

EDUCATIONAL PROPERTY AVAILABLE

18,205 ± SF on 5 ± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

3901 REAVES ROAD
KISSIMMEE, FL 34746

REAVES RD

OVERVIEW

ADDRESS

3901 Reaves Rd
Kissimmee, FL 34746

PARCEL ID

30-26-29-0000-0014-0000

CURRENT USE

Childcare Facility

ZONING

IN | Institutional

(permitted uses include educational facilities, places of worship, fraternal organizations, etc.)

ACREAGE

5 ± AC

COUNTY

Osceola

SPACE AVAILABLE

18,205 ± SF

YEAR BUILT

2018

PARKING

69 ± Spaces

PRICE

Contact Broker for Pricing



The subject property presents an excellent opportunity for a childcare/educational user to lease or purchase a modern facility built in 2018 specifically for childcare use. The property is strategically located in a rapidly growing area of Kissimmee, adjacent to Mater Academy Charter School with approximately 1,200 students in grades K-12.

The current facilities can accommodate up to 285 students and include ten large classrooms, indoor play space, a library, kitchen, teacher's lounge, nurse's office, lobby area, covered pick-up/drop-off area, bonus mezzanine space, and multiple playgrounds with direct access from classrooms. The 5± AC total land area provides opportunity for potential building expansion.

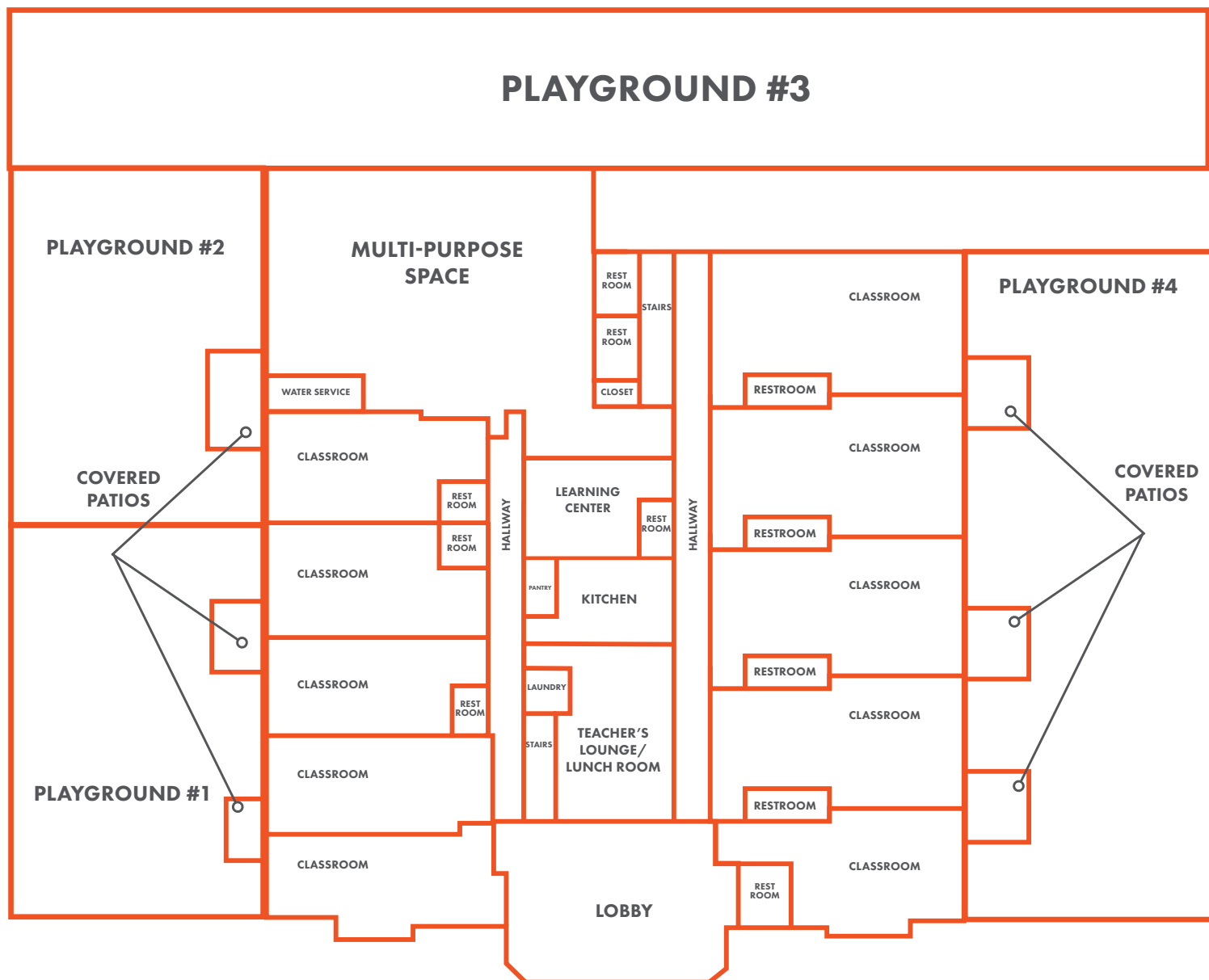
EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL



EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL

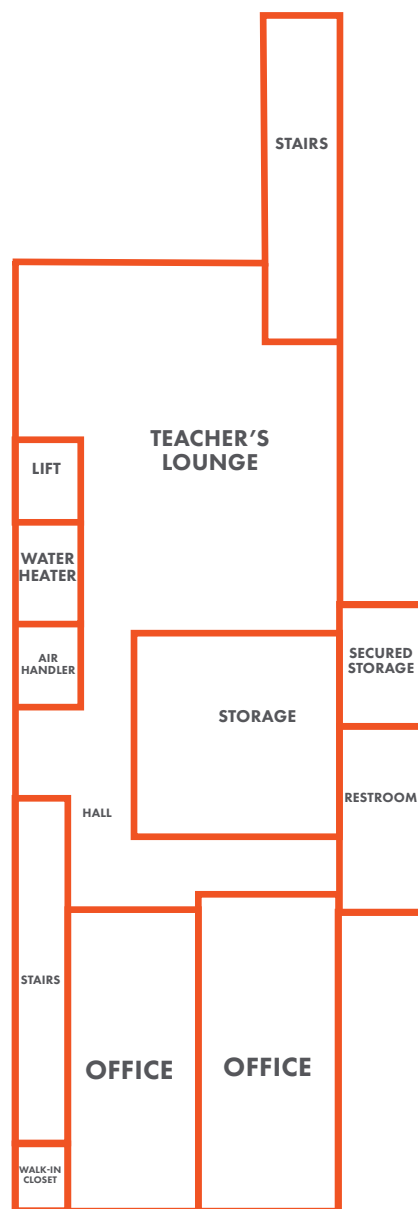


EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL



FIRST FLOOR

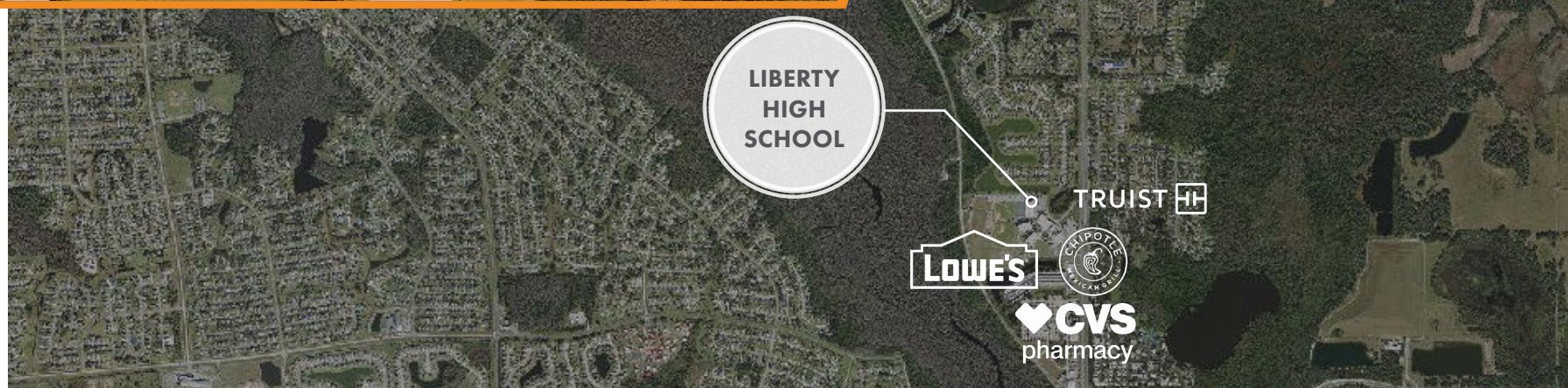
EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL



SECOND FLOOR

EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL

NEARBY



EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL

LOCATION



EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION 2023	3,368	35,233	85,145
PROJ. POPULATION INCREASE 2028	2.2%	1.9%	1.7%
AVG. HOUSEHOLD INCOME	\$99,311	\$90,461	\$72,647
MEDIAN AGE	33.7	35.3	37.2
MEDIAN HOME VALUE	\$296,499	\$276,665	\$256,223

Osceola County is the **FASTEST GROWING** portion of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area

EDUCATIONAL PROPERTY AVAILABLE IN KISSIMMEE, FL

FOR MORE INFORMATION:**JOEY BLAKLEY**

407.540.7737

JOEY.BLAKLEY@FOUNDRYCOMMERCIAL.COM

CARLIN BEEKMAN

407.540.7789

CARLIN.BEEKMAN@FOUNDRYCOMMERCIAL.COM

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.

