

For Lease

# Primary School Space in Maitland

5,040 - 10,510 SF | \$16.00 / SF



## 613 Concourse Parkway South

Maitland, Florida 32751

### Property Highlights

- Either 5,040 or 10,150 square feet available
- The 1st floor space (5,040 SF) can be leased alone, but the 2nd floor space (5,110 SF) can only be leased with the 1st floor space for a total of 10,150 SF
- Zoned for primary school (kindergarten to 8th grade). No daycares or preschools.
- Perfect layout for private, charter or special needs school
- Possible outside area for playground
- Separate female, male and teacher bathrooms
- Kitchenette and assembly hall for meetings or cafeteria
- Classrooms are shared space with the Ohev Shalom Hebrew School that meets on Wednesday afternoons and Sunday mornings
- Abundant parking - 200+ spaces
- Direct access from Maitland Blvd via the new I-4 express lane; easy access to US Hwy 17-92 (Orlando Ave) and Semoran Blvd (SR 436)
- The property is maintained as a kosher space; all tenants must respect and adhere to a dairy-vegetarian dietary guideline



Lease Rate: \$16.00/SF Mod. Gross

For more information

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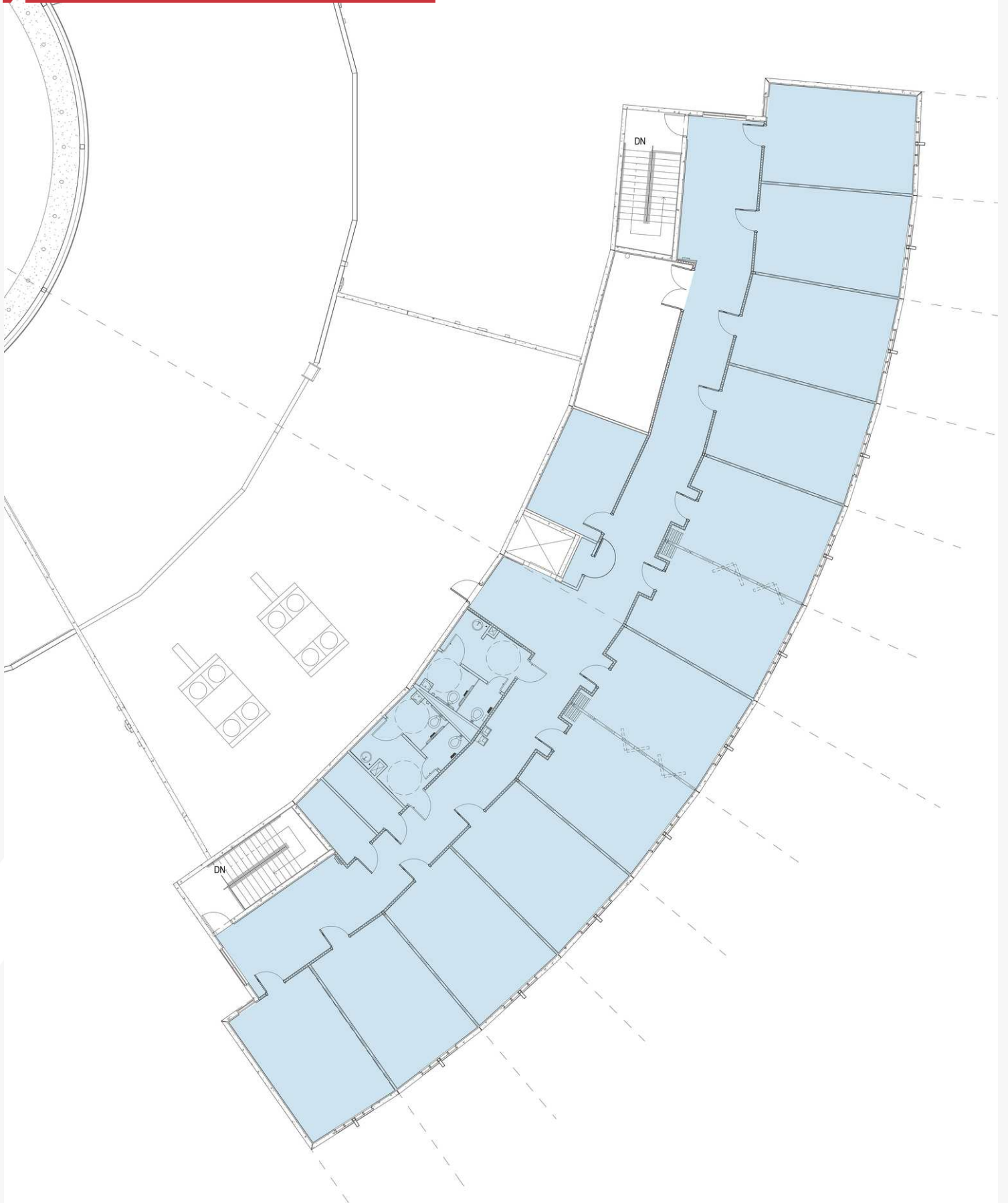
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# First Floor Available Space



# Second Floor Available Space



# Exterior Photos



# Property Photos



Classroom



Multi-Purpose Room



Activity Room



Classroom

# Property Photos



Meeting Room



1st Floor Hallway

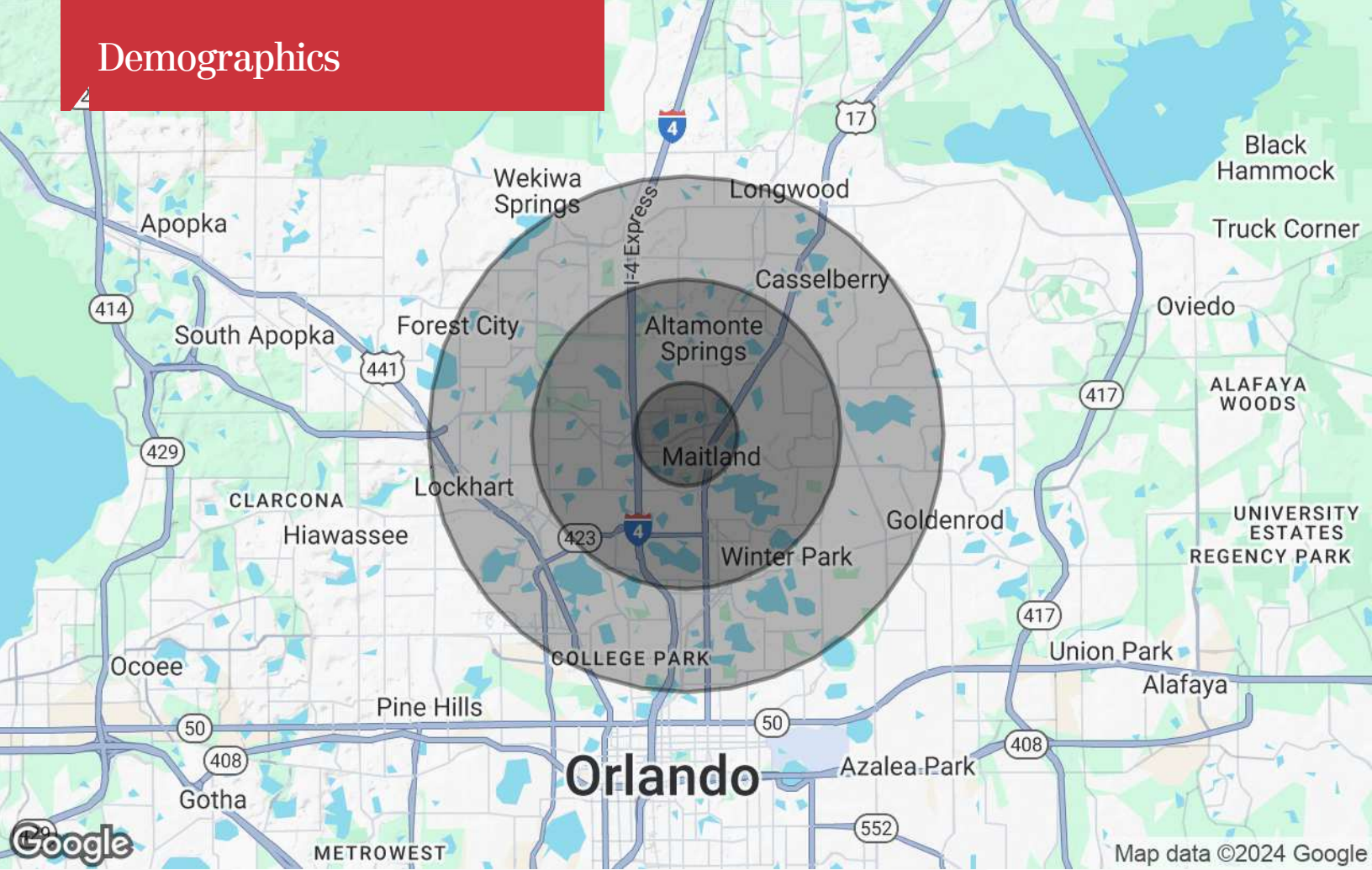


2nd Floor Hallway



Building Entrance

# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,245	83,008	237,016
MEDIAN AGE	41.0	39.4	38.9
MEDIAN AGE (MALE)	39.5	37.7	37.1
MEDIAN AGE (FEMALE)	42.2	41.2	40.8

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,159	33,670	97,841
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$111,572	\$79,912	\$75,828
AVERAGE HOUSE VALUE	\$374,008	\$302,346	\$312,855

\* Demographic data derived from 2020 ACS - US Census