

# EDUCATIONAL PROPERTY FOR LEASE

13901 SHELDON ROAD, TAMPA, FL 33625

51,252 ± SF ON 9.56 ± AC



## DESCRIPTION

Educational property located in Tampa, FL. Excellent opportunity for a school user to lease a modern facility built in 2017 that can accommodate up to 900 students. Current use is a K-12 charter school and includes 40 classrooms, a kitchen, a gymnasium, and an outdoor sports field. Property has frontage on Sheldon Road and Gunn Highway, and is located one mile north of Citrus Park Town Center.

## BUILDING FEATURES

PARCEL ID	U022817ZZZ000000261100
ACREAGE	9.56 ± AC
TOTAL BUILDING SF	51,252 ± SF
COUNTY	Hillsborough
ZONING	CPV-C   Citrus Park Village Commercial
YEAR BUILT	2017
STUDENT CAPACITY	900 ±
PRICING	Negotiable

FOR MORE INFORMATION, PLEASE CONTACT:

JOEY BLAKLEY | **407.540.7737**

Senior Vice President

Joey.Blakley@foundrycommercial.com

Licensed Real Estate Broker

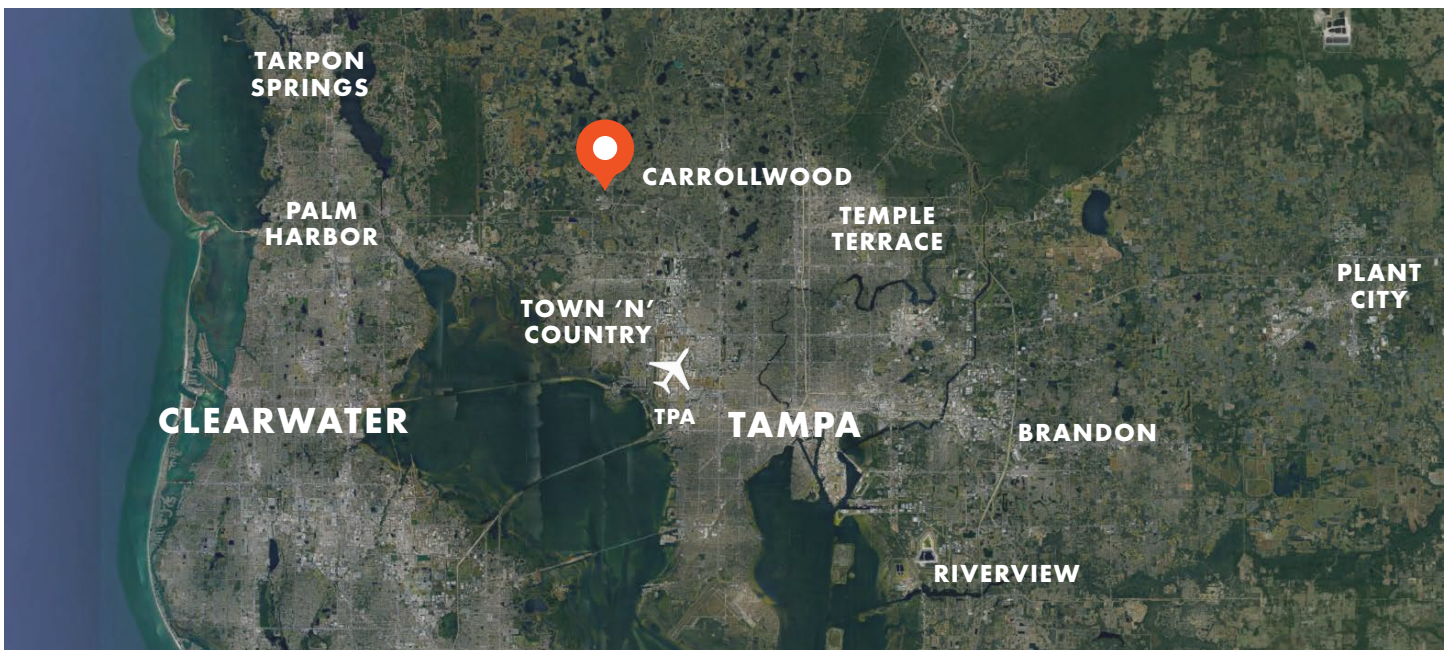
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## LOCATION



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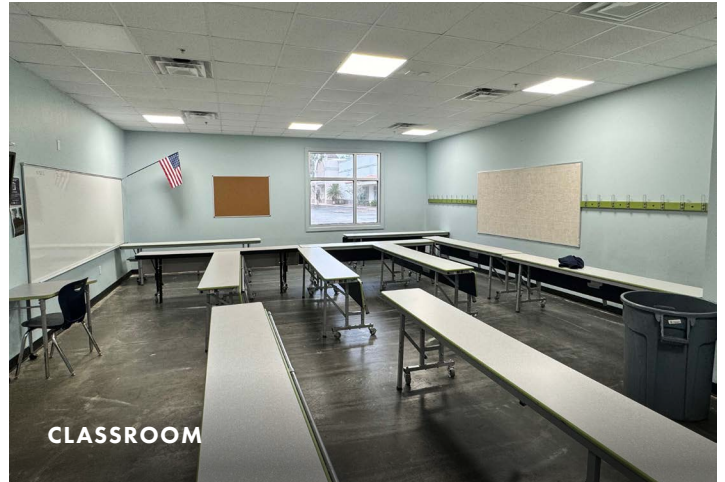
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## PHOTOS



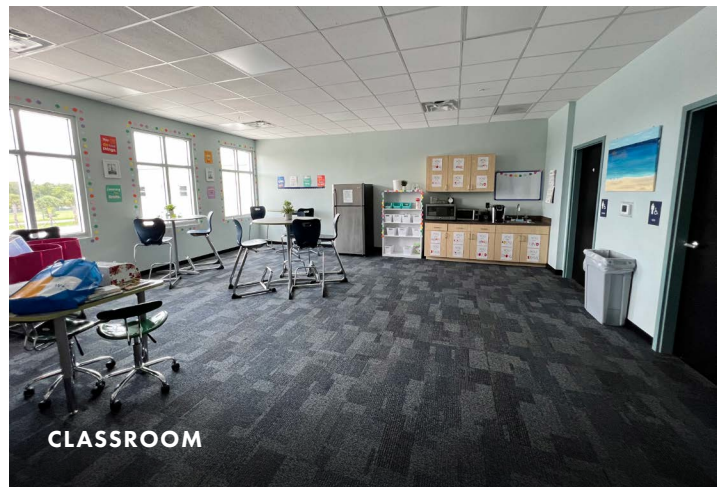
CLASSROOM



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KITCHEN



GYMNASIUM

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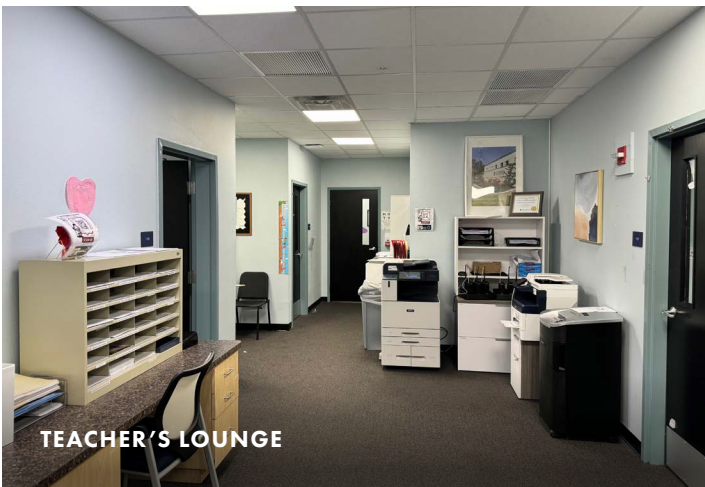
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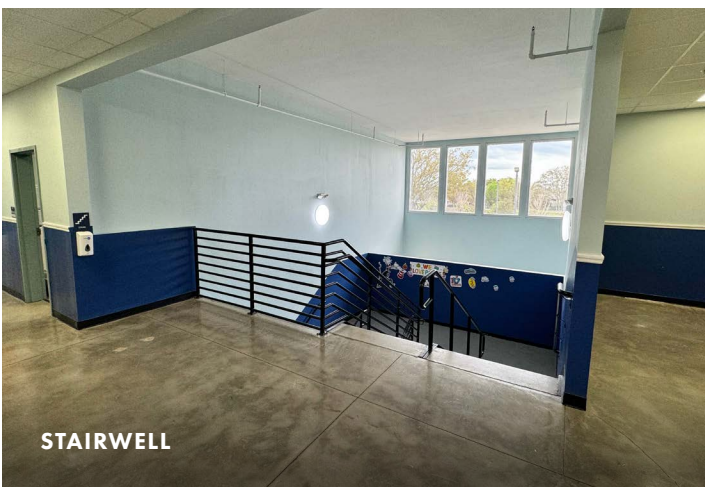
CLASSROOM



TEACHER'S LOUNGE



ENTRYWAY



STAIRWELL



DECK

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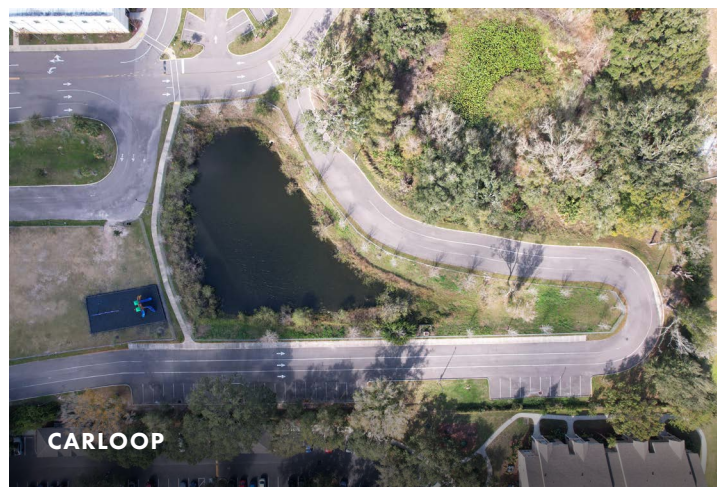
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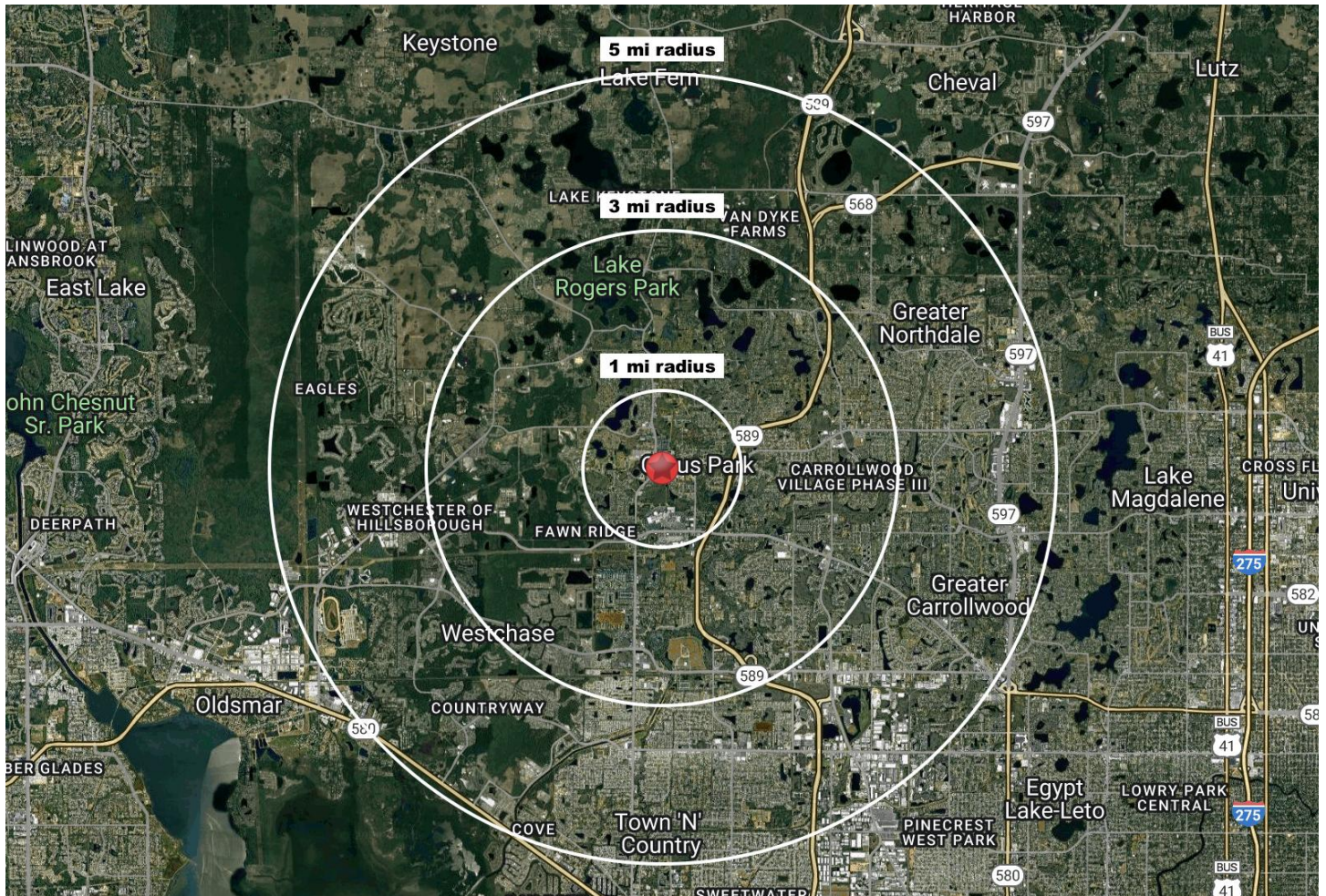
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>7,241</b> ESTIMATED POPULATION 2023
	<b>40.1</b> MEDIAN AGE
	<b>\$334,570</b> MEDIAN HOME VALUE 2023
	<b>3,209</b> TOTAL EMPLOYEES
	<b>\$138,968</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>66,775</b> ESTIMATED POPULATION 2023
	<b>39.2</b> MEDIAN AGE
	<b>\$341,178</b> MEDIAN HOME VALUE 2023
	<b>17,526</b> TOTAL EMPLOYEES
	<b>\$135,602</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>186,574</b> ESTIMATED POPULATION 2023
	<b>40.0</b> MEDIAN AGE
	<b>\$334,215</b> MEDIAN HOME VALUE 2023
	<b>75,158</b> TOTAL EMPLOYEES
	<b>\$126,989</b> AVG HOUSEHOLD INCOME

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