

# SALE

## HARVEST BAPTIST CHURCH & ACADEMY OF ORLANDO

504-514 Parramore Ave Orlando, FL 32805-2633

### PROPERTY DESCRIPTION

Located in Downtown Orlando's prime growth corridor, this (3) three-parcel package is within an Opportunity Zone and HUBZone (buyer to verify), which may offer incentive potential for qualified buyers. The site totals .68 ac (11,234 SF) and includes two buildings plus a vacant lot. Starting with 514 S Parramore Ave, the property features 5,848 SF church building with an approximately 200-seat sanctuary. 512 S. Parramore Ave includes an occupied 5,386 SF building currently used as a school, featuring four classrooms and office space upstairs. 504 S. Parramore Ave, a vacant .20 ac lot is included in the package and provides added flexibility for future expansion or use. This offering supports continued institutional use, adaptive reuse, or full redevelopment as the surrounding area continues to see neighborhood revitalization and new investment. Located minutes from Inter & Co Stadium, Kia Center and Camping World Stadium, this property offers a tremendous opportunity to be apart of the redevelopment that's occurring in one of America's fastest growing cities.

### PROPERTY HIGHLIGHTS

- \* Prime Location.
- • In the Path of Growth..
- • Great Walkability.
- • Great Development or Owner User Opportunity.
- • Located a few blocks from Downtown.
- • Located a few blocks from Inter & Co Stadium, Camping World Stadium, and the Kia Center.



### OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	0.68 Acres
Building Size:	11,234 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	368	1,522	7,568
Total Population	897	3,931	15,749
Average HH Income	\$42,032	\$49,308	\$81,901

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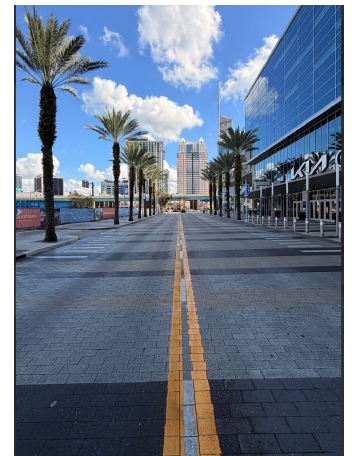
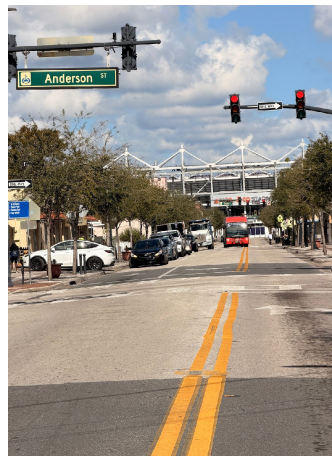
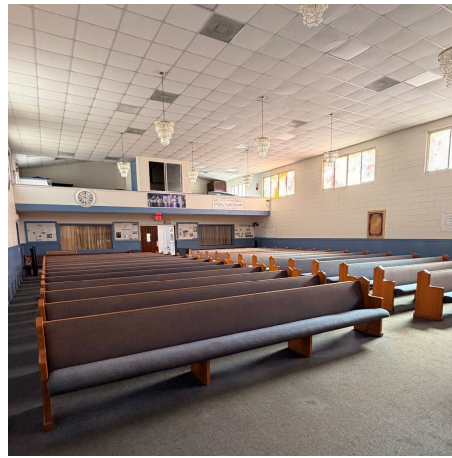
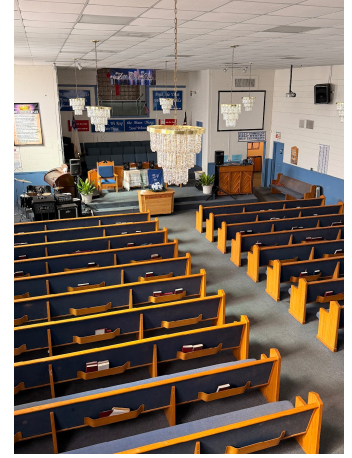


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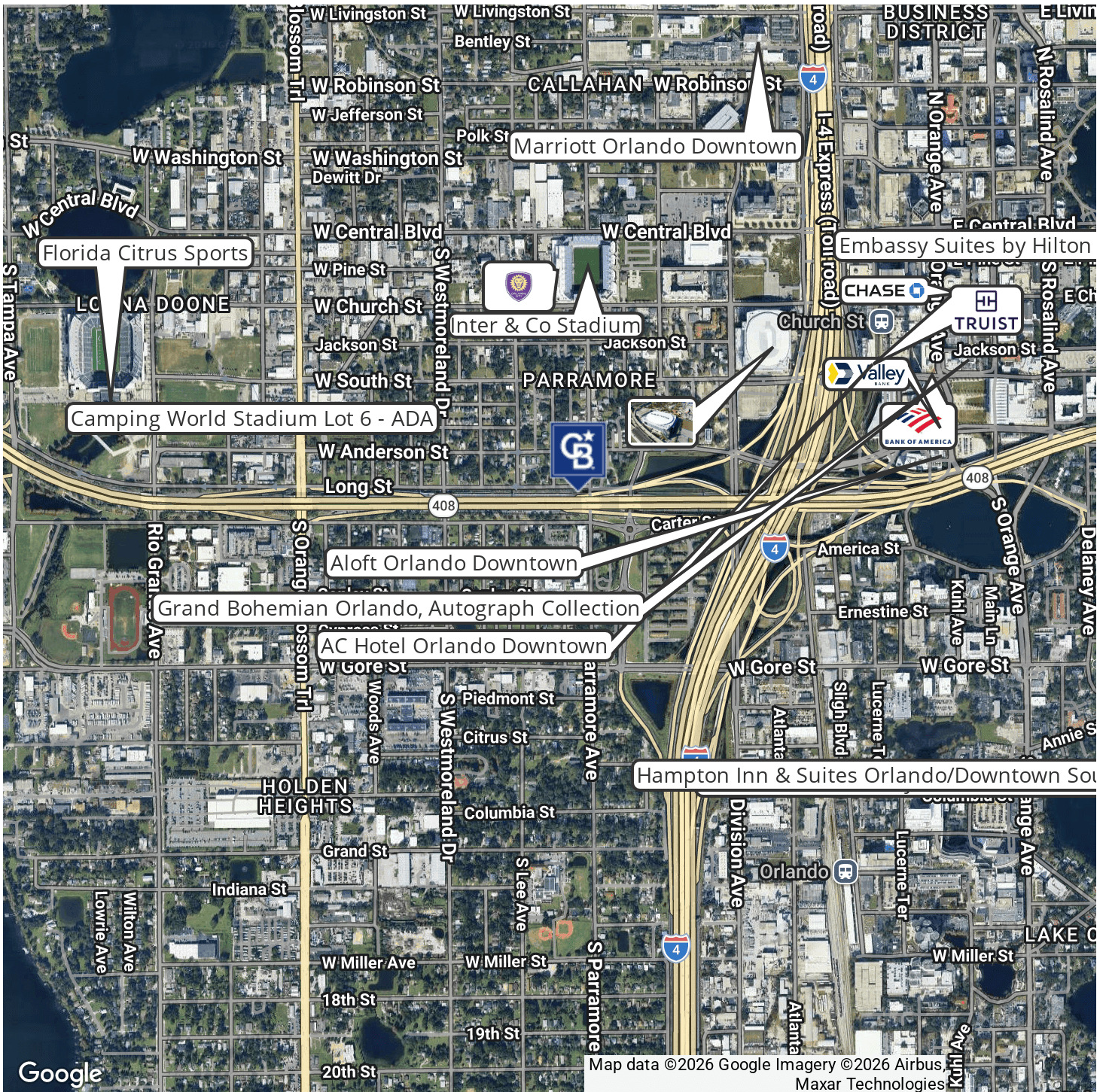


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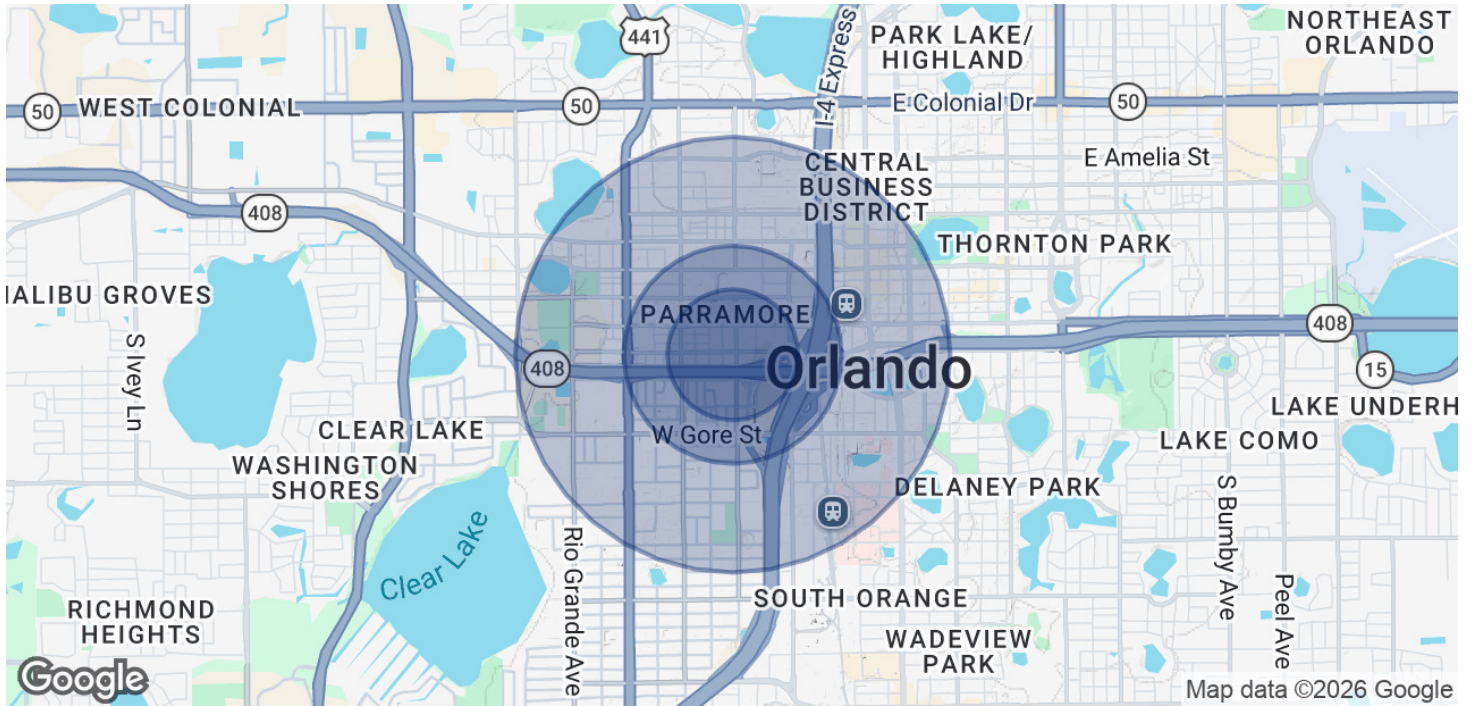


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	897	3,931	15,749
Average Age	39	39	42
Average Age (Male)	38	38	40
Average Age (Female)	39	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	368	1,522	7,568
# of Persons per HH	2.4	2.6	2.1
Average HH Income	\$42,032	\$49,308	\$81,901
Average House Value	\$244,222	\$262,428	\$482,252

2020 American Community Survey (ACS)

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