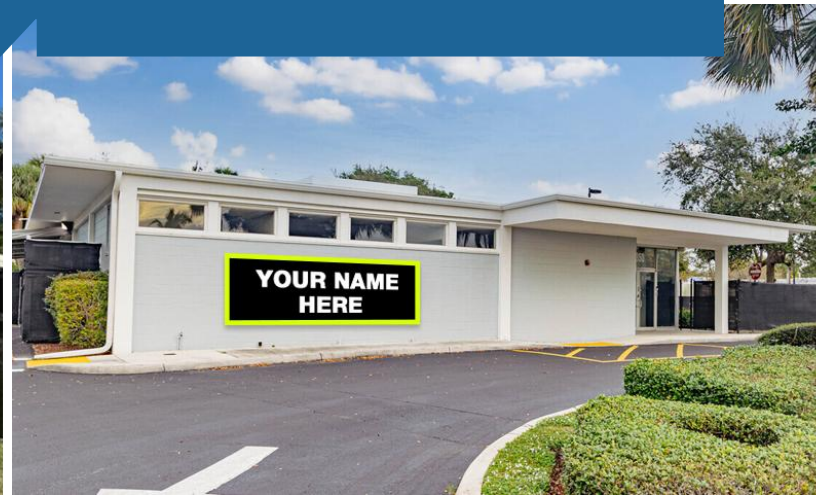


**For Lease**  
**±2.02 Acre | ±13,531 SF**  
**Educational Campus**



## Riverside Educational Facility

10300 & 10350 Riverside Drive | Palm Beach Gardens, FL 33410

### Property Features

- Turnkey educational campus with grandfathered zoning, featuring two adjacent buildings in Palm Beach Gardens
- Ideal for educational use or adaptive reuse
- Features classrooms, administrative offices, a cafeteria with commercial refrigeration, student lockers, and a drop-off/pick-up loop
- Fenced property with shaded seating, open play areas, landscaped green space, and a basketball court

### Key Highlights



**Plug & play educational campus with rare grandfathered use approval**



**Strong location with affluent demographics & easy access**



**Great visibility with building signage available**

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# FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

## Unique Educational/Special-Use Opportunity



### COST SAVINGS

Skip years of planning and approvals with grandfathered educational use and a turnkey build-out ready for immediate occupancy.

**Address:** 10300 & 10350 Riverside Drive  
Palm Beach Gardens, FL 33410

**Year Built:** 1962-1963 (Renovated 2023)

**Building Sizes:** Bldg. 10300:  $\pm 5,980$  SF  
Bldg. 10350:  $\pm 7,551$  SF  
 $\pm 13,531$  SF Total

**Lot Sizes:** Bldg. 10300:  $\pm 1.00$  AC  
Bldg. 10350:  $\pm 1.02$  AC  
 $\pm 2.02$  AC Total

**PID:** 52-43-42-07-00-000-7060  
52-43-42-07-00-000-7050

**Use Code:** 7200—Private School/College

**Zoning:** M1A – Light Industrial

**Parking:** 28 spaces (including 1 handicap)  
3 loading zone spaces

**Lease Rate:** \$50.00/SF NNN  
Plus \$8.00/SF Op. Ex.



561 471 8000



[www.mhcreal.com](http://www.mhcreal.com)

**FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY**  
**Turnkey. Flexible. Ready When You Are.**



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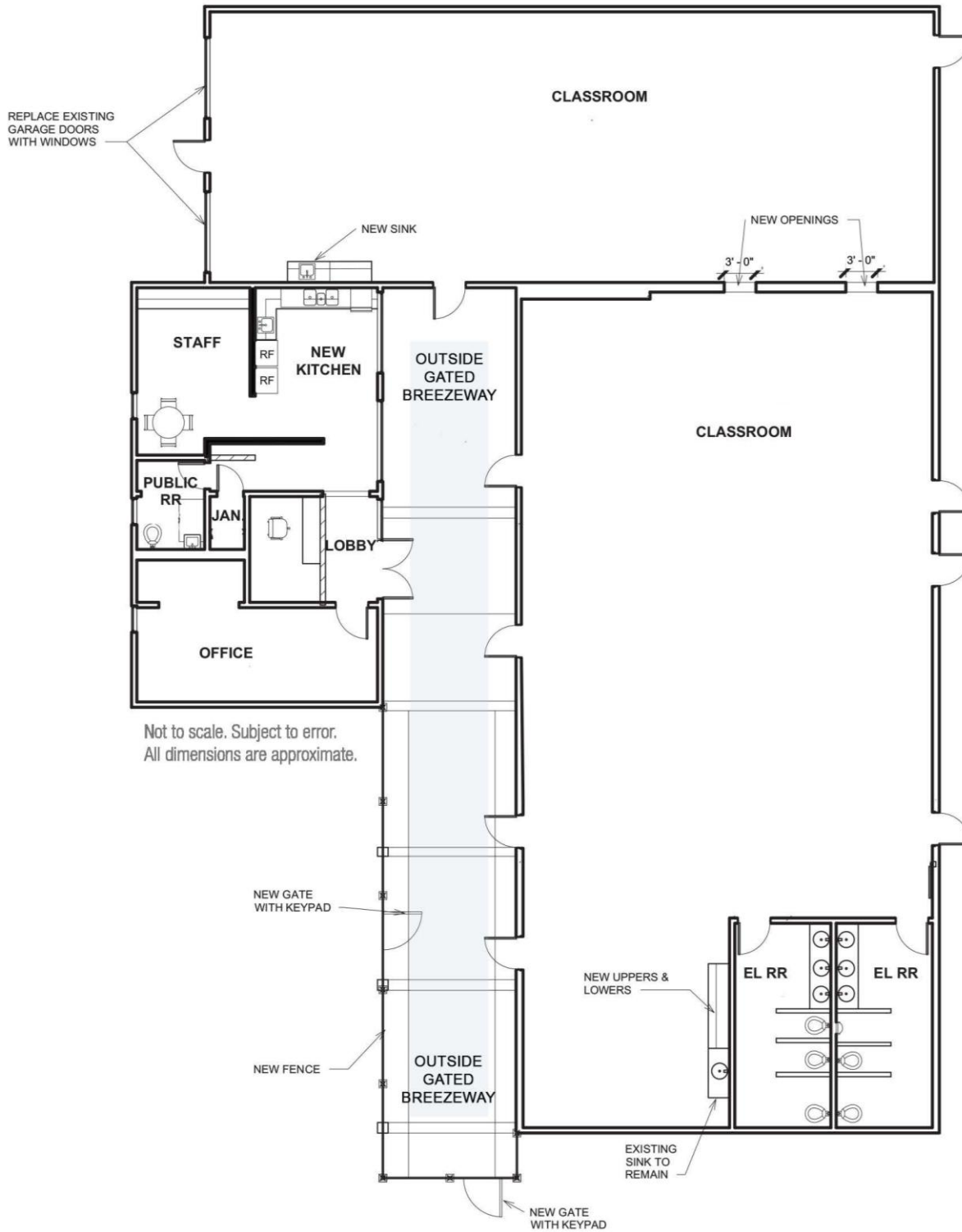
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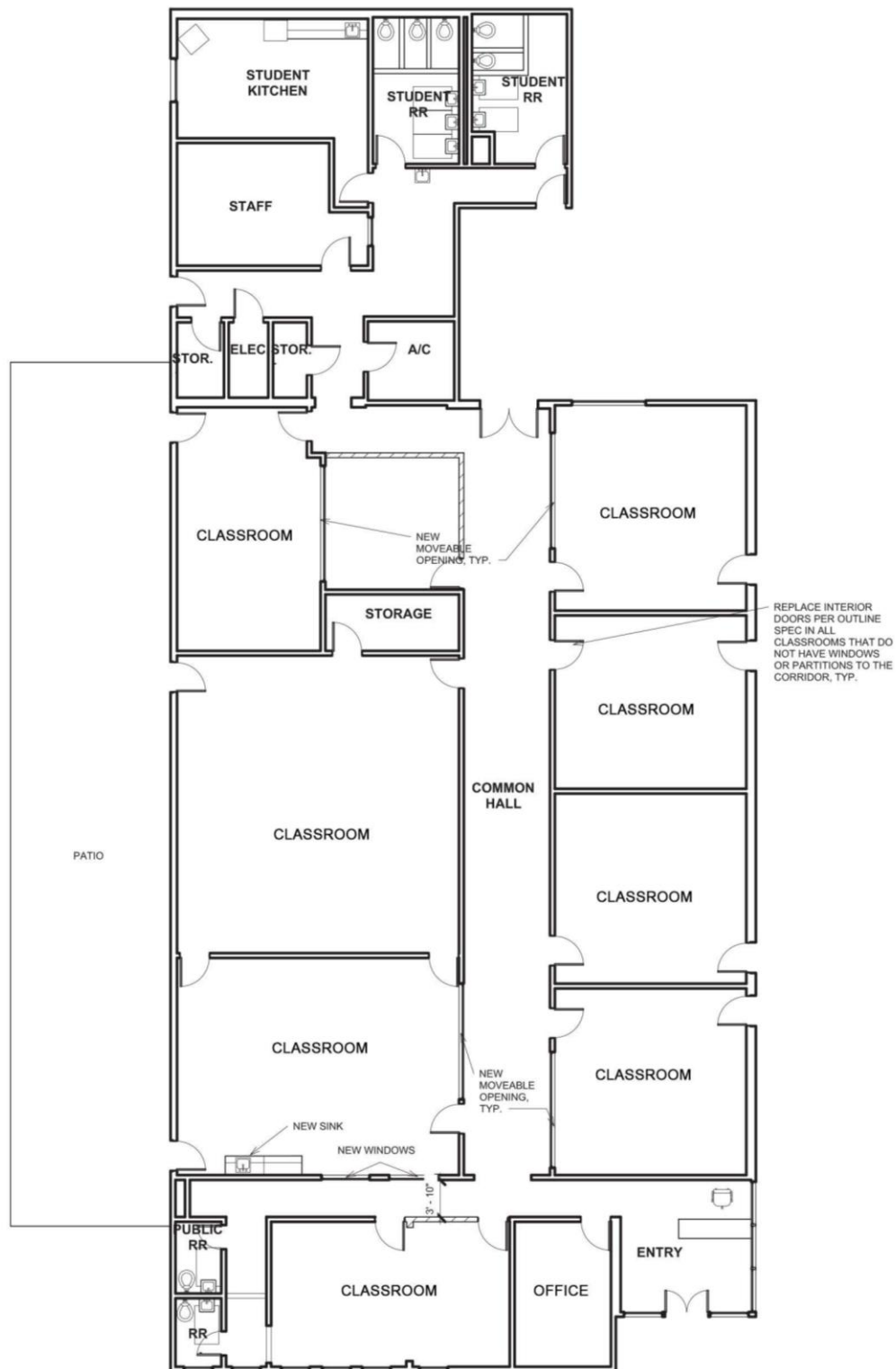
# FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

## Building 10300 Floor Plan



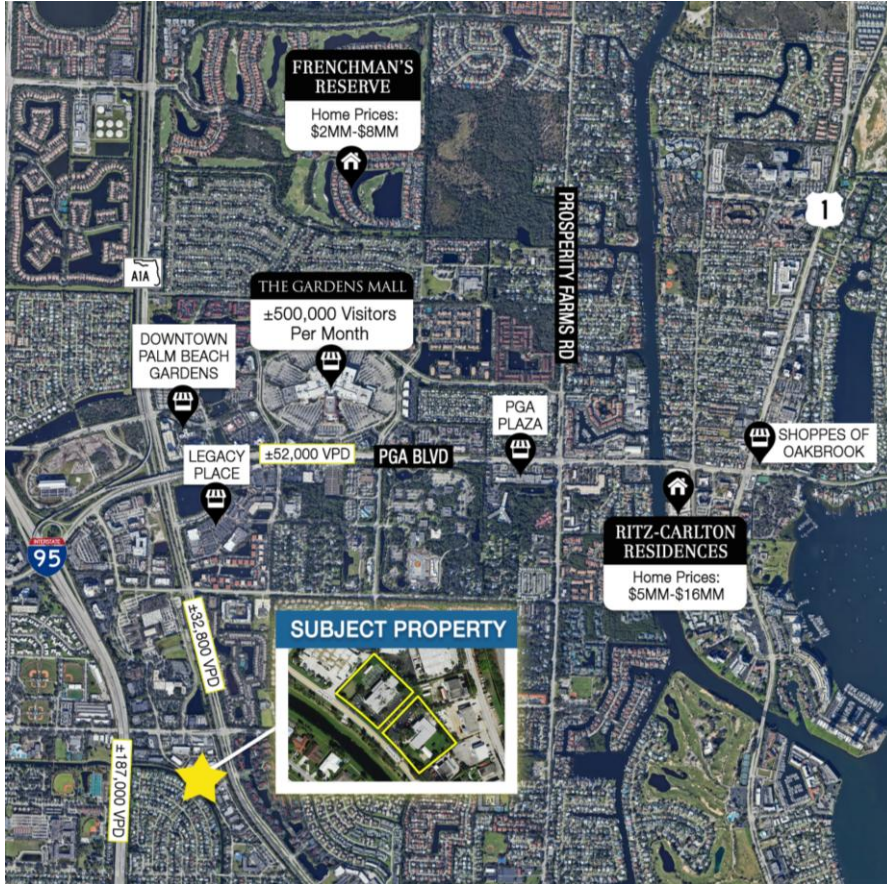
# FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

## Building 10350 Floor Plan



## FOR LEASE: RIVERSIDE EDUCATIONAL FACILITY

### Strategic Location. Strong Demographics



Positioned just south of Burns Road, this property offers  $\pm 428$  feet of frontage on Riverside Drive and offers unmatched accessibility - only minutes to I-95 at PGA Boulevard with direct connections to West Palm Beach, Jupiter, and key business corridors. The site is surrounded by many premier destinations including The Gardens Mall, Downtown at the Gardens, and a short drive to PBIA.

Palm Beach Gardens is one of South Florida's most desirable cities, known for its affluent demographics, top-rated schools, luxury shopping, world-class golf, and family-oriented neighborhoods - making this an exceptional setting for both investors and operators.



#### Demographics:

1 Mile

3 Miles

5 Miles

|                  |           |           |           |
|------------------|-----------|-----------|-----------|
| Total Population | 12,623    | 89,902    | 166,587   |
| Avg. HH Income   | \$128,051 | \$157,828 | \$166,621 |
| Households       | 5,959     | 39,556    | 72,647    |
| Families         | 3,242     | 23,341    | 44,035    |

## CONTACT US TODAY TO SCHEDULE A TOUR

 **561 471 8000**

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