

CHILDCARE FACILITY WITH REAL ESTATE

370 N Banana River Dr. Merritt Island, FL



FOR SALE | \$799,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Christopher Sanz

772.286.5744 Office

772.418.0327 Mobile

csanz@commercialrealestatellc.com

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

PROPERTY OVERVIEW

- Welcome to an exceptional opportunity for investors and entrepreneurs in the childcare industry!
- This daycare facility offers a perfect blend of functionality, convenience, and growth potential.
- Located in along the intercoastal community of Merritt Island, this property is designed to cater to the needs of young families and provide a safe, engaging environment for children in the Space Coast.
- With 2 buildings located on over .50 acres, the property and business provide an excellent opportunity for growth and investment potential.



PRICE	\$799,000
BUILDING SIZE	(1) 952 SF + (2) 1,751 SF
BUILDING TYPE	Daycare Center
ACREAGE	0.53 AC
FRONTAGE	149'
TRAFFIC COUNT	6,000 AADT
YEAR BUILT	(1) 1946 (2) 1965
CONSTRUCTION TYPE	Masonry/Concrete
ZONING	BU-1-A Restricted Neighborhood
LAND USE	FLU
PARCEL ID	24-37-30-75-N-8

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Christopher Sanz

772.286.5744 Office

772.418.0327 Mobile

csanz@commercialrealestatellc.com

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

INVESTMENT OVERVIEW

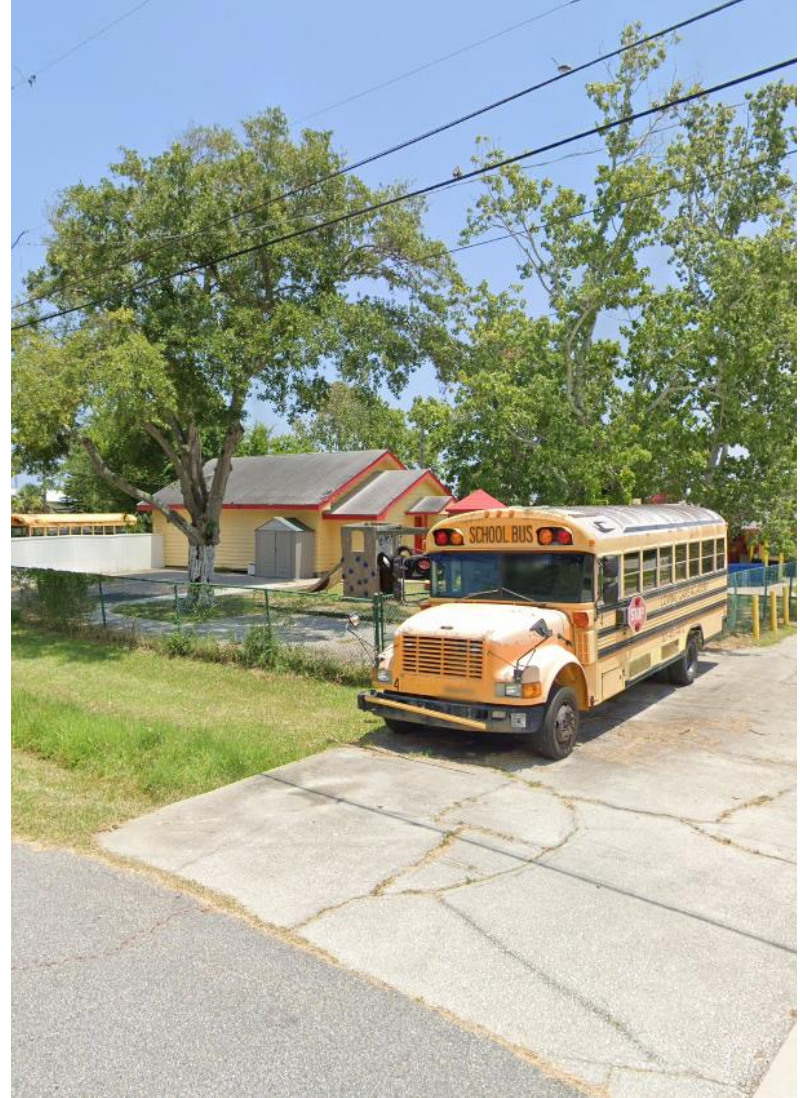
Property Highlights:

Turnkey Daycare Facility: The building is fully equipped with state-of-the-art facilities tailored for childcare services, including multiple classrooms, a large activity area, and age-appropriate play zones.

- **Spacious and Functional Layout:** Offering 2,703 sq ft., the layout includes multiple classrooms & restrooms, a commercial-grade kitchen, and dedicated staff areas. The open-plan design promotes a stimulating and nurturing atmosphere for children.
- **Outdoor Play Area:** A secure and expansive outdoor playground provides ample space for children to play and explore, promoting physical activity and social interaction.
- **Safety and Security:** Equipped with modern security systems, including surveillance cameras and secure entry points, ensuring the safety of both children and staff.
- **Modern Amenities:** Recent upgrades include energy-efficient lighting, updated HVAC systems, and child-friendly fixtures. The facility is move-in ready with minimal additional investment required.
- **High Visibility and Accessibility:** Strategically located with easy access to major roads and ample parking, making drop-off and pick-up convenient for parents. The property benefits from high foot traffic and is situated in a vibrant community with a strong demand for quality childcare services.

Investment Potential:

This property is an ideal investment for those looking to enter or expand within the daycare sector. With its established infrastructure, the facility is poised for immediate operational success and offers potential for growth and development.



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Christopher Sanz

772.286.5744 Office

772.418.0327 Mobile

csanz@commercialrealestatellc.com

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	3,898	1 Mile	\$93,785	1 Mile	48
3 Mile	26,812	3 Mile	\$93,561	3 Mile	47
5 Mile	80,498	5 Mile	\$92,049	5 Mile	48

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	4,256	1 Mile	\$69,836	1 Mile	52
3 Mile	29,173	3 Mile	\$70,229	3 Mile	50
5 Mile	89,095	5 Mile	\$68,648	5 Mile	53

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Christopher Sanz

772.286.5744 Office

772.418.0327 Mobile

csanz@commercialrealestatellc.com

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

AERIAL VIEW



**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

Christopher Sanz

772.286.5744 Office

772.418.0327 Mobile

csanz@commercialrealestatellc.com

Carlos Pelaez

772.286.5744 Office

772.215.3436 Mobile

cpelaez@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

Christopher Sanz
772.286.5744 Office
772.418.0327 Mobile
csanz@commercialrealestatellc.com

Carlos Pelaez
772.286.5744 Office
772.215.3436 Mobile
cpelaez@commercialrealestatellc.com