

CLASSROOMS

PLAYGROUND

EDUCATIONAL SPACE FOR LEASE

1600 S ORLANDO AVENUE, WINTER PARK, FL 32789

6,119± SF AVAILABLE - CONTACT 407.540.7789 FOR MORE INFO



DESCRIPTION

The area for lease contains approximately 6,119± SF of the building (Total Building 54,180± SF) to include:

- 13± Classrooms, Library, and Media Room
- Designated Bathrooms
- Outside Playground Area
- Paved Parking Lot
- Possible shared spaces: Schaeffer Hall and Choir Room

Notes: Do not disturb owners, contact broker to discuss intended use before scheduling a tour. Owner is a non-profit 501 (c3) and exempt from property taxes. For-profit entities seeking to occupy may be assessed additional property taxes.

BUILDING FEATURES

PARCEL IDS	12-22-29-5408-00-030, 12-22-29-2936-00-060, 12-22-29-2936-00-100
COUNTY	Orange
NO. OF BUILDINGS	1
SF AVAILABLE	6,119± SF
NO. OF CLASSROOMS	13±
PARKING	Paved Lot
OUTDOOR AREAS	Playground and Open Space
AVAILABILITY	Weekday Use

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | 407.540.7789

Vice President

Carlin.Beekman@foundrycommercial.com

Licensed Real Estate Broker

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Although all information 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 are approximate and subject to survey.

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LOCATION



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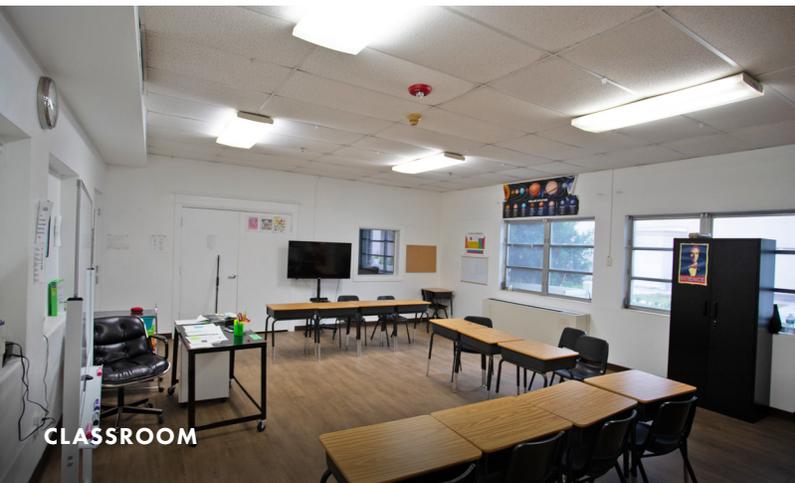
PHOTOS



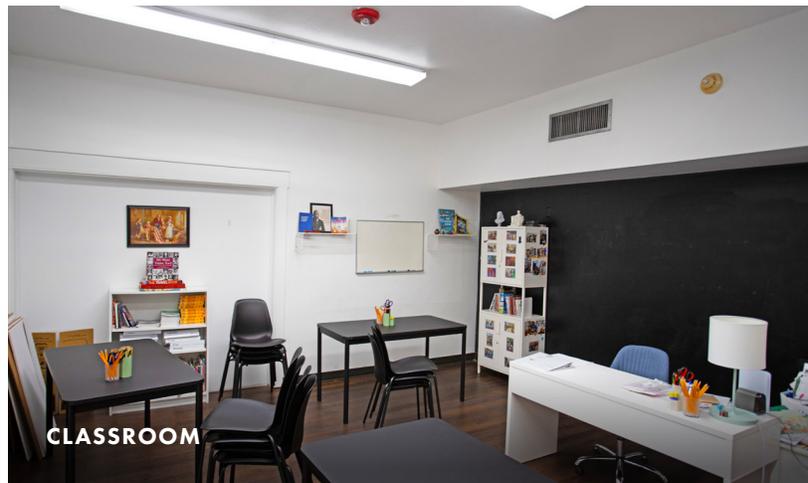
ENTRANCE



PLAYGROUND



CLASSROOM



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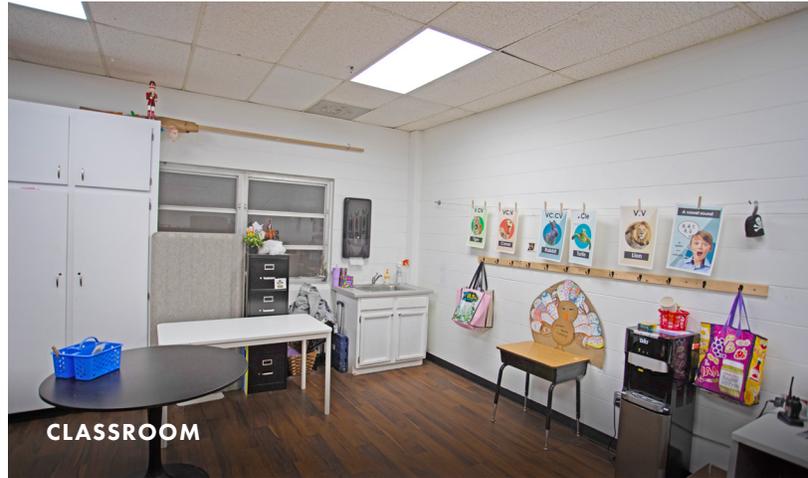
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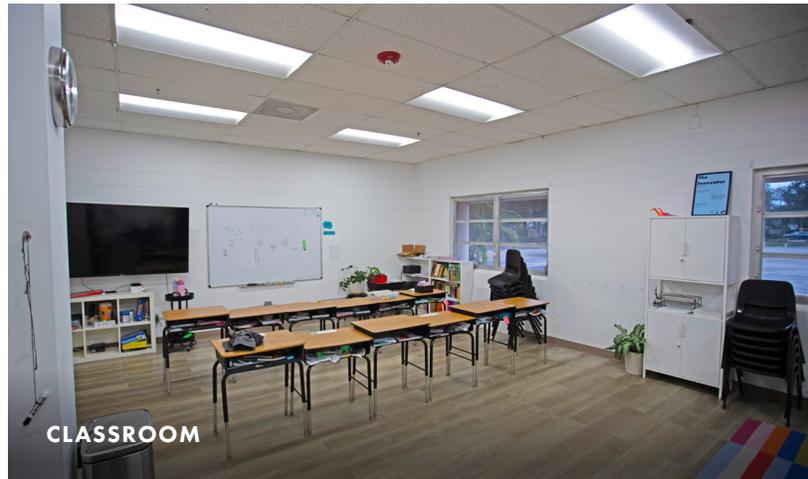
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HALLWAY



BATHROOM

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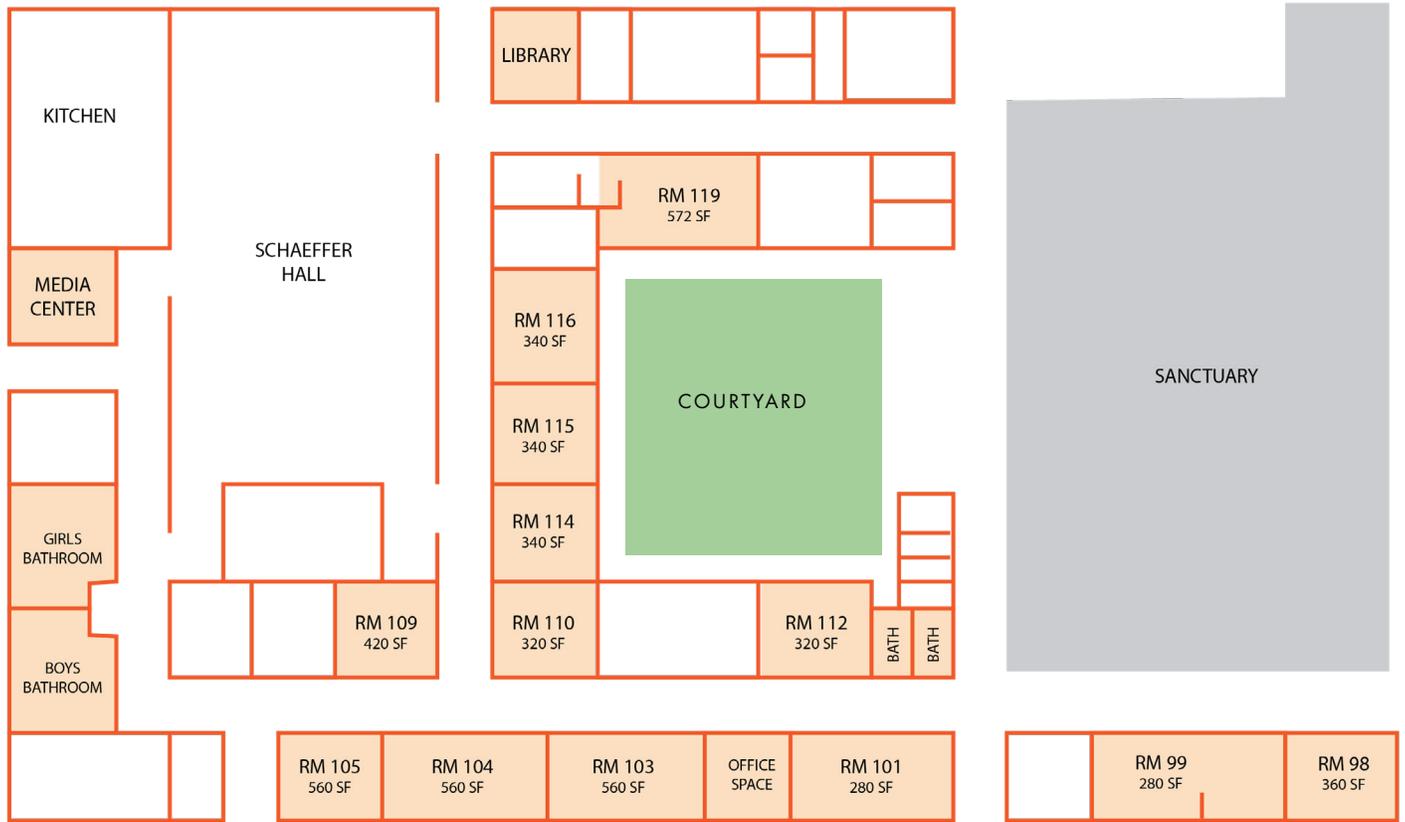
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AVAILABLE SPACE LAYOUT

ORLANDO AVENUE



COVERED
ENTRANCE

PARKING AREA



NOT DRAWN TO SCALE

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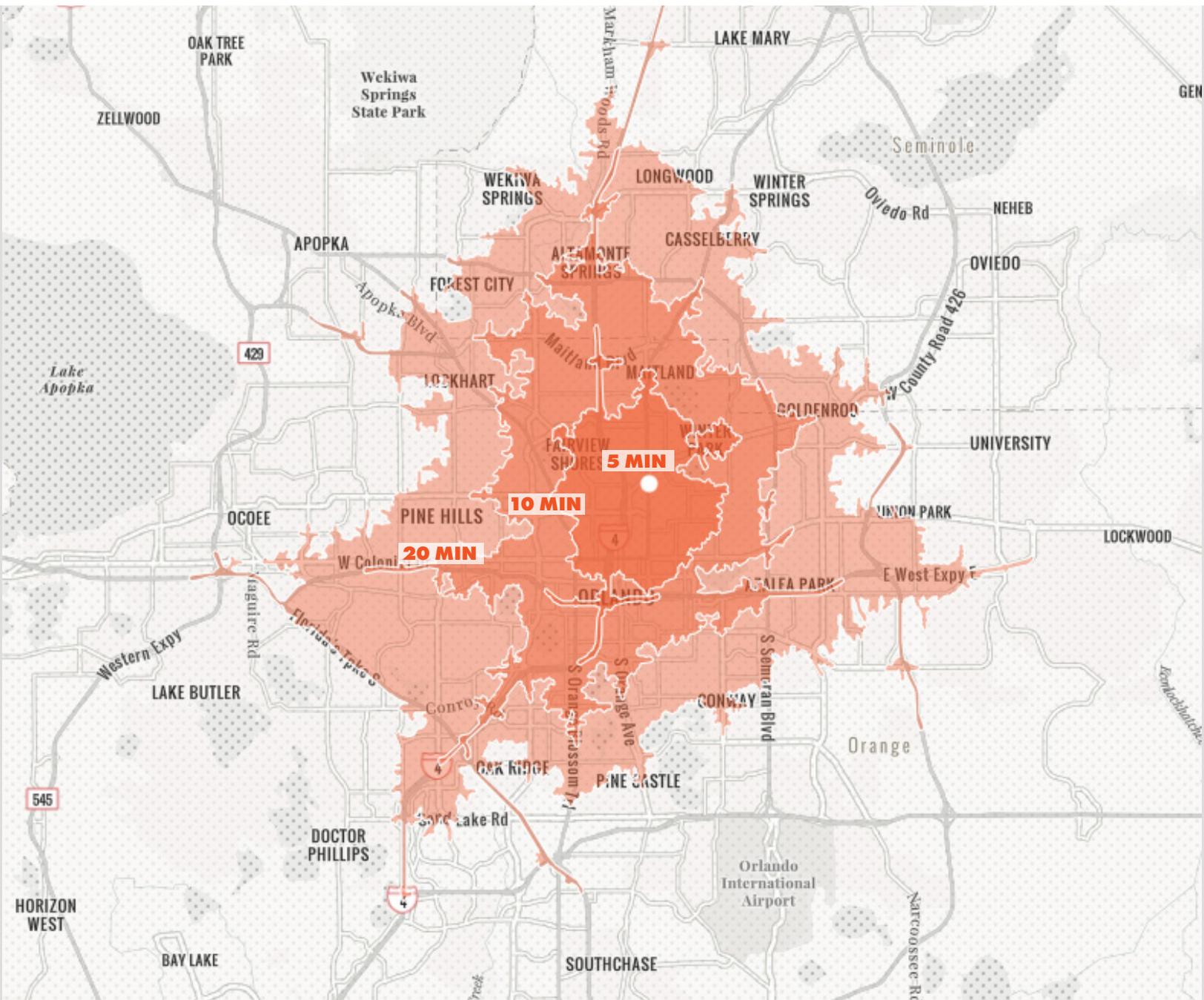


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DRIVE TIMES



26,500 VEHICLES

S. Orlando Avenue Annual Daily Traffic Count 2022

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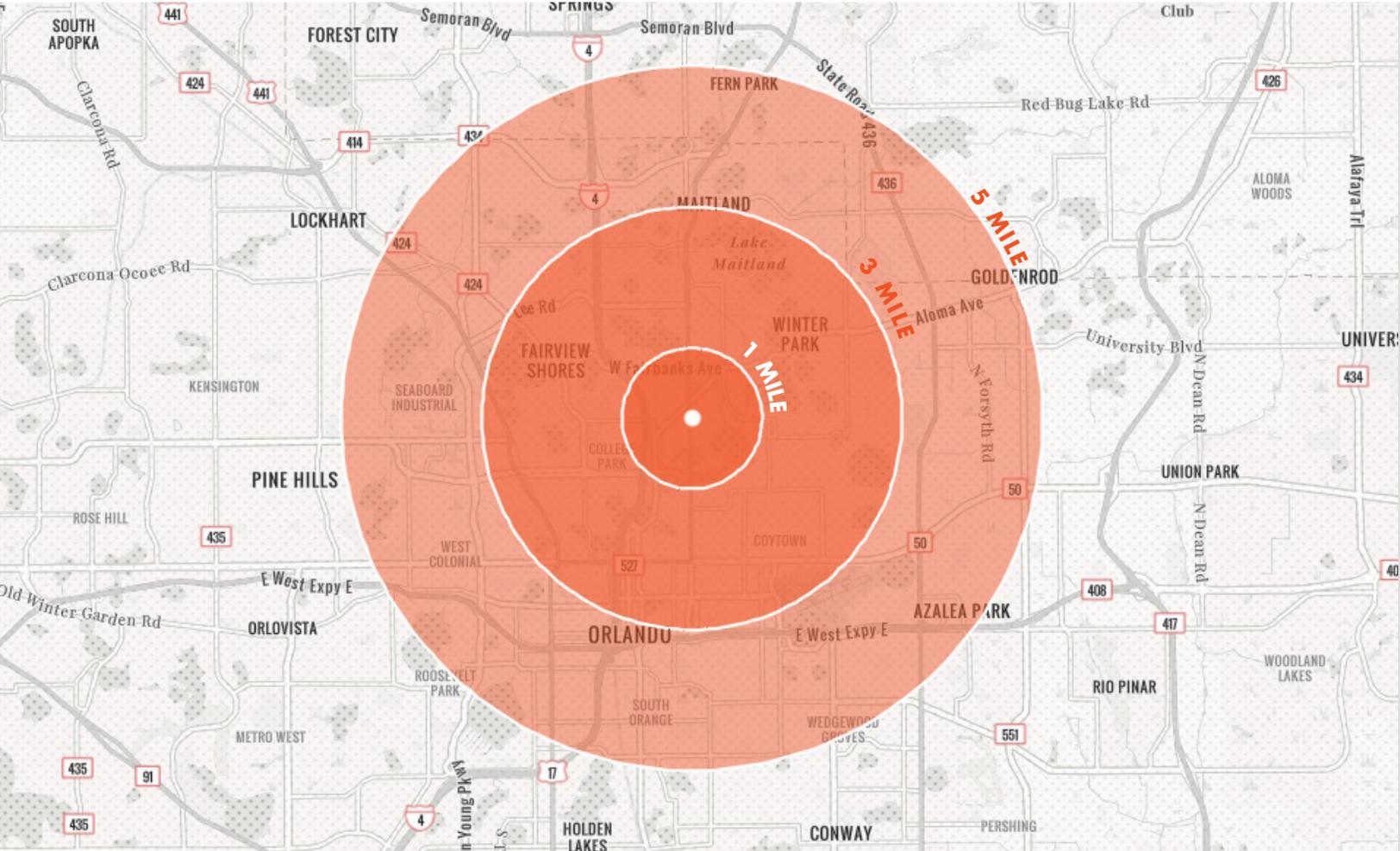


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DEMOGRAPHICS



1 MILE RADIUS

	12,442 ESTIMATED POPULATION 2025
	41.6 MEDIAN AGE
	\$539,727 MEDIAN HOME VALUE 2025
	1,160 HOUSEHOLDS WITH CHILDREN
	\$137,600 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	92,519 ESTIMATED POPULATION 2025
	40.7 MEDIAN AGE
	\$541,820 MEDIAN HOME VALUE 2025
	9,221 HOUSEHOLDS WITH CHILDREN
	\$142,452 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	294,676 ESTIMATED POPULATION 2025
	38.1 MEDIAN AGE
	\$462,606 MEDIAN HOME VALUE 2025
	29,957 HOUSEHOLDS WITH CHILDREN
	\$121,835 AVG HOUSEHOLD INCOME

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