



Academie Da Vinci Charter School Property

INVESTMENT HIGHLIGHTS

- › This is an absolute triple net lease. Tenant pays all operating costs, taxes and insurance.
- › Academie Da Vinci's current charter expires June 30, 2025.
- › The school has been previously renewed by the authorizer in 2010, receiving a 15 year renewal.
- › School is runned by a non-profit organization: Academie Da Vinci School, Inc.
- › Excellent financial health: Per most recent audit, Academie Da Vinci Charter School's assets exceeded its liabilities by \$635,684 for the close of the fiscal year ending June 30, 2017.



COLLIERS INTERNATIONAL
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1058-1064 Keene Road Dunedin, FL 34698

Mike Milano, CCIM, MAI and Christopher Pollard, J.D. with the Milano-Glickman Team at Colliers International are pleased to offer for sale an opportunity to buy a property in Dunedin, FL with a paying tenant – Academie Da Vinci Charter School, that has a long history of occupancy. The subject is located just south of the busy lighted intersection of Keene Road and Main Street, which serves two successful grocery-anchored neighborhood centers occupied by Publix and Winn-Dixie.

The surrounding communities are densely populated with middle to upper class residents. The average household income within a 5-mile radius is over \$65,000 and the population count is over 223,000.

Disclaimer: this offering is for the land and the improvements, of which the charter school is a paying tenant.

Asking Price: \$4,228,000

Cap Rate: 7.00%

Property Website:

<https://www.crexi.com/properties/91890>

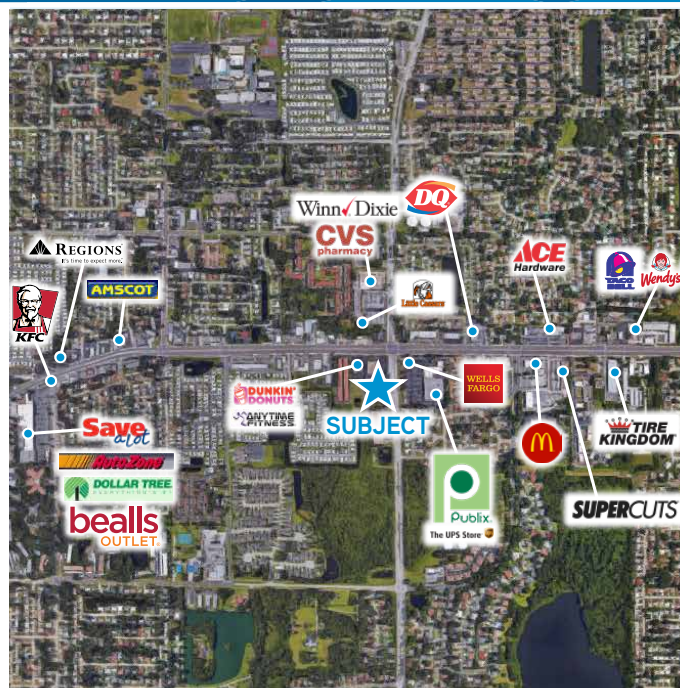


Address	1058-1064 Keene Road Dunedin, FL 34698
GLA	28,610 SF
Year Built	1999
Lot Size	2.29± Acres
Lease Type	Absolute Triple-Net (NNN)
Lease Start Date	1/01/2016
Lease End Date	12/31/2025
Options to Renew	Two 5-Year Options
Base Rent	\$295,986

TRADE AREA OVERVIEW

Dunedin is located in central Pinellas County, bordering Clearwater to the south and Palm Harbor to the north. State Road 580 (Main Street) runs over 28 miles, connecting Dunedin to Tampa, and is a major commercial and commuter route for both Pinellas and Hillsborough counties. Keene Road is a major north-south route in Pinellas that runs over 23 miles, connecting South Pasadena/St. Petersburg to Palm Harbor.

The subject is located just south of the busy signalized intersection of Keene Road and Main Street (S.R. 580). Surrounding retailers that share this intersection include Publix, Winn Dixie, Walgreens, CVS, Wells Fargo, BB&T Bank, The UPS Store, Firehouse Subs, Dunkin' Donuts, Anytime Fitness and DaVita Dialysis.



CONTACT US

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