

DAYCARE BUILDING FOR SALE

2301 E Michigan St & 2613 Gowen St, Orlando FL 32806

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For Sale: \$1,400,000

Availability: ± 0.54 Acres

- ±4,500 SF Daycare
- ±1,135 SF Office
- ±6,600 SF Playground Area



FORMER DAYCARE



Built and previously used as a childcare facility, with existing infrastructure in place to support an operator's buildout

4,500 SF of interior classroom space and approximately 6,500 SF of outdoor play space, with an additional 1,135 SF office building along Gowen Street for future classroom expansion

Located in Orlando's SODO (South of Downtown) district, a dense and well-established urban neighborhood with high concentrations of young families

Dense residential population throughout the East Orlando/ Michigan Street corridor drives strong, consistent demand for licensed childcare operators

Dual-parcel configuration with frontage on both E Michigan Street and Gowen Street, offering two points of access and flexibility for drop-off/pick-up circulation

31,000 average daily trips along E Michigan Street, providing strong visibility from one of East Orlando's primary arterials

Established urban infill location with existing approvals and operational history

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DEMOGRAPHICS



AVERAGE INCOME

\$133,105
(5 min drive time)



MEDIAN AGE

40.8
(5 min drive time)



AVERAGE HOUSEHOLD SIZE

2.84
(5 min drive time)



DAYTIME POPULATION

159,546
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent on Medical Care

| | | Total Population | Total Families | Total Households | Average Income | Total \$ Spent on Medical Care |
|---------|------|------------------|----------------|------------------|----------------|--------------------------------|
| 5 mins | 2025 | 25,223 | 6,275 | 11,249 | \$133,103 | \$13,477,213 |
| | 2030 | 25,327 | 6,292 | 11,327 | \$147,028 | |
| 10 mins | 2025 | 97,870 | 22,645 | 43,926 | \$112,557 | \$76,833,955 |
| | 2030 | 99,257 | 22,884 | 44,798 | \$123,960 | |
| 15 mins | 2025 | 318,988 | 73,274 | 131,625 | \$100,761 | \$259,062,125 |
| | 2030 | 326,599 | 74,884 | 135,337 | \$111,311 | |



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LOCATION

Drive Times & Traffic Counts



7 minutes
(2.3 miles)



7 minutes
(2.4 miles)



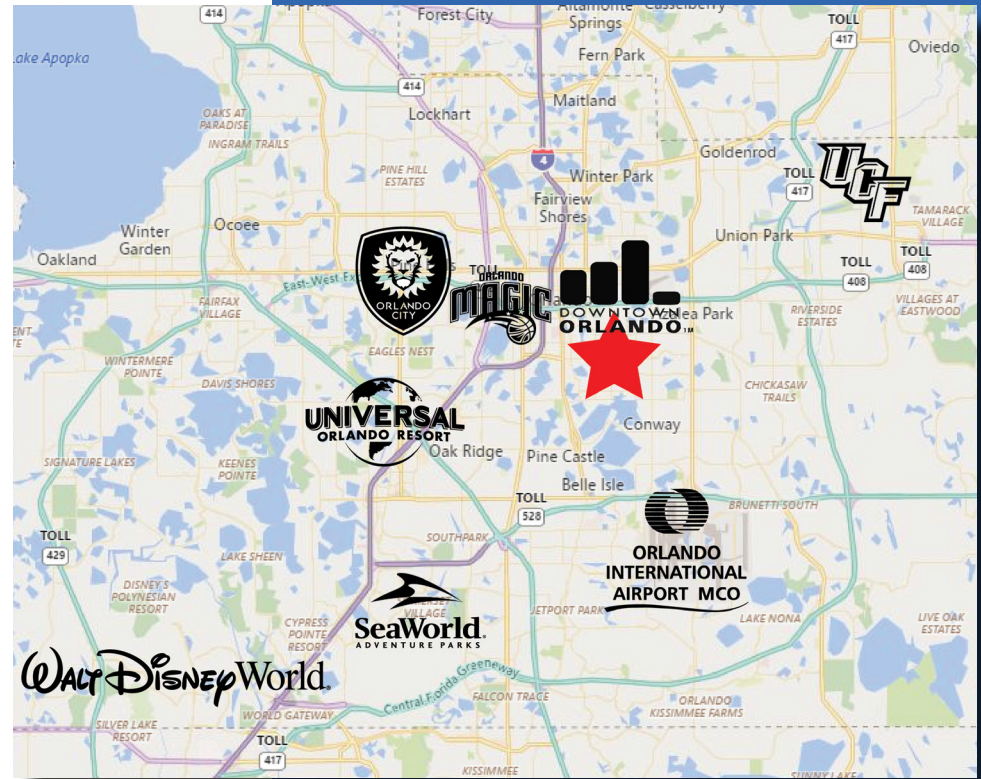
8 minutes
(2.4 miles)



8 minutes
(2.7 miles)



10 minutes
(2.9 miles)



Average Annual Daily Trips

2025

| | |
|----------------|---------|
| Michigan St | 31,000 |
| State Road 408 | 196,500 |
| I-4 | 140,500 |

Surrounding Businesses

| 2025 | 5 Mins | 10 Mins | 15 Mins |
|-------------------------|--------|---------|---------|
| Retail Businesses | 218 | 1,045 | 3,785 |
| Food & Drink Businesses | 72 | 352 | 1,234 |



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