

FOR SALE

1300S.BELVEDEREAVE.

±21,272 SF CHARTER SCHOOL



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CBRE



1300 S. BELVEDERE AVE.



PROPERTY FEATURES

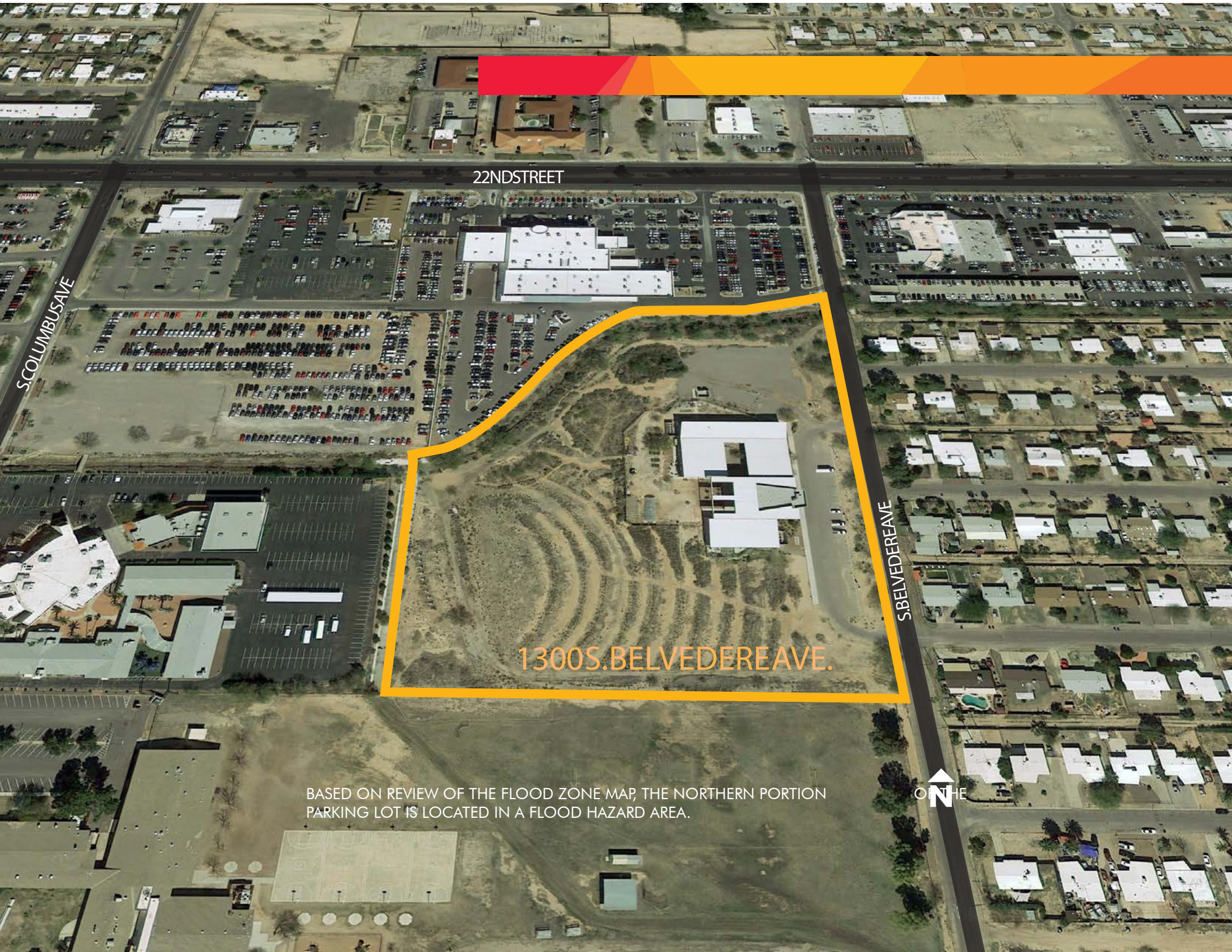
- + ±21,272 SF building
- + 10 acres of land
- + “State of the Art” building newly built in 2012
- + Tax Parcel #130-14-4500
- + Centrally located near intersection of Swan and 22nd Street on a major bus line
- + Showing upon appointment only
- + Land size allows for expansion of the building area or addition of athletic fields
- + C-1 and C-2 zoning allows for varied uses



FOR SALE

\$4,250,000

CBRE



22ND STREET

S. COLUMBUS AVE

S. BELVEDERE AVE

1300 S. BELVEDERE AVE.

BASED ON REVIEW OF THE FLOOD ZONE MAP, THE NORTHERN PORTION
PARKING LOT IS LOCATED IN A FLOOD HAZARD AREA.



DEMOGRAPHICS



POPULATION

	3 MILES	5 MILES	7 MILES
	96,649	286,480	482,461



SCHOOL AGE CHILDREN

YEARS-OLD	3 MILES	5 MILES	7 MILES
5-9	5,914	16,425	29,052
10-14	5,460	15,340	27,508
15-19	5,755	21,854	34,378
TOTAL	17,129	53,619	90,482



HOUSEHOLDS

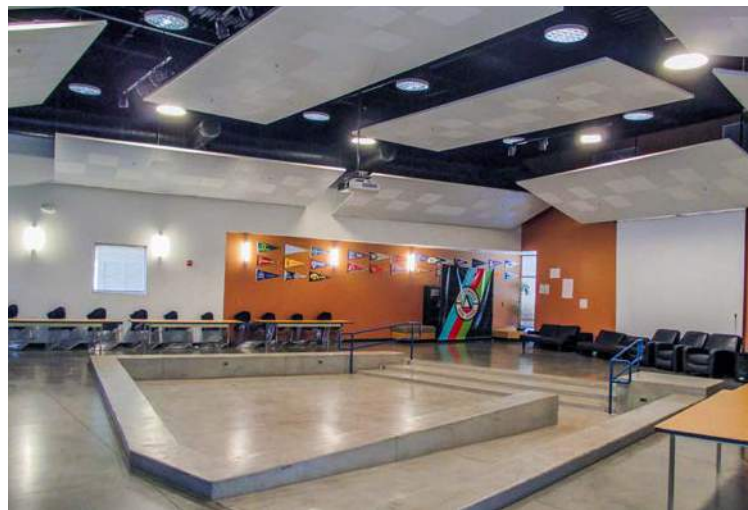
	3 MILES	5 MILES	7 MILES
	40,174	116,916	192,811



AVERAGE HOUSEHOLD INCOME

	3 MILES	5 MILES	7 MILES
	\$50,572	\$49,831	\$52,688

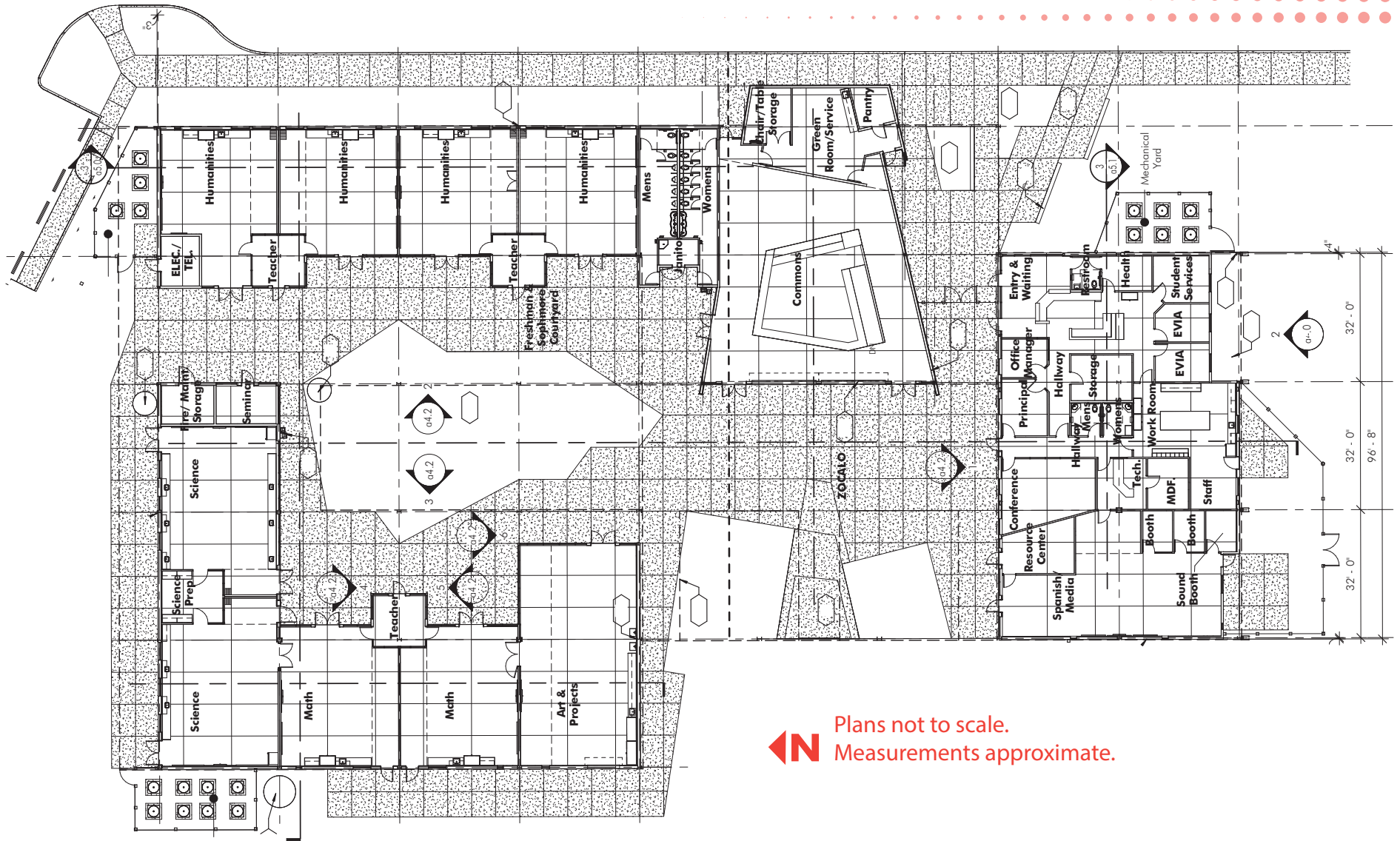
SOURCE: ESRI 2017



CAMPUSFEATURES

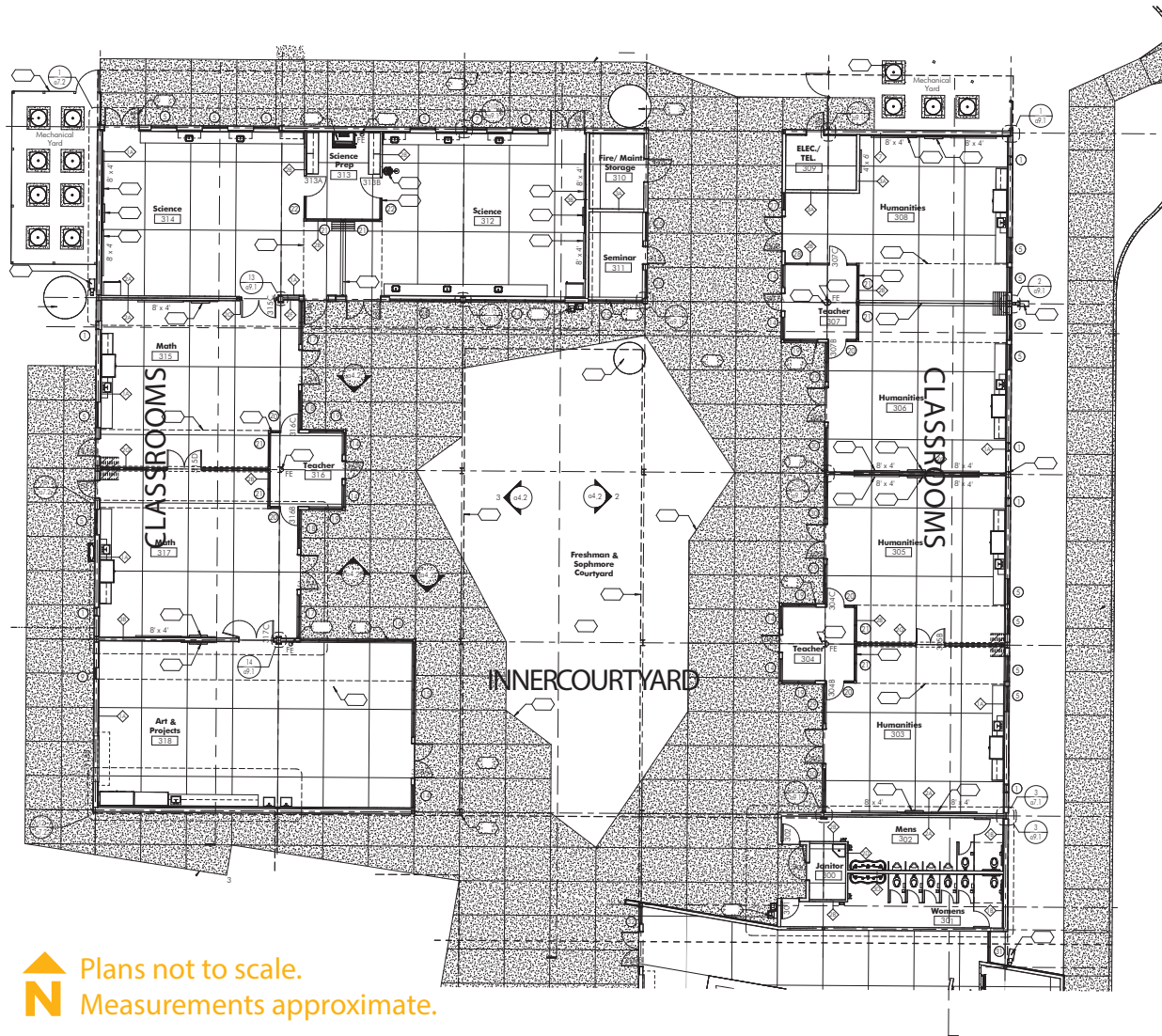
- + Closed campus with secured entry and alarm
- + 8 large classrooms, 2 double classrooms, and 2 seminar rooms
- + Capacity up to 300 students
- + Two large public restrooms
- + Courtyard
- + Commons/dining room with serving kitchen
 - Reception
 - Conference room
 - 5 offices
 - 3 restrooms
 - Nurses room

SITE PLAN



Plans not to scale.
Measurements approximate.

NORTH CAMPUS



Plans not to scale.
Measurements approximate.



CLASSROOM

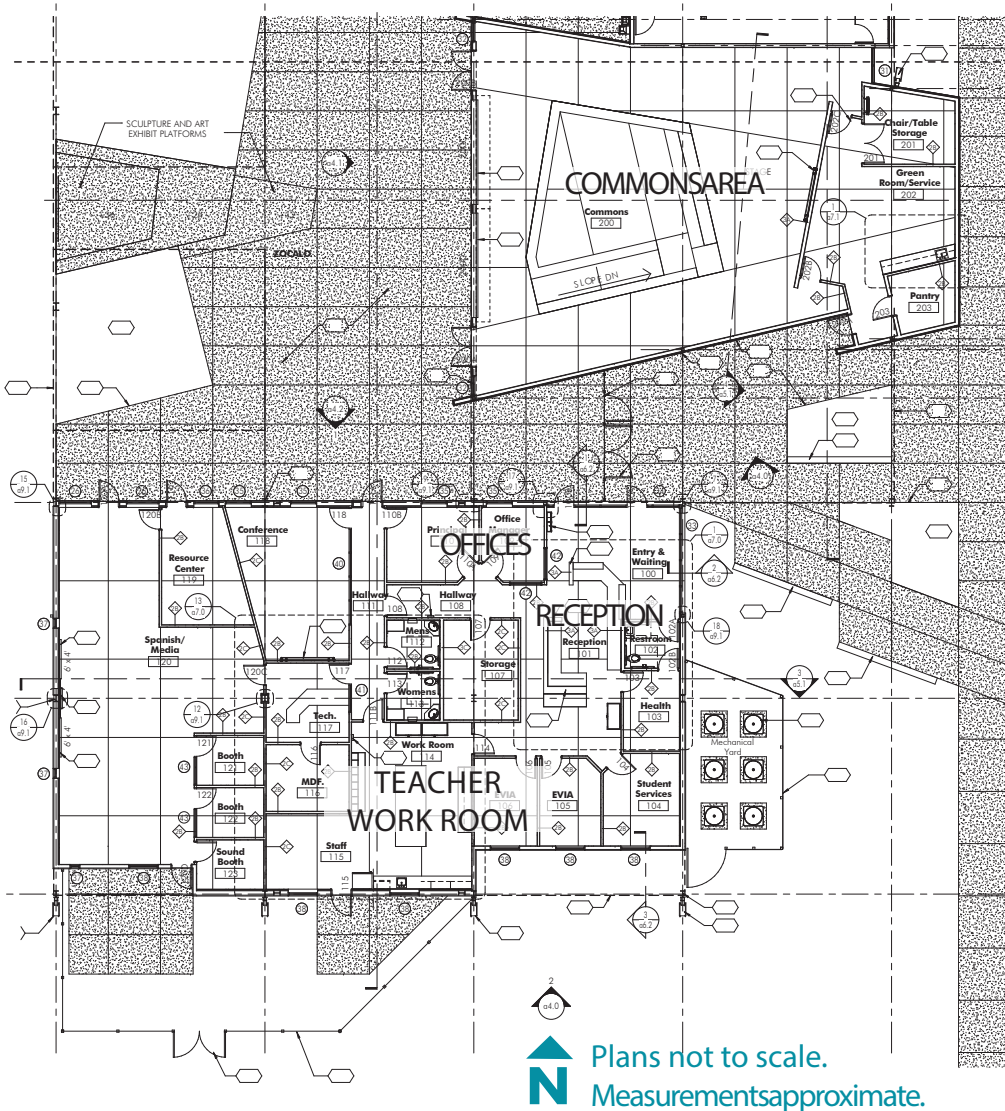


INNER COURTYARD



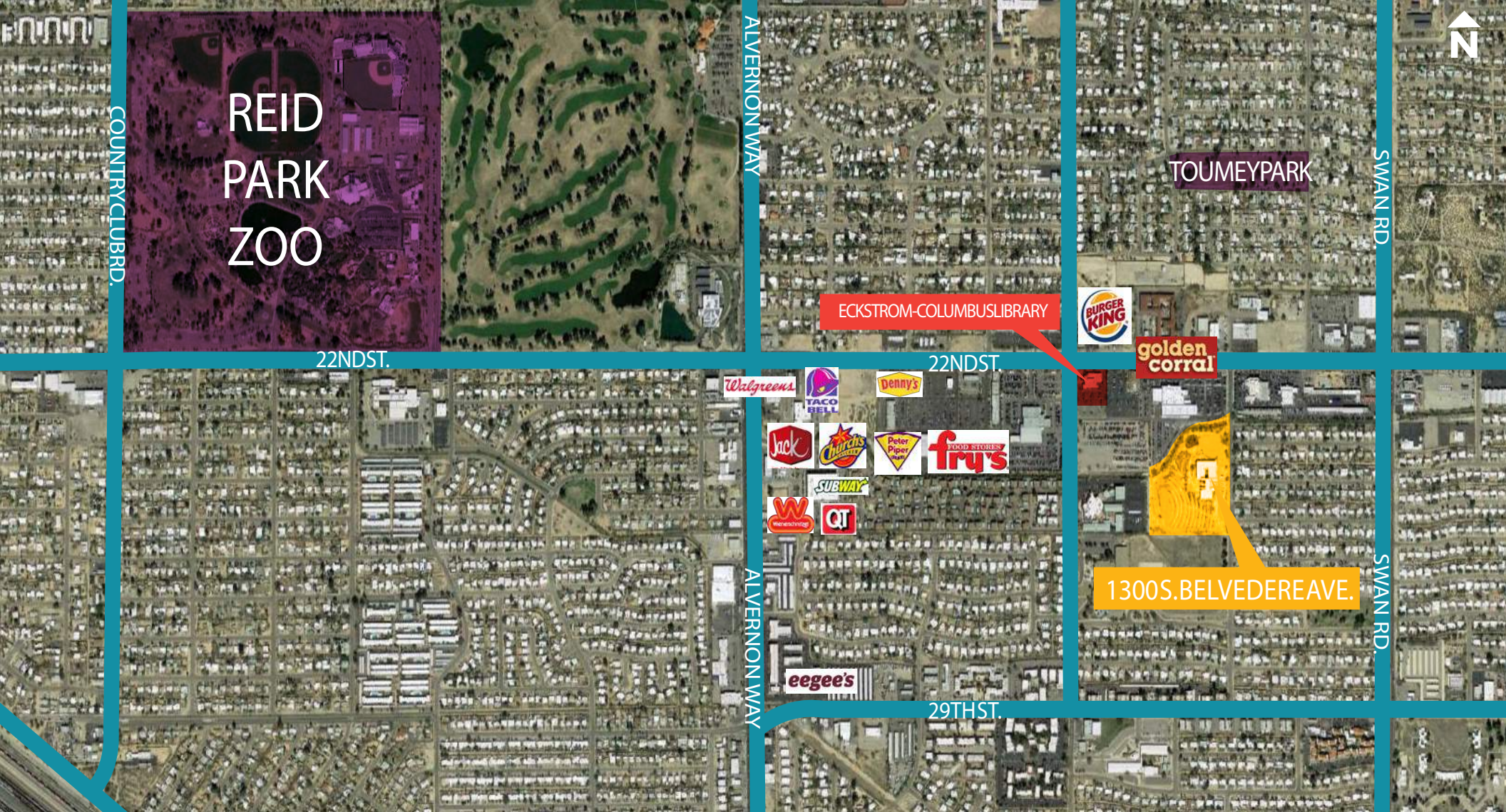
CLASSROOM

SOUTH CAMPUS



Plans not to scale.
Measurements approximate.





COUNTRY CLUB RD.

REID
PARK
ZOO

ALVERNON WAY

TOUMEY PARK

SWAN RD.

ECKSTROM-COLUMBUS LIBRARY



golden
corral

22ND ST.

22ND ST.



1300 S. BELVEDERE AVE.

SWAN RD.

ALVERNON WAY

29TH ST.

egeee's

CONTACT US

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