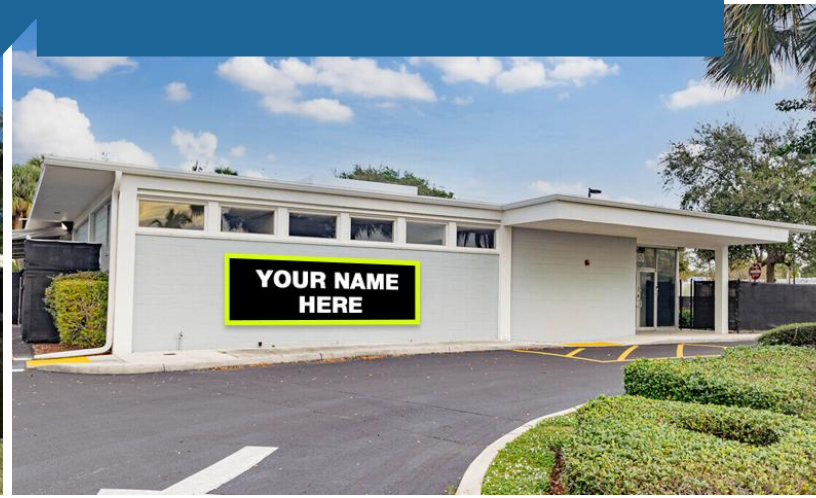


For Lease
±2.02 Acre | ±13,531 SF
Educational Campus



Riverside Educational Facility

10300 & 10350 Riverside Drive | Palm Beach Gardens, FL 33410

Property Features

- Turnkey educational campus approved for Montessori use (up to 170 students), featuring two adjacent buildings in Palm Beach Gardens
- Change of use can be reviewed and approved by the county to accommodate other educational or specialty learning programs
- Features classrooms, administrative offices, a cafeteria with commercial refrigeration, student lockers, and a drop-off/pick-up loop
- Fenced property with shaded seating, open play areas, landscaped green space, and a basketball court

Key Highlights



Plug & play educational campus approved for Montessori use



Strong location with affluent demographics & easy access, with limited new school sites in the area



Great visibility with building signage available

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FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

Unique Educational/Special-Use Opportunity



COST SAVINGS

Skip years of planning and approvals with approved Montessori use and a turnkey build-out ready for immediate occupancy.

Address: 10300 & 10350 Riverside Drive
Palm Beach Gardens, FL 33410

Year Built: 1962-1963 (Renovated 2023)

Building Sizes: Bldg. 10300: $\pm 5,980$ SF
Bldg. 10350: $\pm 7,551$ SF
 $\pm 13,531$ SF Total

Lot Sizes: Bldg. 10300: ± 1.00 AC
Bldg. 10350: ± 1.02 AC
 ± 2.02 AC Total

PID: 52-43-42-07-00-000-7060
52-43-42-07-00-000-7050

Use Code: 7200—Private School/College

Zoning: M1A – Light Industrial

Parking: 28 spaces (including 1 handicap)
3 loading zone spaces

Lease Rate: \$50.00/SF NNN
Plus \$8.00/SF Op. Ex.



561 471 8000



www.mhcreal.com

FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY
Turnkey. Flexible. Ready When You Are.



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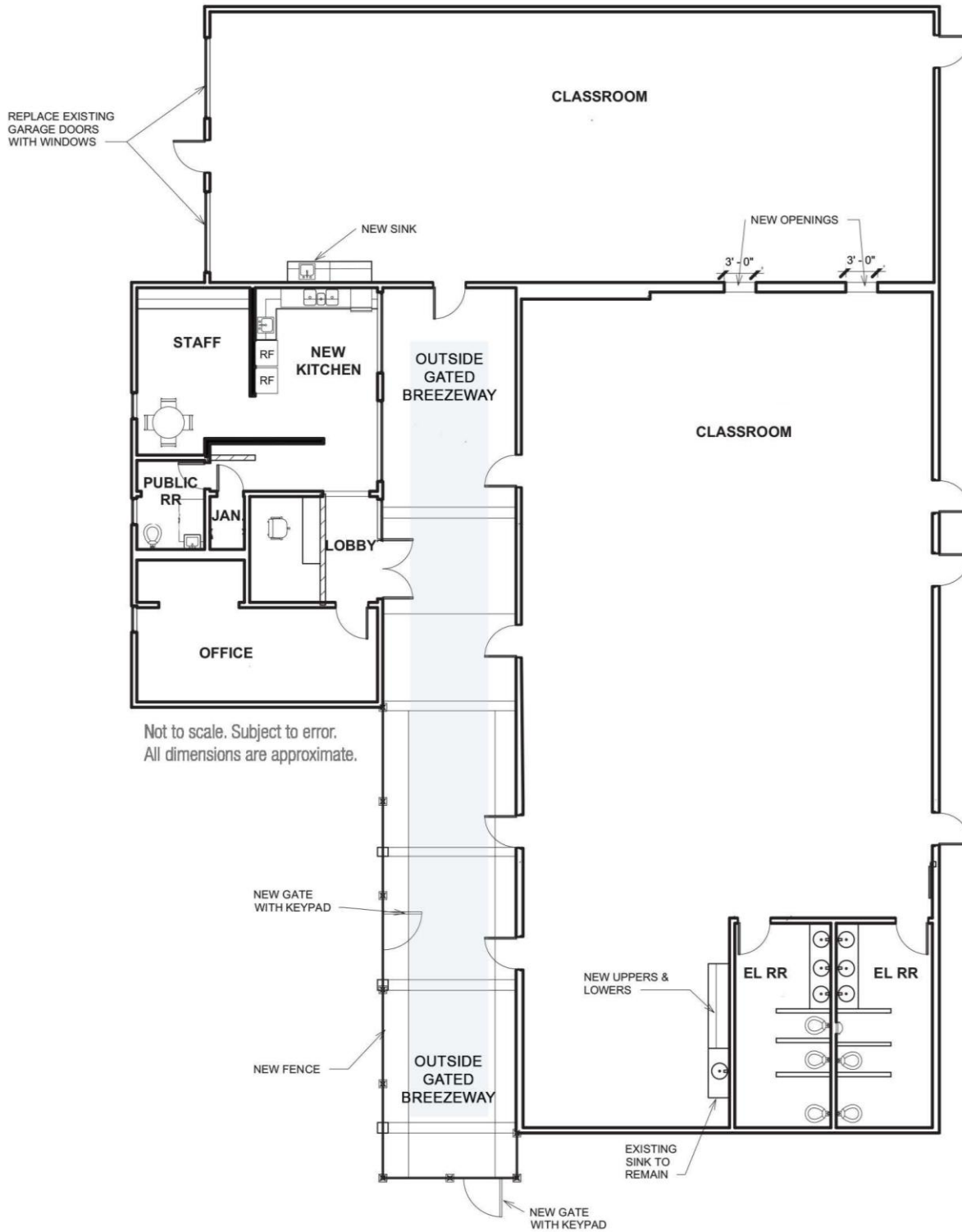
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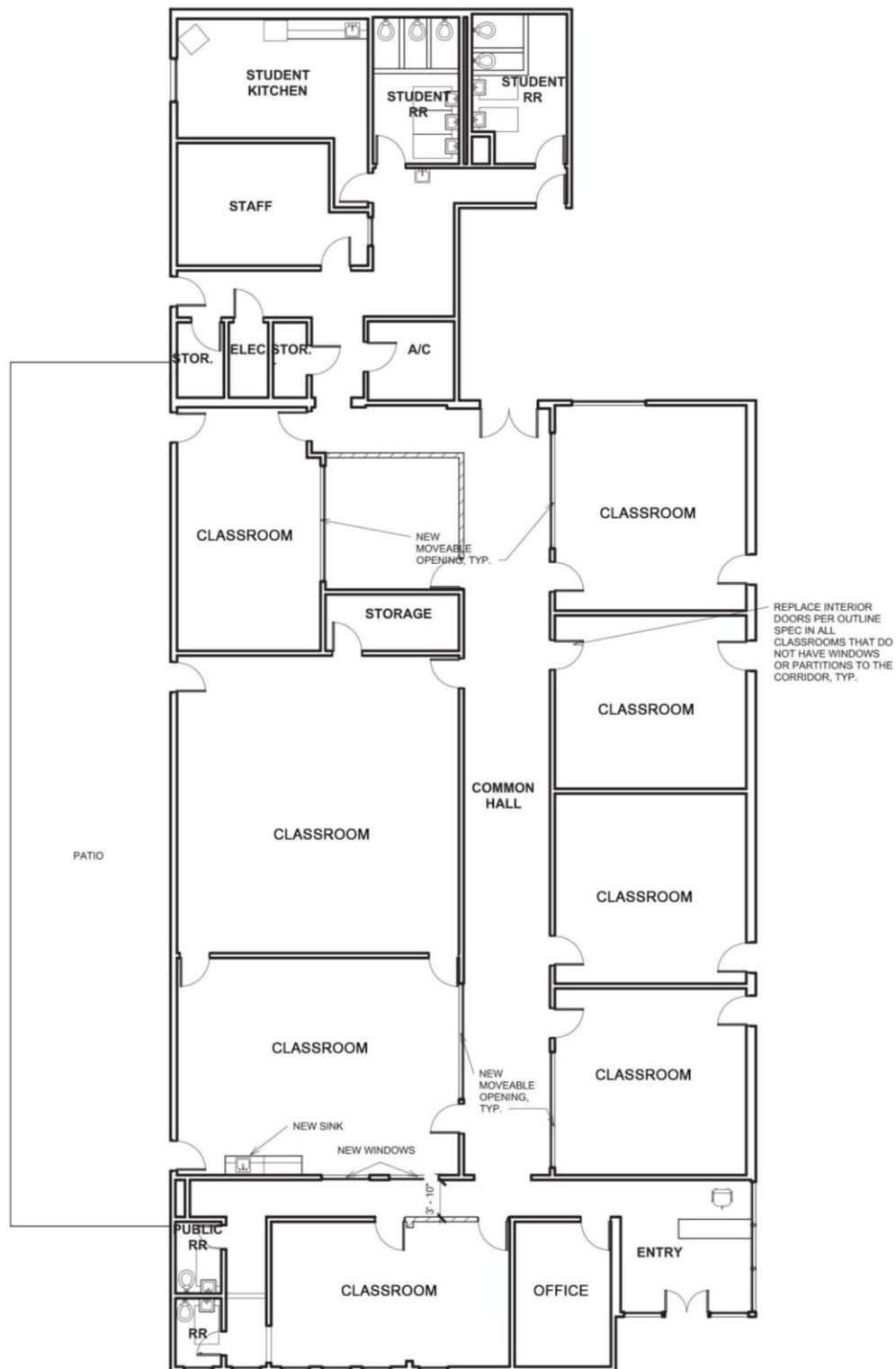
FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

Building 10300 Floor Plan



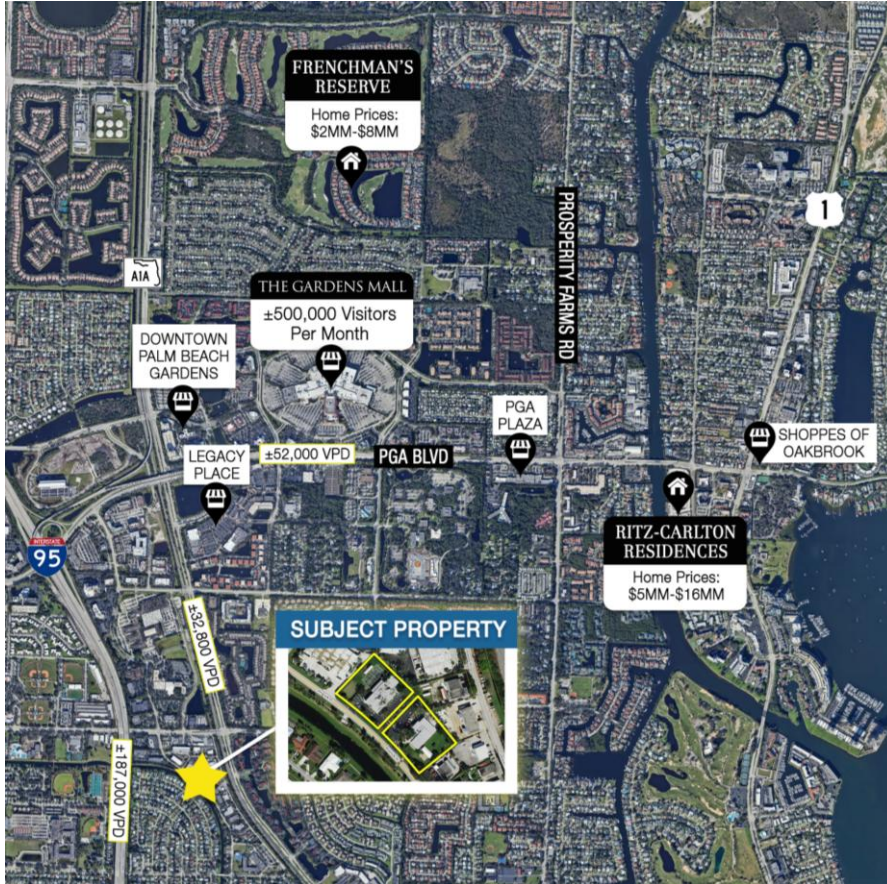
FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

Building 10350 Floor Plan



FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

Strategic Location. Strong Demographics



Positioned just south of Burns Road, this property offers ±428 feet of frontage on Riverside Drive and offers unmatched accessibility - only minutes to I-95 at PGA Boulevard with direct connections to West Palm Beach, Jupiter, and key business corridors. The site is surrounded by many premier destinations including The Gardens Mall, Downtown at the Gardens, and a short drive to PBIA.

Palm Beach Gardens is one of South Florida's most desirable cities, known for its affluent demographics, top-rated schools, luxury shopping, world-class golf, and family-oriented neighborhoods - making this an exceptional setting for both investors and operators.



Demographics: 1 Mile 3 Miles 5 Miles


Total Population	12,623	89,902	166,587
Avg. HH Income	\$128,051	\$157,828	\$166,621
Households	5,959	39,556	72,647
Families	3,242	23,341	44,035

CONTACT US TODAY TO SCHEDULE A TOUR

 **561 471 8000**

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