

CLASSROOMS

PLAYGROUND

# EDUCATIONAL SPACE FOR LEASE

1600 S ORLANDO AVENUE, WINTER PARK, FL 32789



## 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: Kitchen, 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

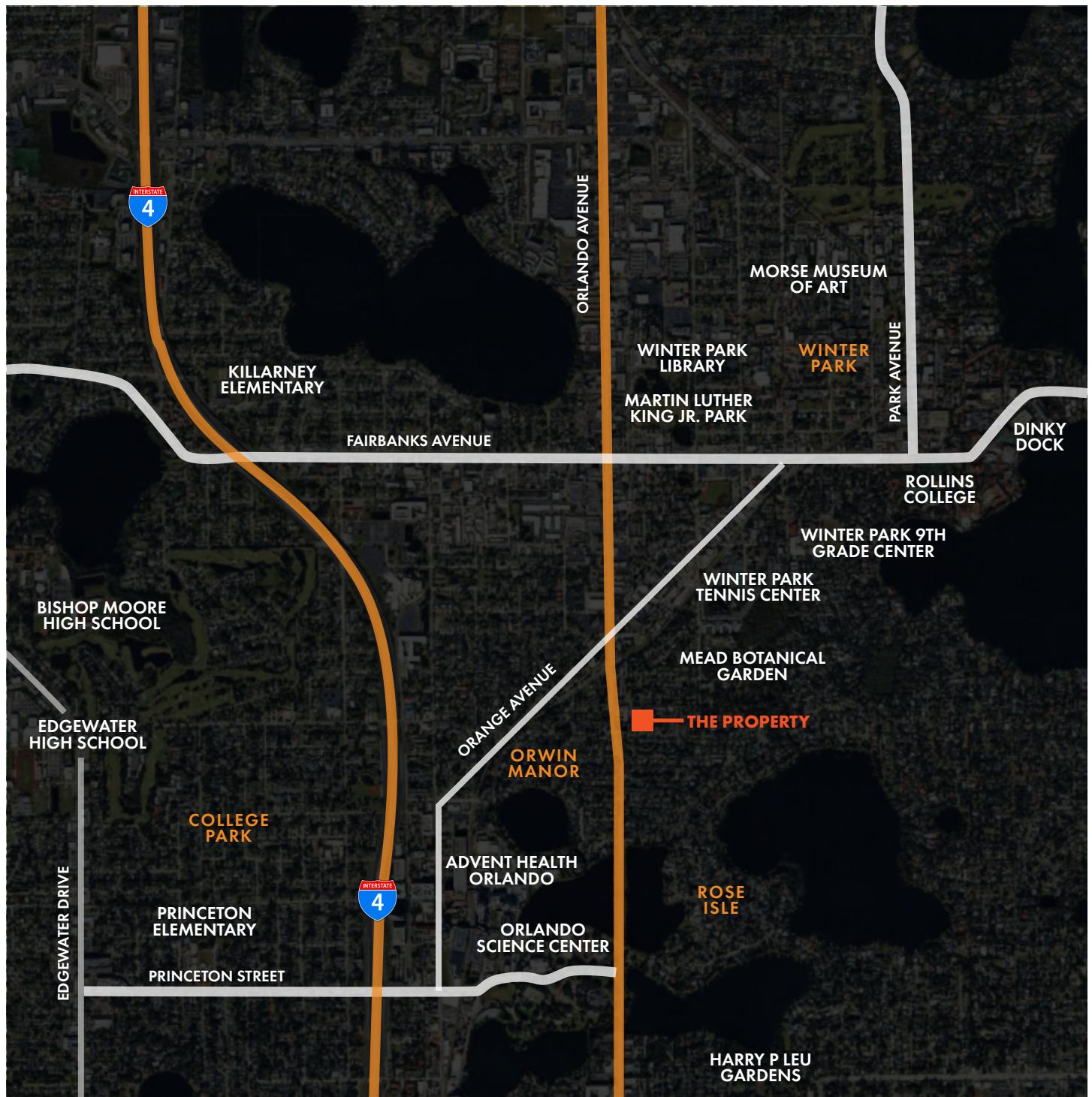
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## LOCATION



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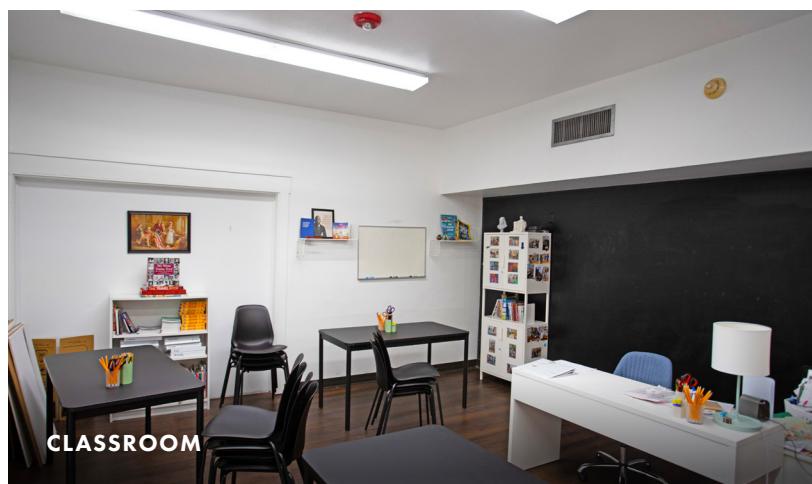
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6,119± SF OF EDUCATIONAL SPACE

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## PHOTOS



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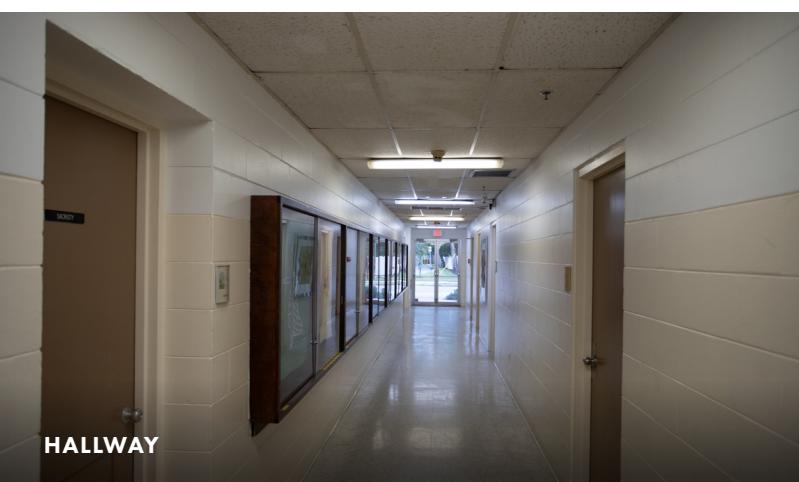
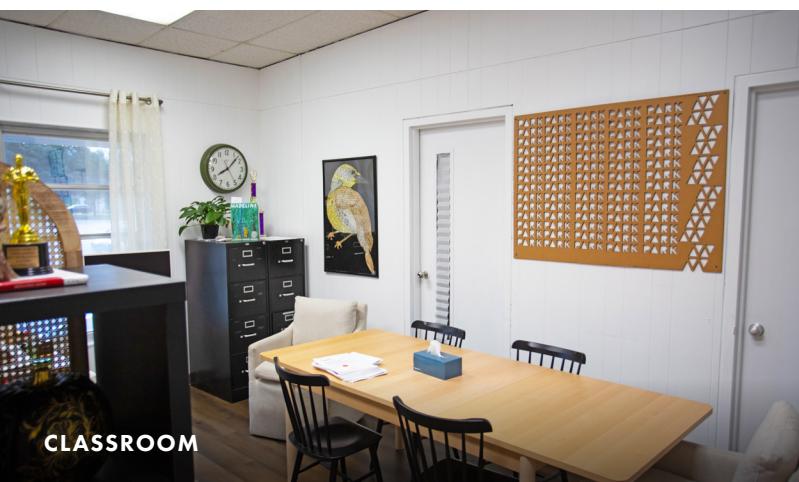
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## AVAILABLE SPACE LAYOUT



NOT DRAWN TO SCALE

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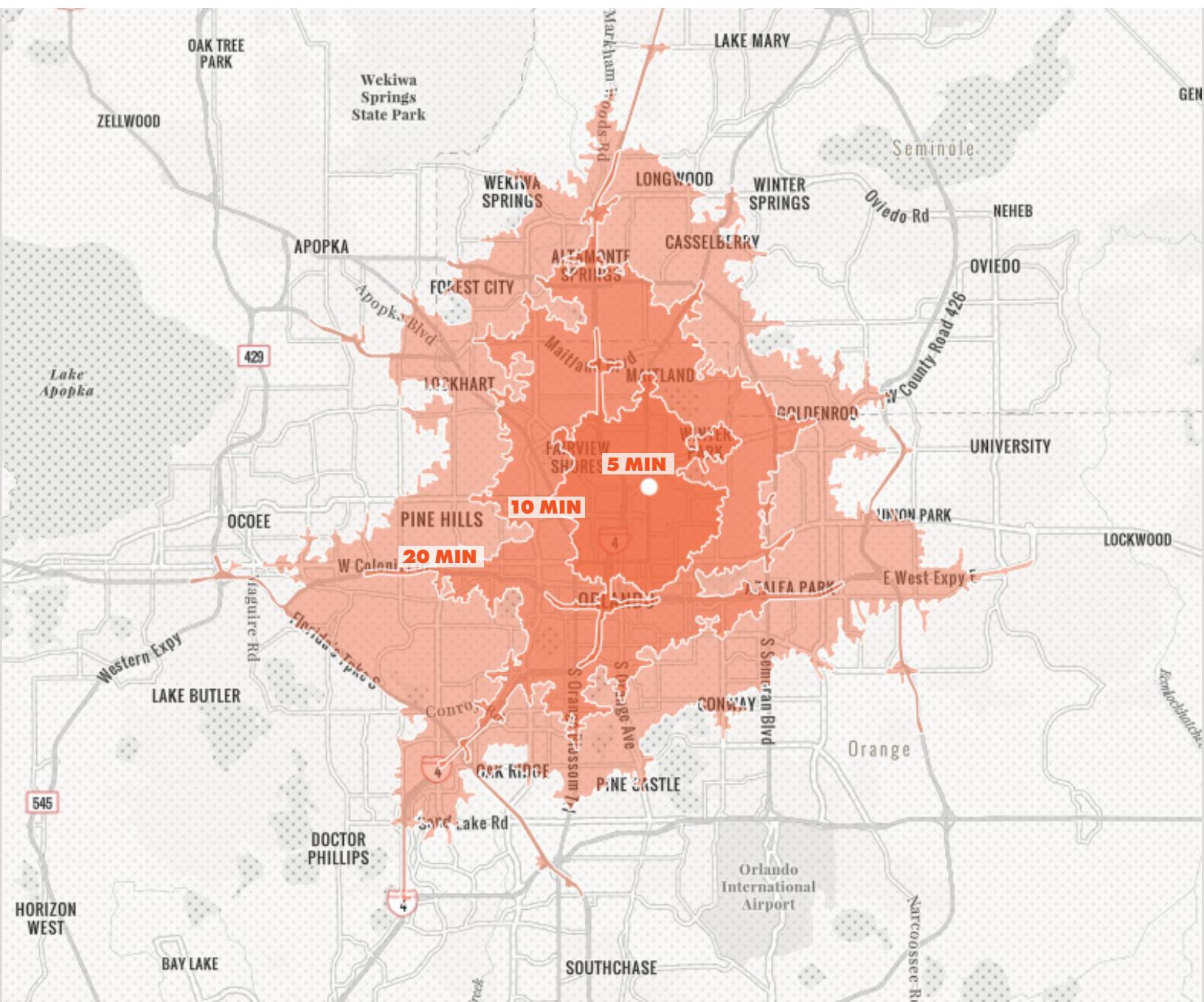
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## DRIVE TIMES



**26,500 VEHICLES**

S. Orlando Avenue Annual Daily Traffic Count 2022

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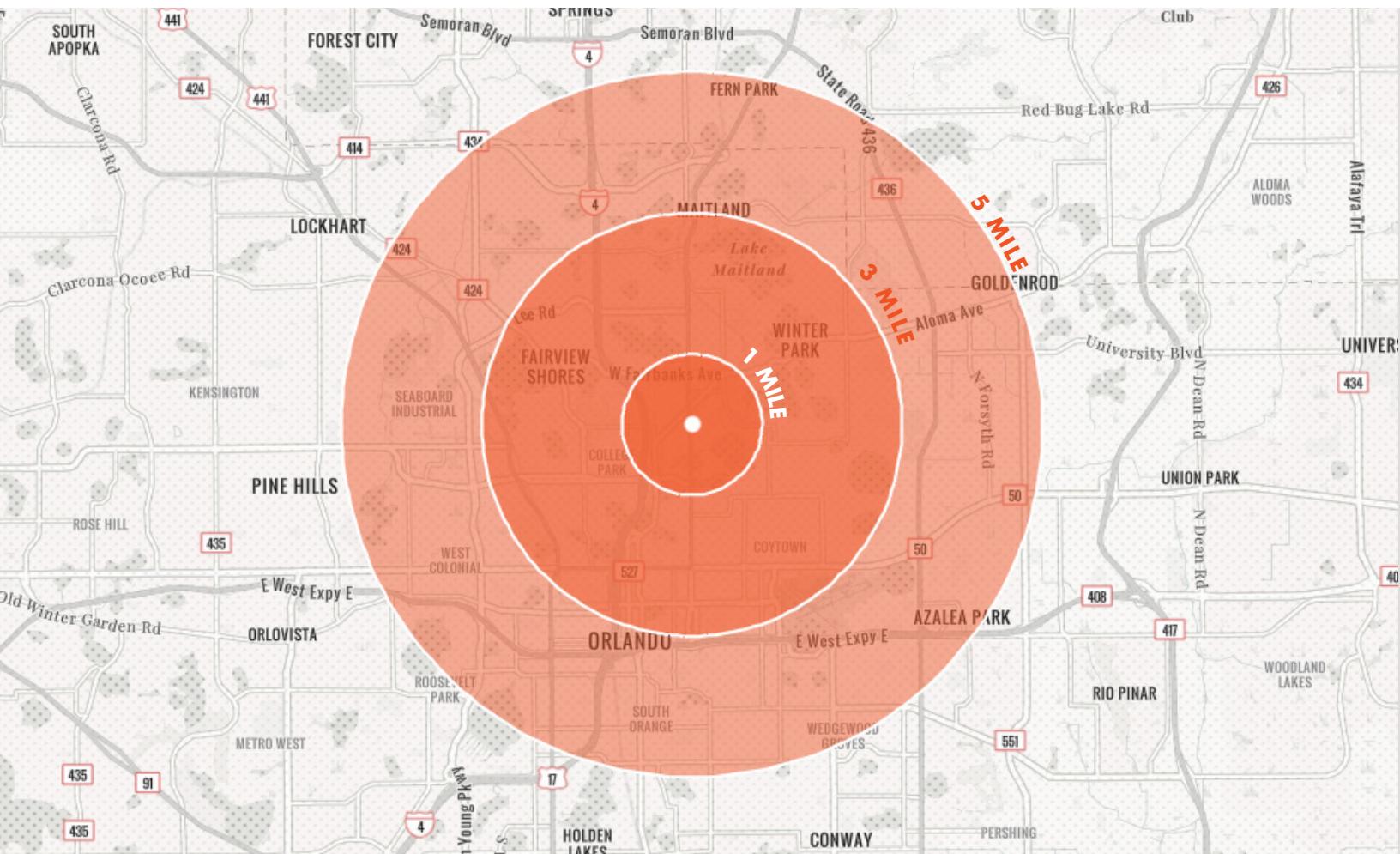
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## DEMOGRAPHICS



### 1 MILE RADIUS

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

### 3 MILE RADIUS

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

### 5 MILE RADIUS

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

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