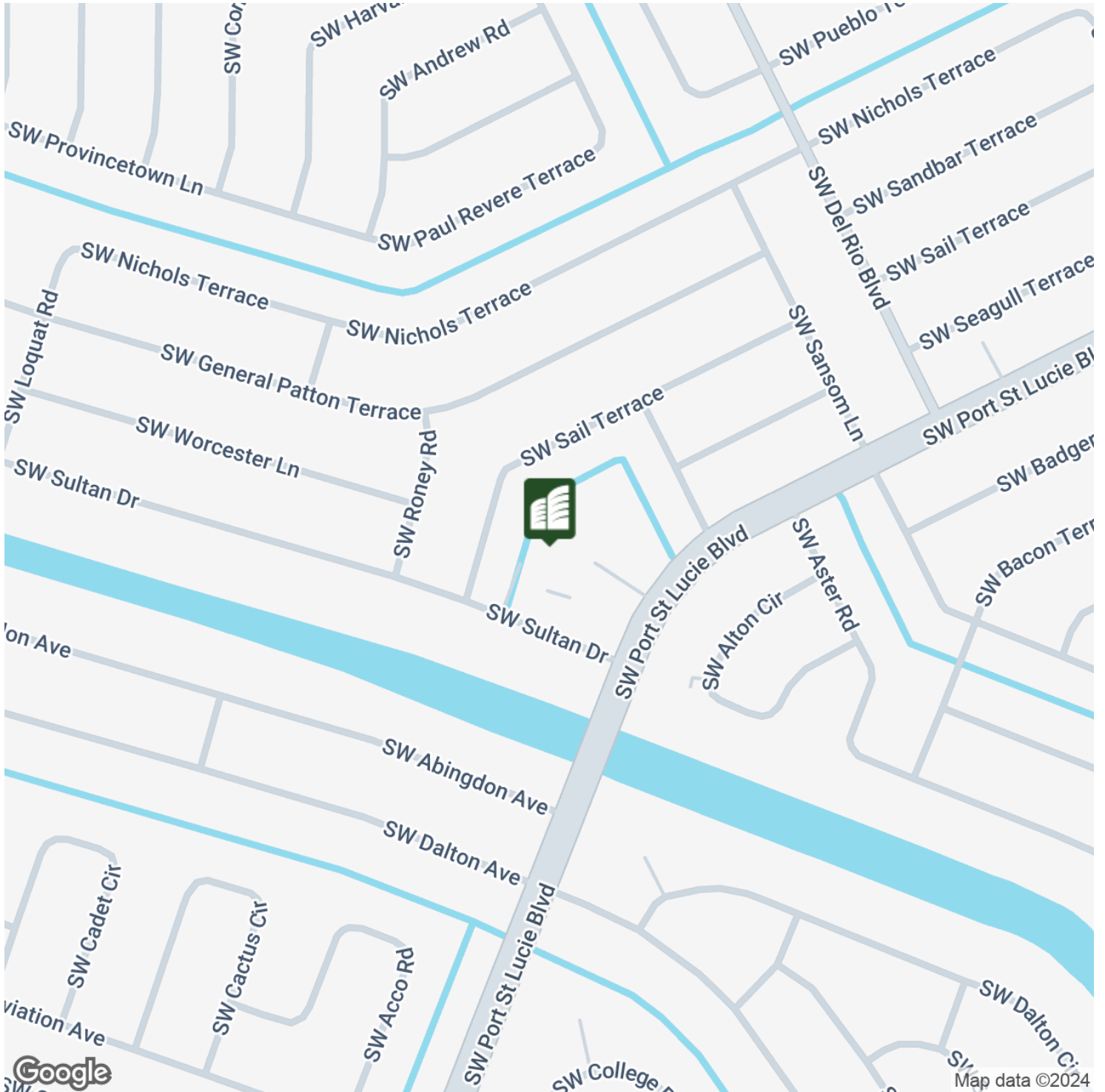
PROPERTY HIGHLIGHTS

- - Located in Port St. Lucie
- - Prime location off Port Saint Lucie Blvd between Florida Turnpike and Gatlin Blvd
- - 100% occupancy, same tenant since construction
- - Well maintained property with spacious layout
- - Signed 10 year lease extension beginning 2025 with rent increase after 5 years and option to extend after 10 years.
- - Tenant pays all taxes, maintenance, and insurance costs

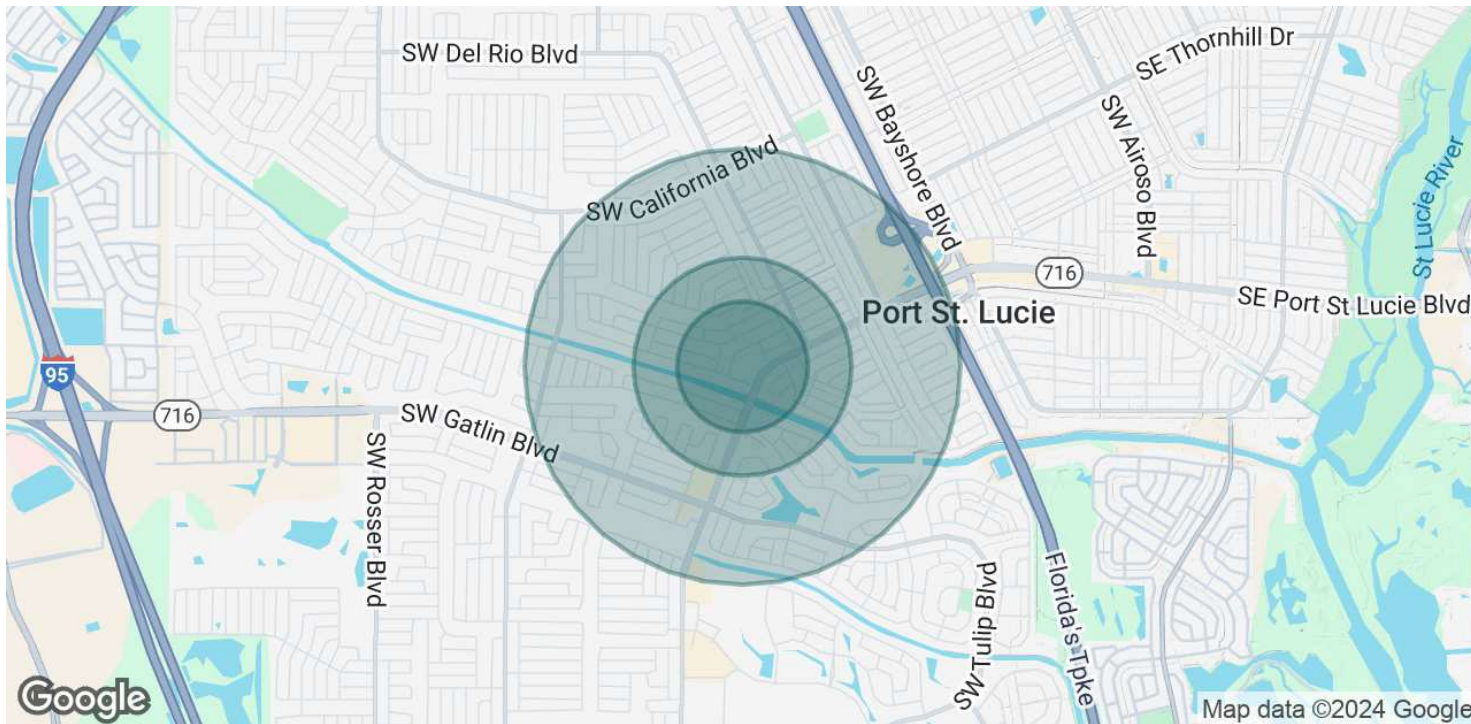
Additional Photos



Location Map



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	732	3,241	12,760
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	250	1,091	4,261
# of Persons per HH	2.9	3	3
Average HH Income	\$88,063	\$90,297	\$90,934
Average House Value	\$280,858	\$287,419	\$296,514

Demographics data derived from AlphaMap