

Eagles Nest Charter School

3698 Northwest 15th Street, Lauderdale, FL 33311



FOR MORE INFORMATION, PLEASE CONTACT:

Chip Armstrong Director Of Commercial Sales | 561.371.3787 | chiparmstrong@keyes.com

Liz Nunes Director Of Luxury Sales | 561.351.4529 | lnunes@jpre.com

Keyes Commercial

Mr. Chip Armstrong

11290 Legacy Avenue, Suite 210

Palm Beach Gardens, FL 33410

P: 561.282.5265

www.ChipSellsCommercial.com

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PROPERTY OVERVIEW

This is a single tenant, 31,667sf, freestanding charter school. Eagles Nest Charter School, opened in 2005, has the potential and upside capacity to grow its enrollment. There are more than 21 classrooms and 50 parking spaces and school zoning in place. Property is located in the Opportunity Zone.

The lease is a NNN lease. Tenant pays all expenses and operating costs.

PROPERTY SUMMARY

Sale Price:	\$7,500,000
Cap Rate:	5.53%
NOI:	\$415,044
Lot Size:	2.08 Acres
Building Size:	31,667 SF
Year Built:	1989
Zoning:	IL
Market:	South Florida
Sub Market:	Fort Lauderdale-Pompano Beach-Deerfield Beach, FL

PROPERTY HIGHLIGHTS

- Grades served KG- 12
- Enrollment 2022-23 284
- Lease Term Sept. 1, 2019-Aug. 31, 2024
- Options 2-5 years
- Tenant has exercised Option
- Rent Type NNN
- Net Rent 2023/2024 \$406,908

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ILLUSTRATED
PROPERTIES



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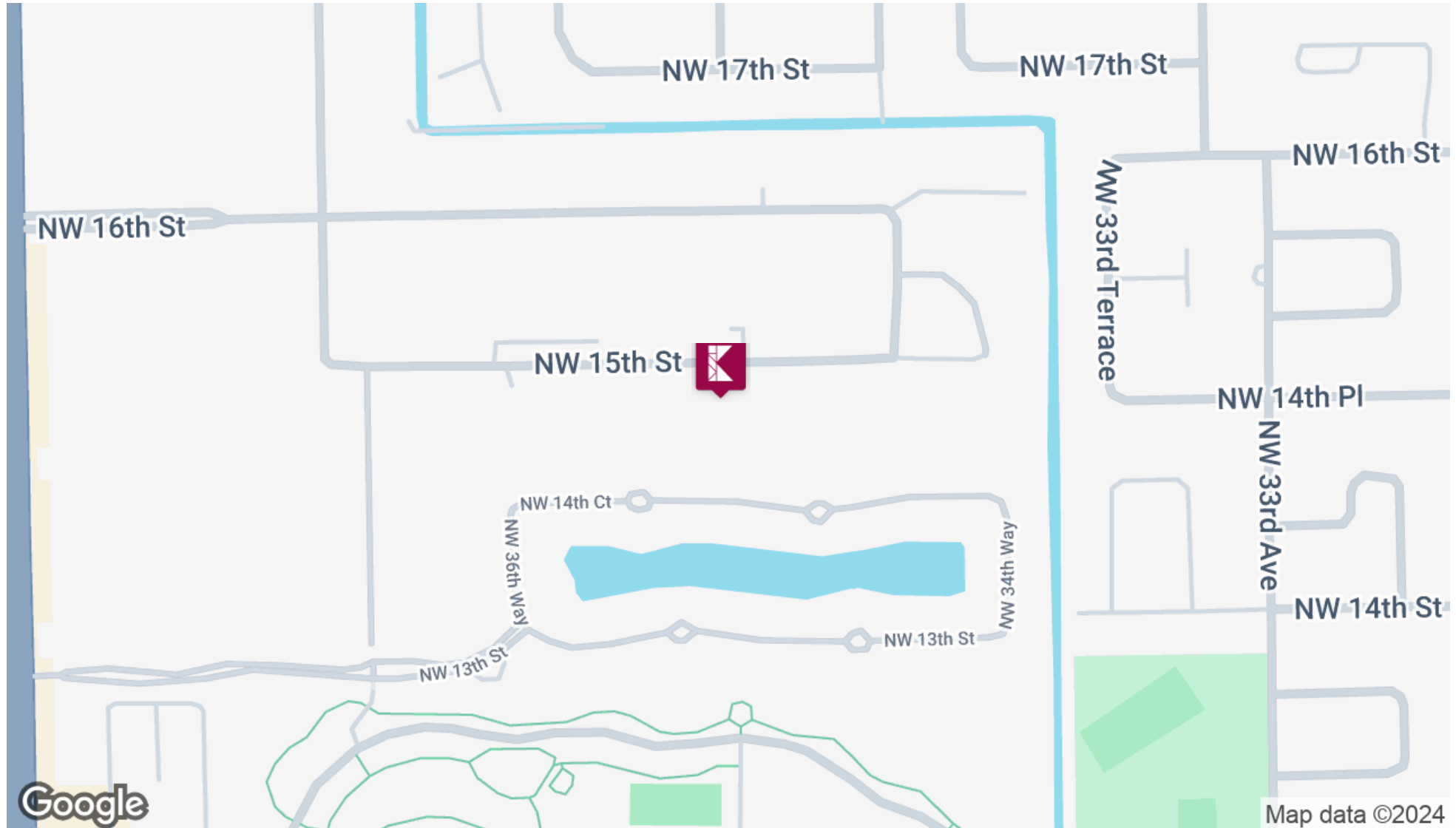
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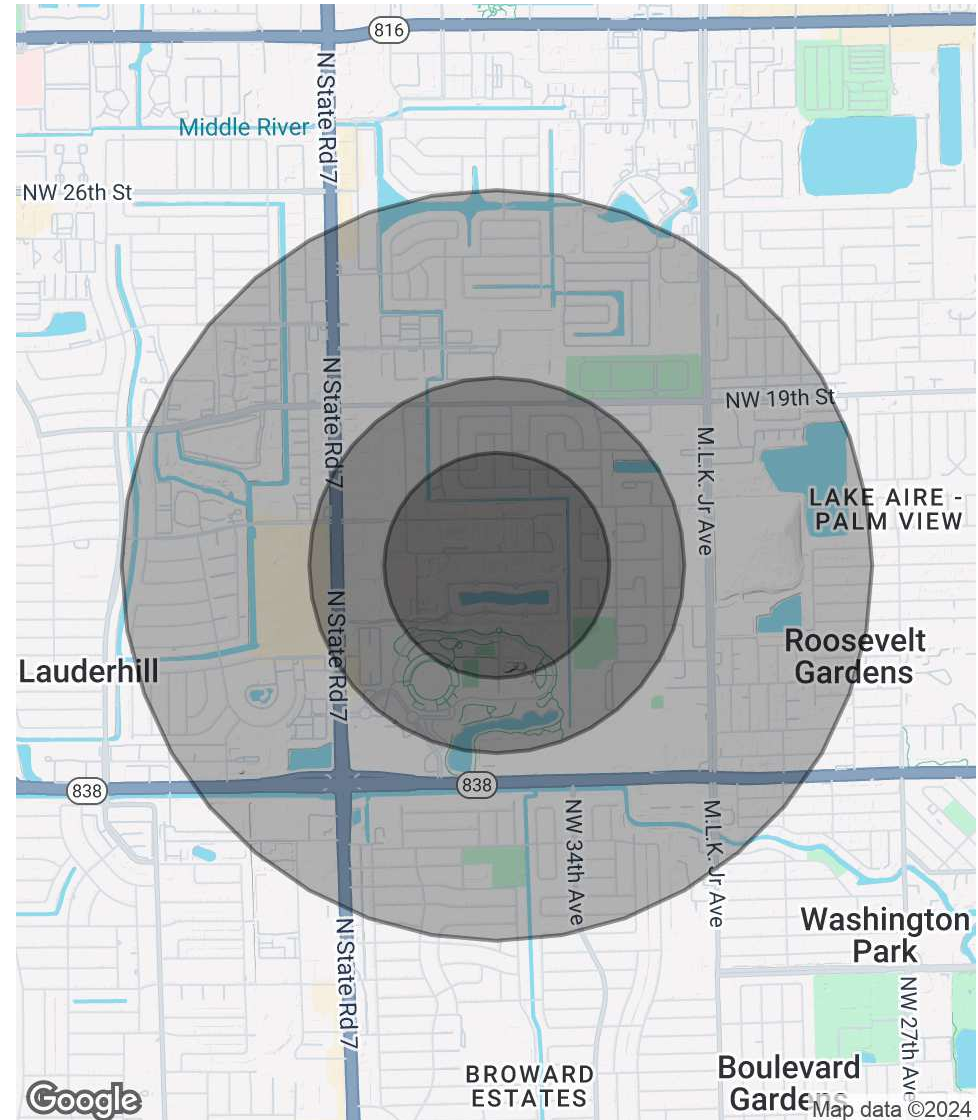
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	821	4,570	22,978
Average Age	36	37	38
Average Age (Male)	34	35	36
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	289	1,515	8,193
# of Persons per HH	2.8	3	2.8
Average HH Income	\$56,636	\$54,112	\$54,646
Average House Value	\$243,529	\$260,862	\$238,513

Demographics data derived from AlphaMap



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