

13,000 sq ft former school or daycare property with **outdoor amenities** (playgrounds, fields, green space, etc.), there are a number of other types of businesses or organizations that could use that space well — either with minimal conversion or moderate renovation.

Here are ideas broken out by category:

Community & Child-Focused Uses

These are closest to the original use and often fit the infrastructure well:

- **After-school activity center** — tutoring, enrichment classes (STEM, arts, music).
- **Children's sports academy** — soccer, gymnastics, martial arts, multi-sport training.
- **Indoor play & party venue** — soft play structures, birthday rentals, event hosting.

Education & Training

The classroom layout and outdoor areas make this ideal for:

- **Private school / charter school**
- **Early childhood education center (Franchise or independent)**
- **Trade or vocational training center** — culinary, tech, construction skills.
- **Adult education / language school**

Health & Wellness

Space and outdoor areas can be repurposed for wellbeing:

- **Fitness center / boutique gym**
- **Yoga / Pilates / martial arts studio**
- **Rehabilitation or therapy center** (physical, occupational)
- **Wellness retreat space** — workshops, wellness classes, outdoor activities

Specialty & Experiential

Large rooms and outdoor areas allow unique concepts:

- **Indoor sports courts / batting cages / climbing gym**
- **Children's museum or discovery center**
- **Art & maker space studios** — with outdoor sculpture/garden areas

- **Event rental space** — weddings, corporate retreats, community events

Mixed-Use & Co-Working

If zoning allows:

- **Co-working office space**
- **Start-up incubator / small business hub**
- **Community center with rentable spaces**

Community & Non-Profit

- **Community event center**
- **Youth services nonprofit**
- **Senior activity center**

Niche & Creative Uses

- **Film/TV production space**
 - **Dance / performance studio**
 - **Recording studio with rehearsal rooms**
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Things to Consider

Before repurposing, you'll want to check:

Zoning & permits

- What zoning is the property under?
- What uses are allowed by right vs. conditional use?

Infrastructure needs

- Kitchen upgrades for food service
- Bathrooms and ADA compliance
- HVAC & acoustics for performance, fitness, or office use

Outdoor space usage

Outdoor theater for music events and plays