

DAYCARE BUILDING FOR SALE

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

Contact: Jesse King
 Senior Sales & Leasing Associate

E: Jesse@FCPG.com
 P: 407.872.0177 ext. 136

For Sale: ~~\$1,400,000~~ **\$1,325,000**

Availability: $\pm$ 0.54 Acres

- $\pm$ 4,500 SF Daycare
- $\pm$ 1,135 SF Office
- $\pm$ 6,600 SF Playground Area



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



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

DEMOGRAPHICS



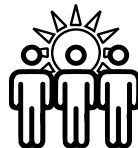
AVERAGE INCOME
\$133,105
(5 min drive time)



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

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

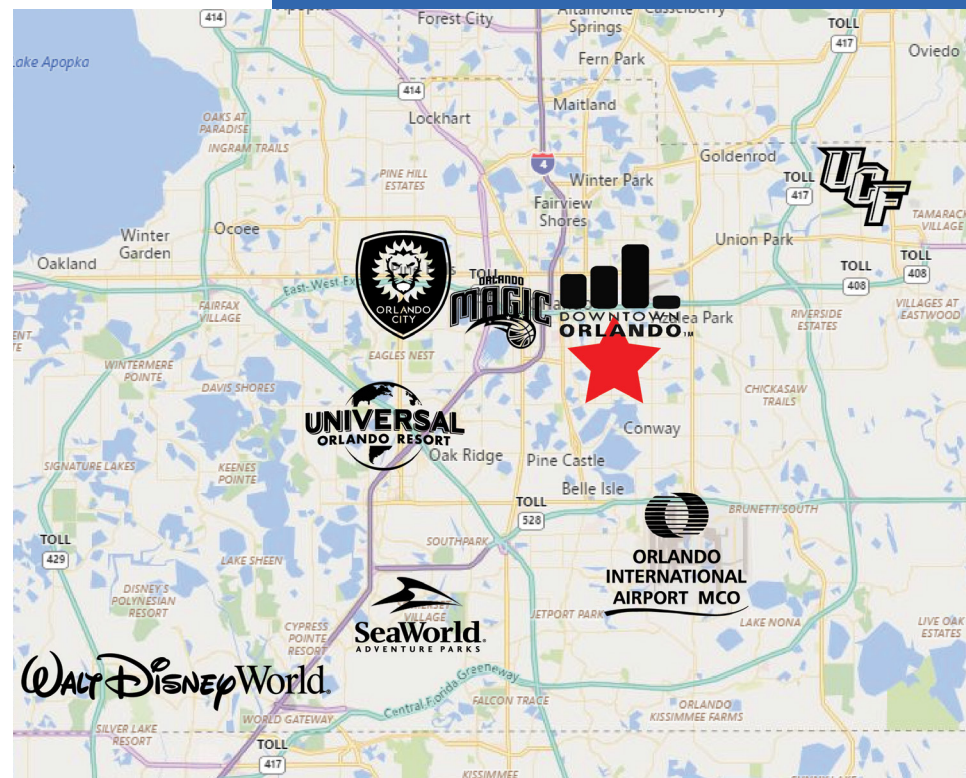
2025

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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