

Charter School/Child Care Center

Building and Land For Sale



Dreyer & Associates Real Estate Group - Commercial Division

Cocoa, FL 32927

3805-3815 Curtis Boulevard



Contact:



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FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,300,000
Price / SF:	\$86.67
Lot Size:	2.37 Acres
Year Built:	2003
Building Size:	15,000 SF
Zoning:	BU-1

LOCATION OVERVIEW

- The subject property is an existing private school / child care center in the unincorporated Port St. John area of Brevard County, Florida.
- Curtis Boulevard is a two lane road that parallels the west side of the railroad tracks, north of Fay Boulevard, then curves to extend in a generally east-west direction through the central part of Port St. John.
- Interstate 95 is the primary limited access highway within Brevard County. It extends in a north/south direction throughout the county and the east-coast of Florida. The closest interchanges to the subject are via the Port St. John Parkway to the south and via the Challenger Memorial Parkway to the north.
- U.S. Highway 1 provides north/south access and is a principal arterial highway that extends along the east coast of the State of Florida. Grissom Parkway is another north/south arterial through the neighborhood that extends from SR 528 on the south, northward to the Tico Airport and Challenger Memorial Parkway in Titusville. This road provides access to commercial/industrial properties west of the Space Coast Regional Airport and the west side of the airport itself and to residential areas in Port St. John and rural areas north of the City of Cocoa.
- The Florida East Coast Railroad has active railroad tracks that extend in a north-south direction through the subject market area. In the vicinity of the subject, the tracks are located a short distance west of U.S. 1 and run generally parallel to the highway.

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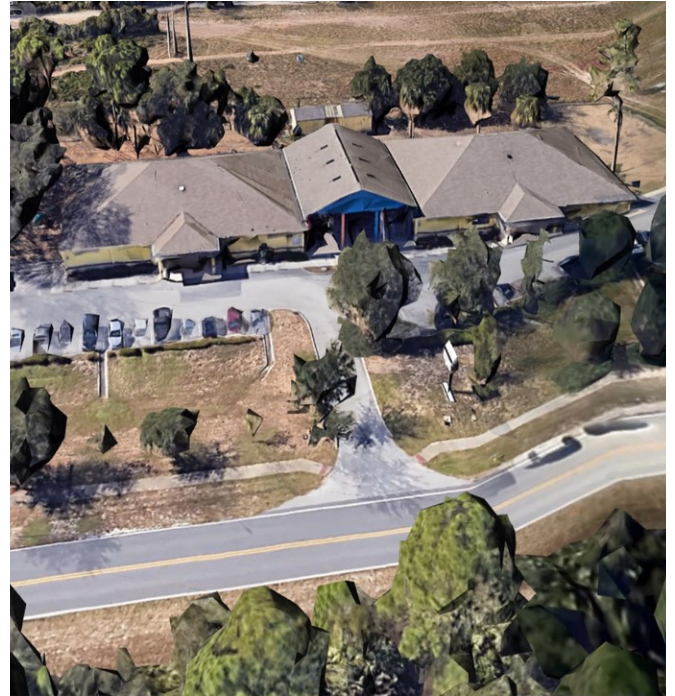
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PROPERTY HIGHLIGHTS

- The subject offering is a two-building child daycare and charter school facility. Each building has an enclosed area of 7,500 SF for a total area of 15,000 SF. The two buildings are the same size and have similar floor plans. The structures were built in 2003 and 2004.
- Each building features a foyer/reception area, 8 classrooms, a kitchen, a utility room, and an office area, in addition to nine 2-fixture restrooms which includes a restroom in every classroom and a restroom adjacent to the front entry area. Fenced playground areas are located at the rear and sides of the buildings. The structures were built in 2003 and 2004.
- Subject is zoned BU-2 Retail, Warehousing & Wholesale Commercial: Principal uses and structures permitted in the BU-2 District include a variety of retail stores and shops, offices (general, medial and professional), personal service establishments, automobile repairs and washing, banks, barbershops and beauty parlors, billiard rooms, day care centers, churches, schools, single family residence and restaurants, among others. Permitted uses with conditions include: assisted living facility, automobile sales, boat sales, contractor's offices, building materials and supplies, carpenter shops, garage or mechanical service, motorcycle sales and service and warehouses, among others.
- FLU - Community Commercial
- Parcel ID's 23-35-13-RT-0000A.0-0004.00. Tax ID #: 2322549 (\$1817.21)
- Port St John Sewer and Cocoa Water - For the subject site, the westernmost 30 feet, the north 15 feet, and the east 7' have drainage and utility easements.
- 410 feet frontage on Curtis Blvd/15,550 Traffic Count on Fay Blvd.



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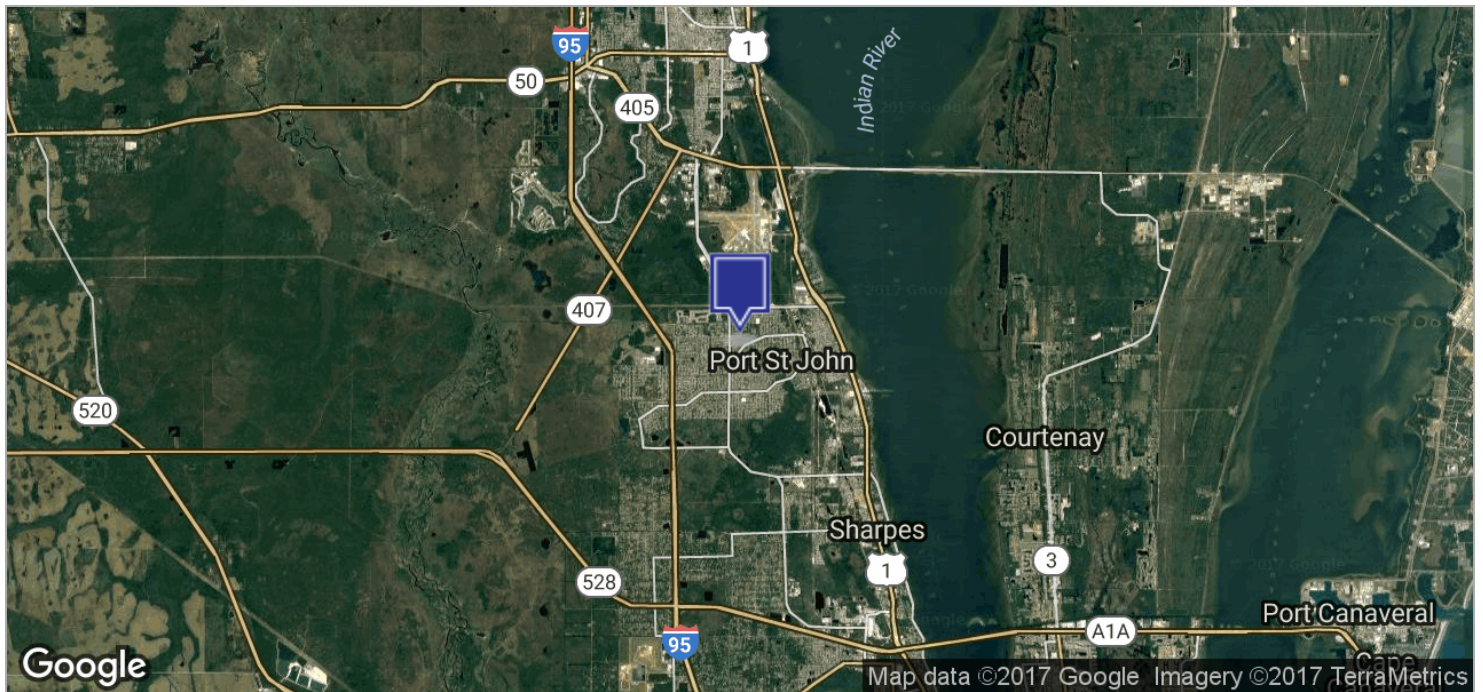
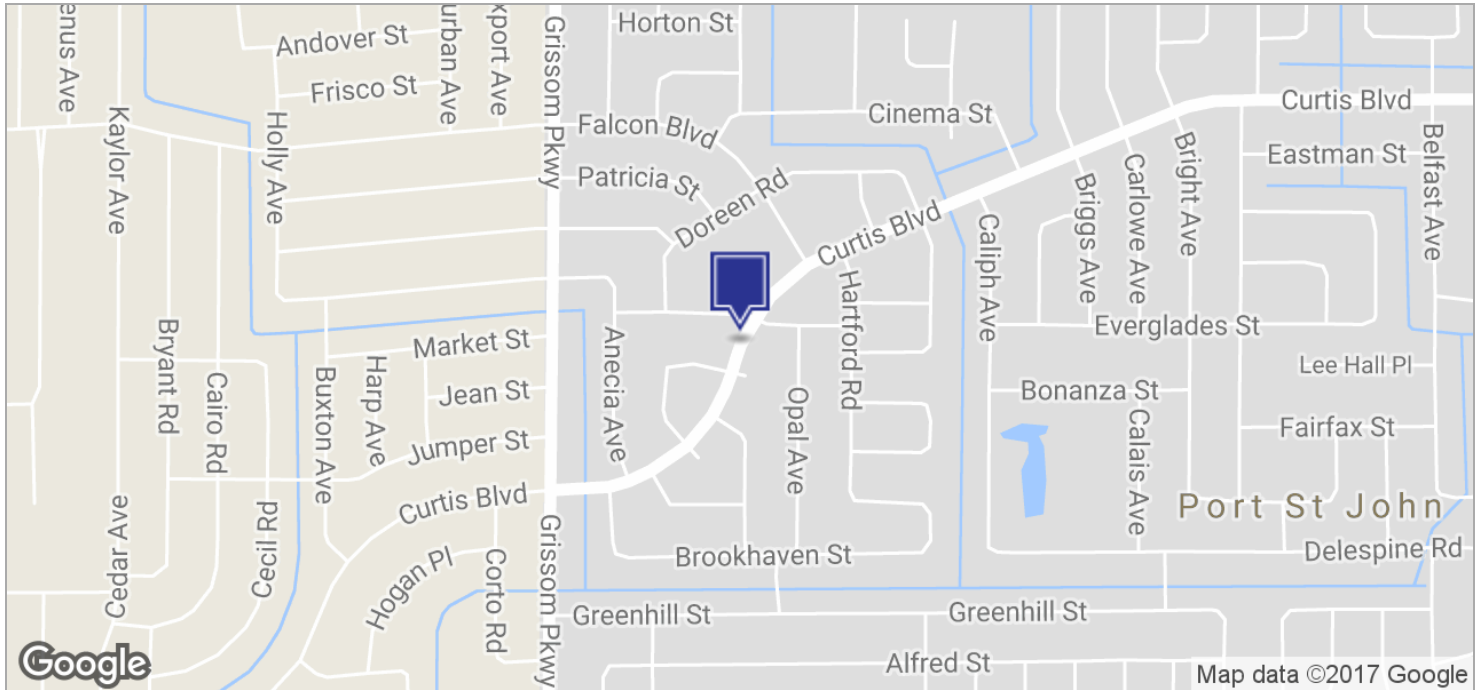
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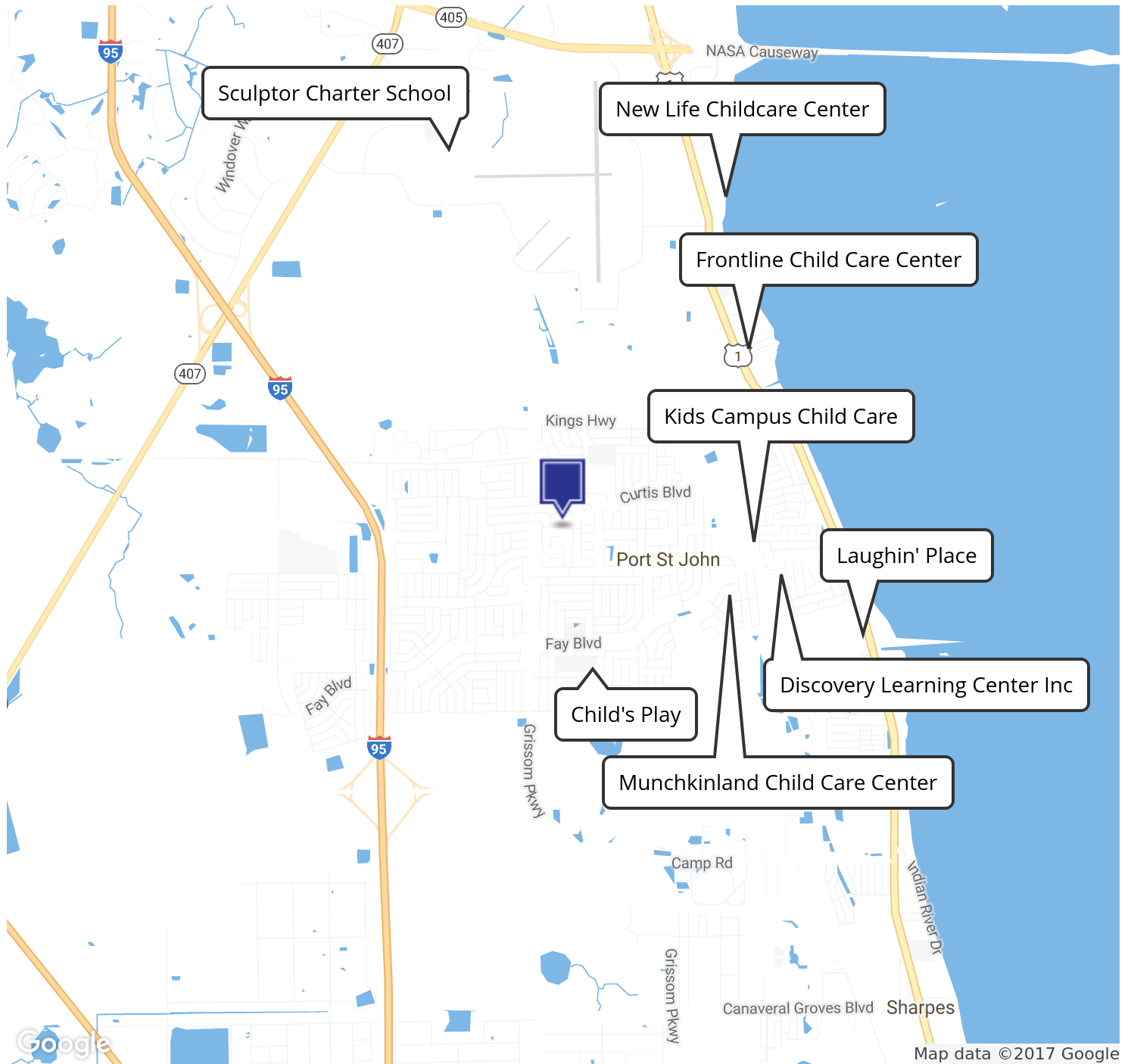
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CHILD CARE/CHARTER SCHOOLS IN VICINITY



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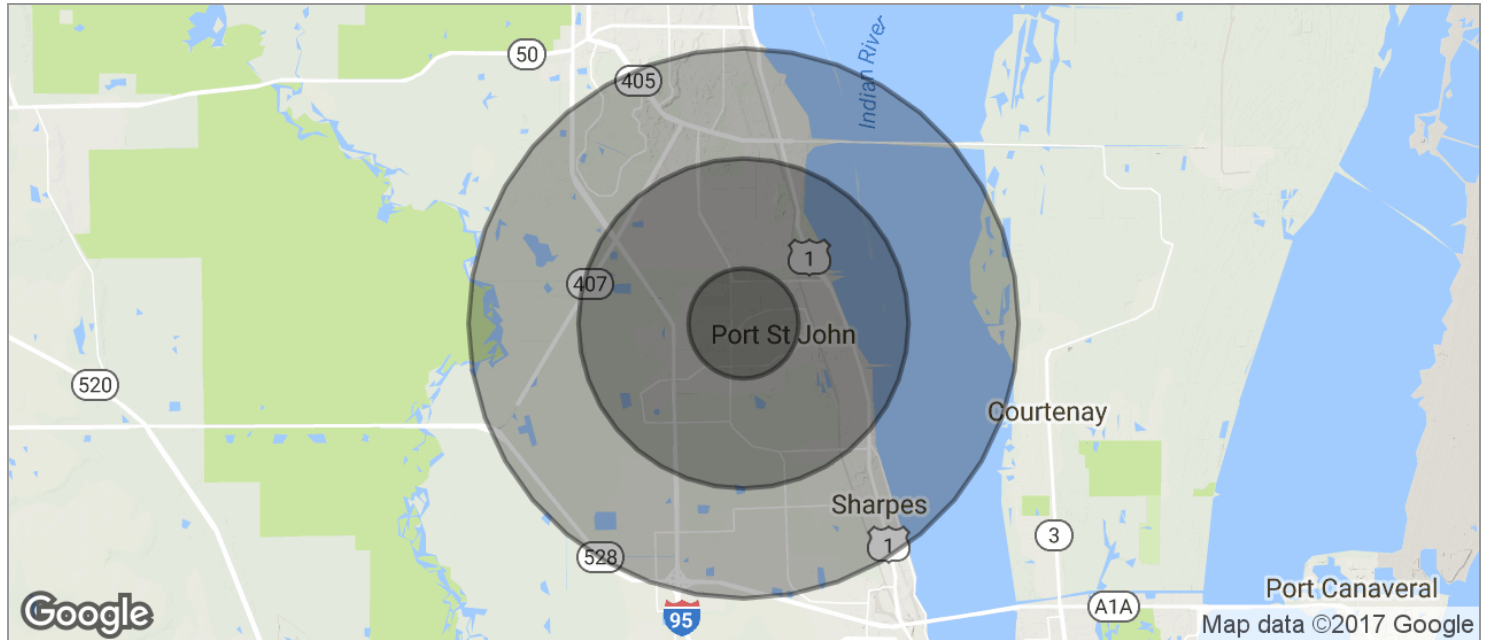
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,607	26,681	45,078
MEDIAN AGE	38.4	38.1	40.0
MEDIAN AGE (MALE)	37.9	35.9	38.1
MEDIAN AGE (FEMALE)	39.4	41.0	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,705	9,159	16,535
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$65,928	\$65,833	\$66,393
AVERAGE HOUSE VALUE	\$187,917	\$186,896	\$198,373

* Demographic data derived from 2010 US Census

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