

DAYCARE BUILDING FOR SALE

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

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For Sale: ~~\$1,400,000~~ \$1,250,000

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

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DEMOGRAPHICS



AVERAGE INCOME

\$139,094
(5 min drive time)



MEDIAN AGE

41.3
(5 min drive time)



AVERAGE HOUSEHOLD SIZE

2.20
(5 min drive time)



DAYTIME POPULATION

163,420
(10 min drive time)



Total Population



Total Families



Total Households



Average Income



Total \$ Spent
on Medical
Care

5 mins	2026	25,162	6,307	11,301	\$139,094	\$34,715,757
	2031	25,312	6,375	11,440	\$159,520	
10 mins	2026	100,414	23,481	45,304	\$119,078	\$117,352,580
	2031	103,100	24,175	46,841	\$135,995	
15 mins	2026	327,939	75,952	136,042	\$106,345	\$314,264,722
	2031	339,025	78,733	141,589	\$121,745	



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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

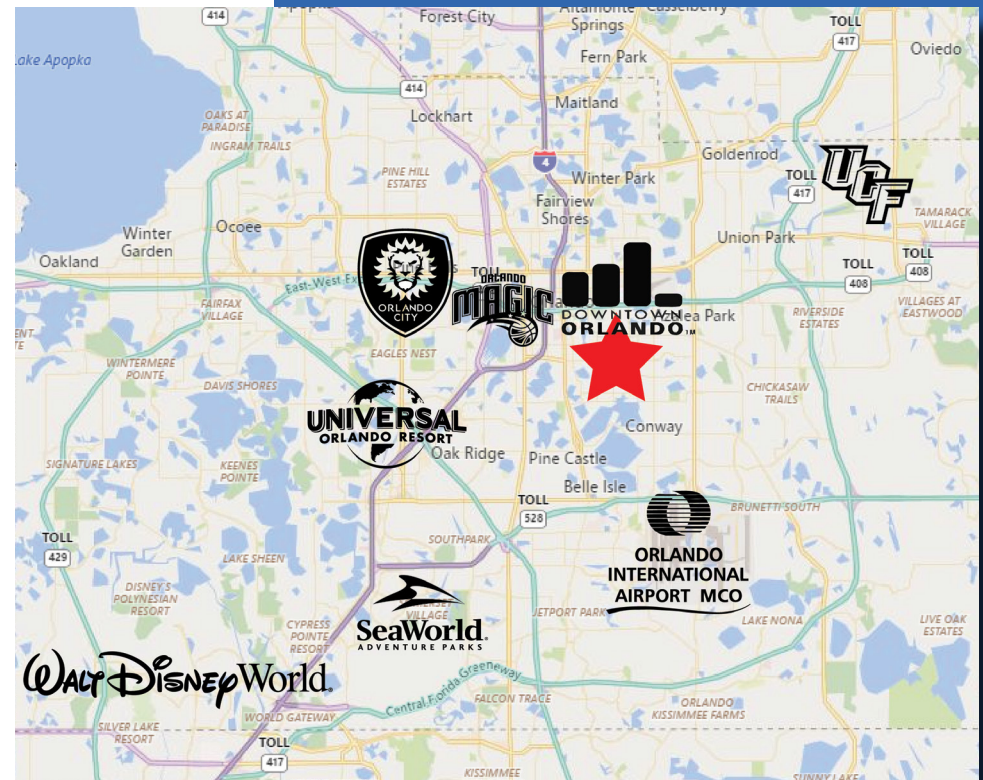
2025

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

Surrounding Businesses

2026

	5 Mins	10 Mins	15 Mins
Retail Businesses	139	649	2,314
Food & Drink Businesses	20	94	314



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