

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.5 SF/month (Gross)
Building Size:	4,280 SF
Available SF:	257 - 4,280 SF
Lot Size:	13,085 SF
Year Built:	2015
Zoning:	C

PROPERTY OVERVIEW

Currently operating as a highly regarded daycare facility, the property offers a turnkey solution for those seeking to continue its use in childcare services. Beyond its current use, the property holds immense potential for various other commercial uses due to its adaptable layout. Whether it be educational services, community center, or health and wellness facility, the possibilities are vast. The fully-equipped commercial kitchen, location, and office spaces name a few of this properties standout features. Boasting a large facility, the interiors are thoughtfully designed with 7 ample classroom spaces EACH may be leased individually ranging from 257 to 383 sqft - each equipped with a restroom. In addition, there is a large back-yard space.

PROPERTY HIGHLIGHTS

- 7 Rooms Ranging from 257 to 383 square feet.
- Multiple flex use space
- 11 parking spots with street parking
- Close proximity to major expressway, shopping mall, and international airport

OFFICE BUILDING
FOR LEASE

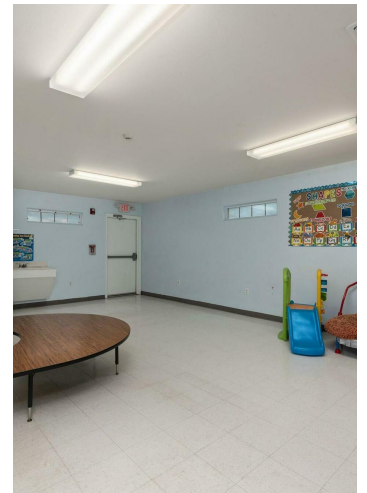
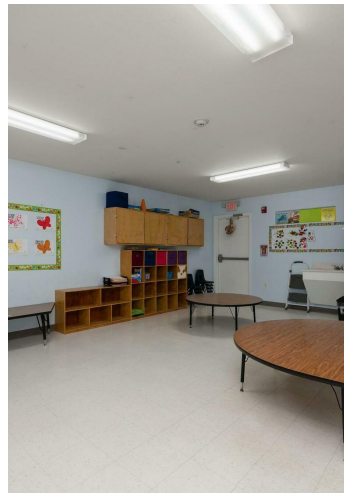
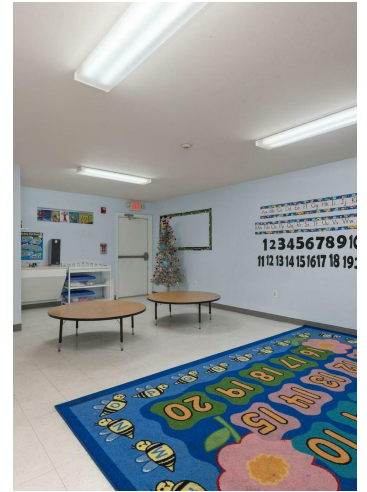
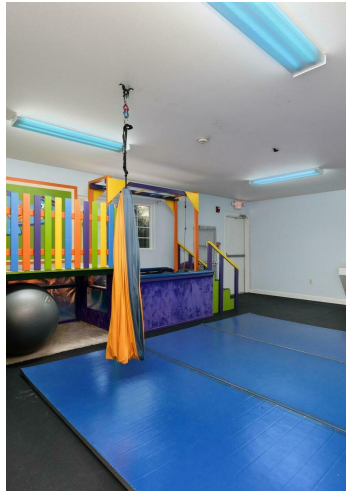
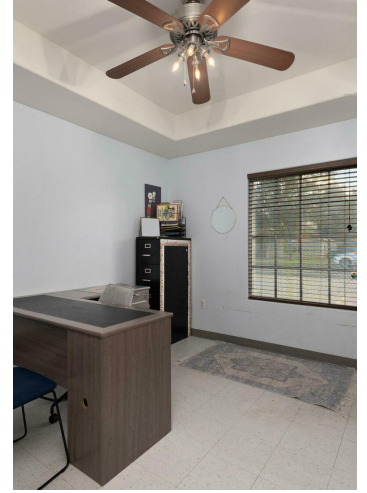
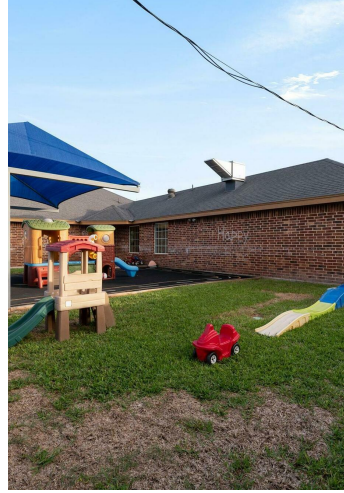
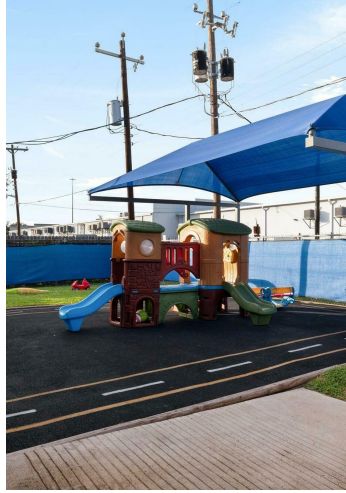
RE/MAX PROPERTY GROUP

Each office independently owned and operated

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ADDITIONAL PHOTOS



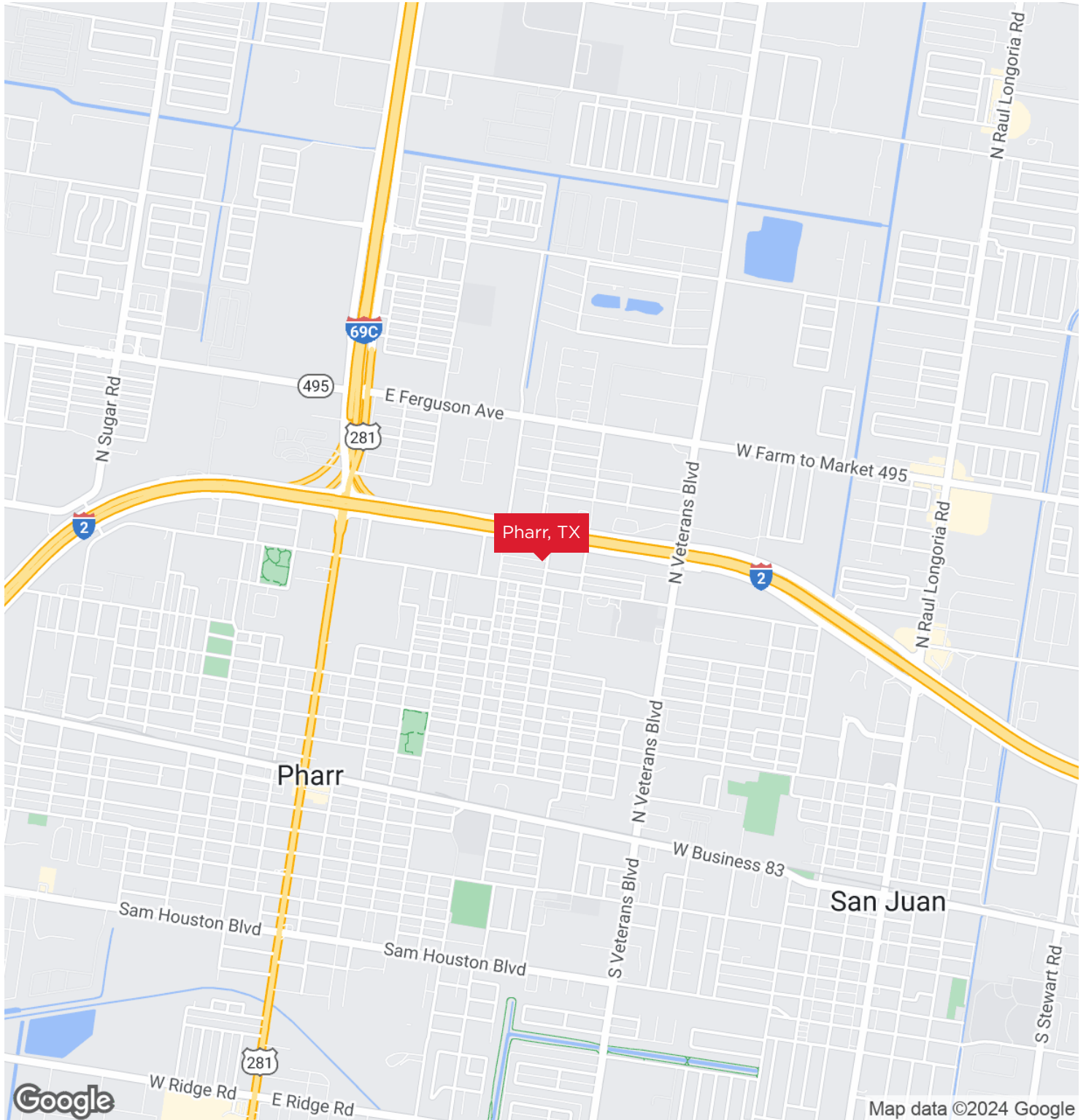
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REGIONAL MAP



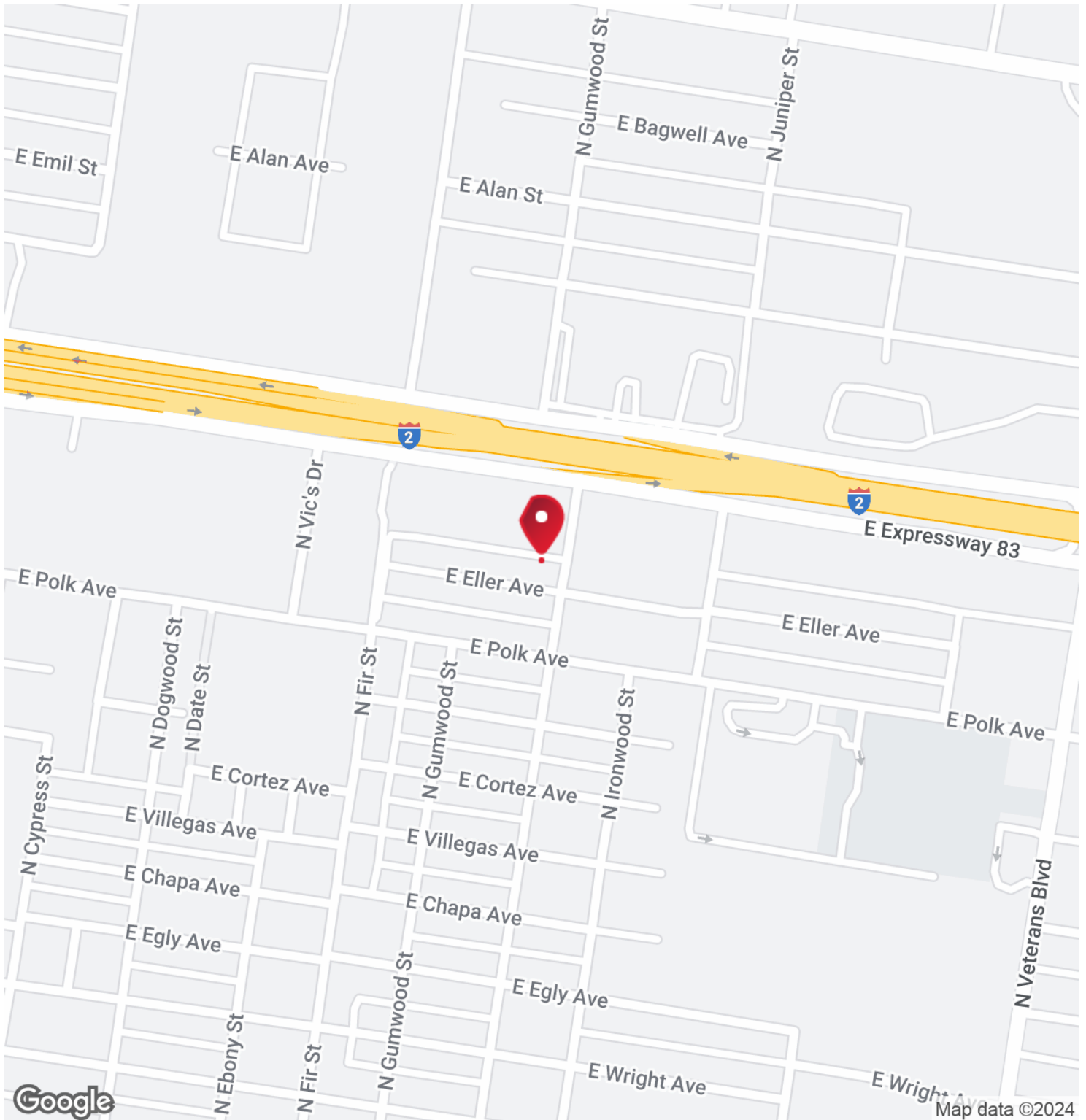
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LOCATION MAP



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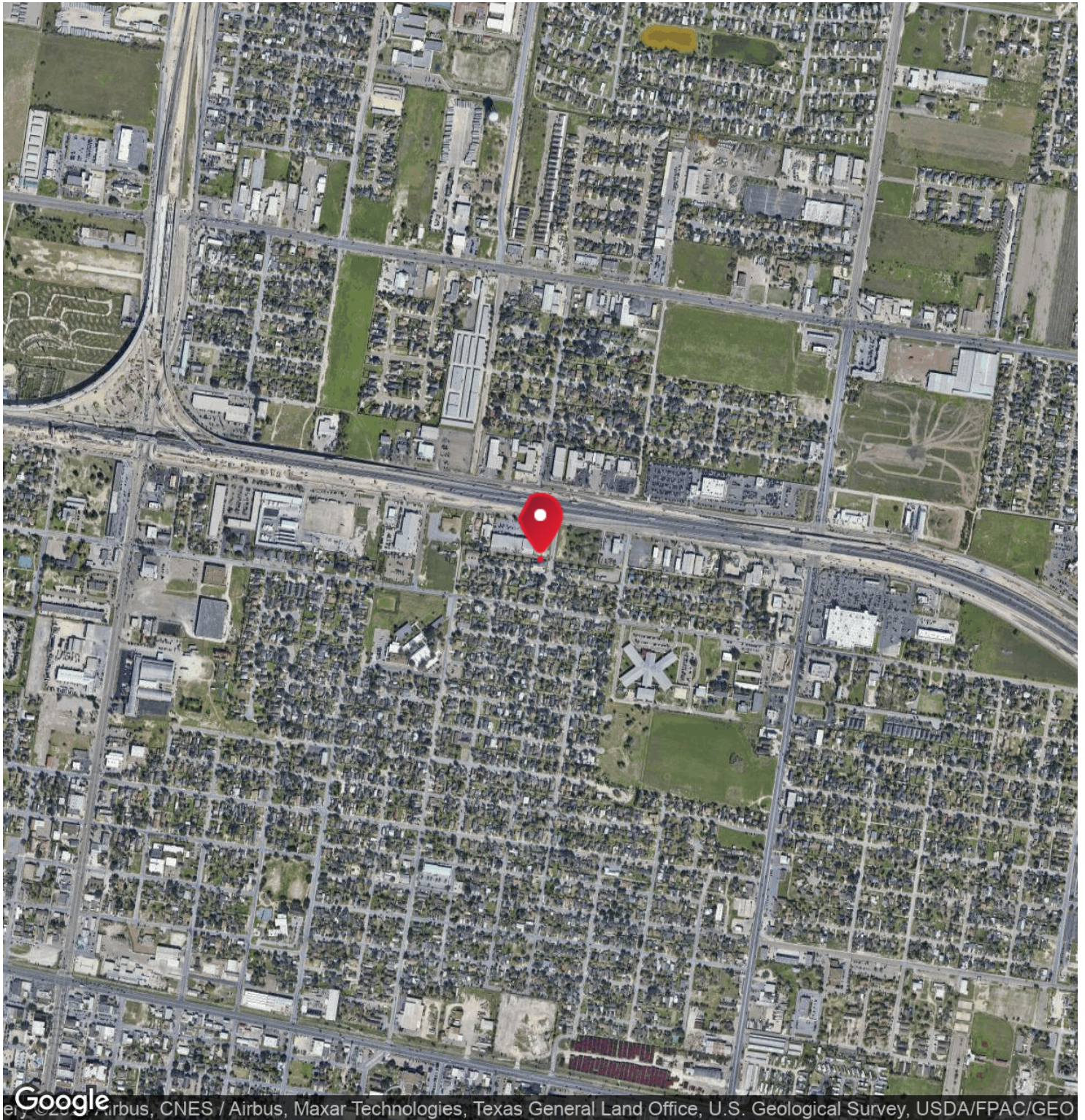
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AERIAL MAP



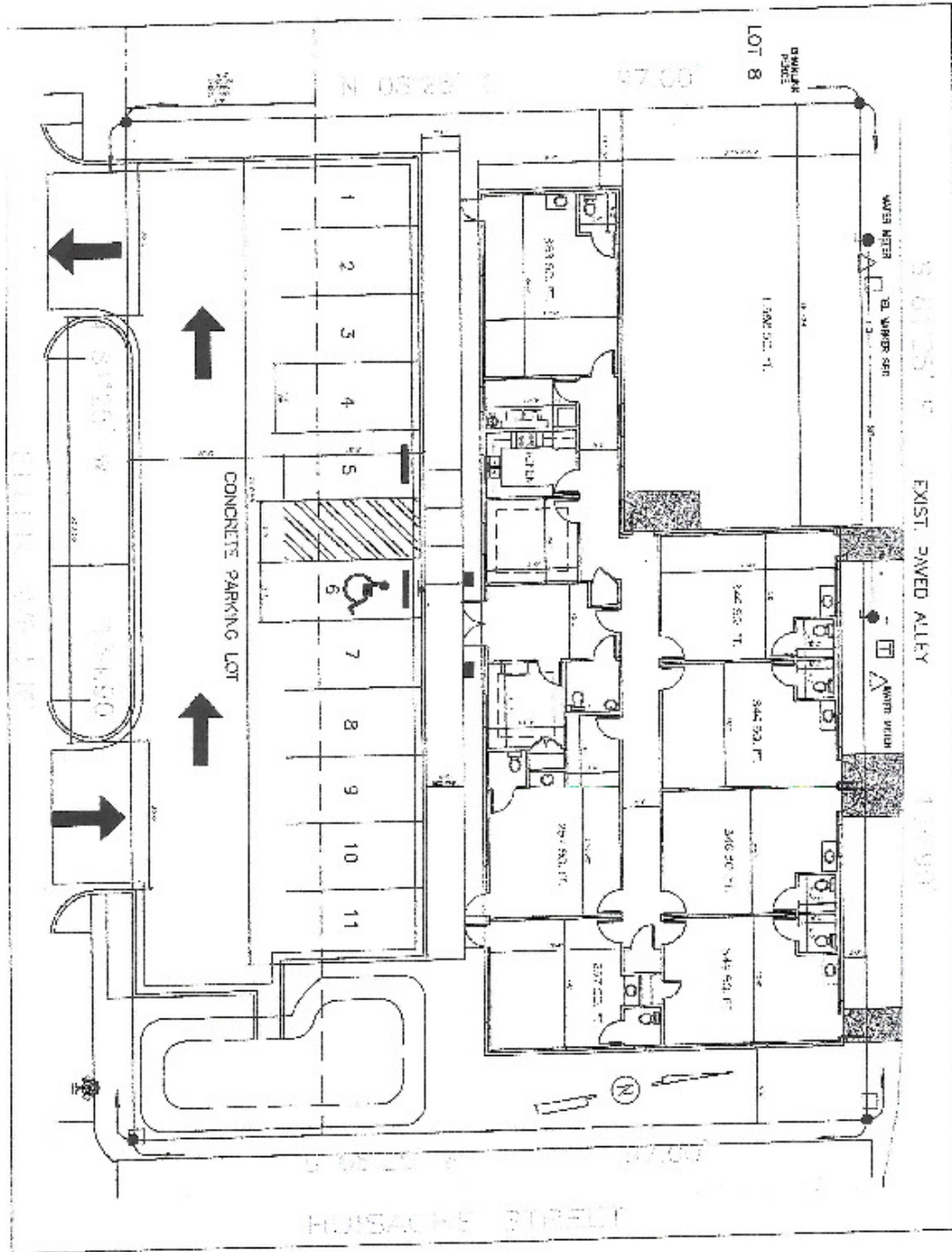
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SITE PLANS



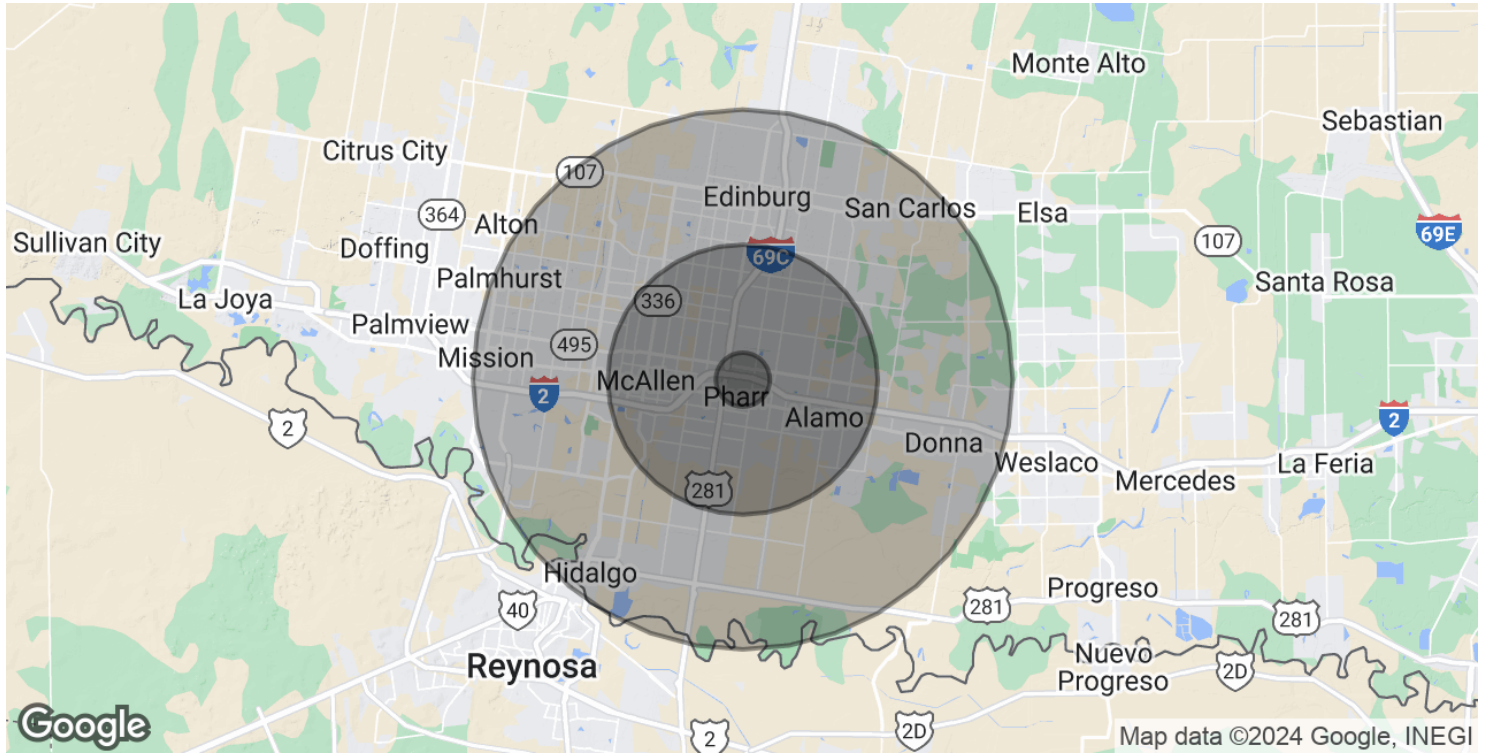
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,456	211,182	549,299
Average Age	34.2	32.6	31.3
Average Age (Male)	33.2	30.9	29.6
Average Age (Female)	34.9	34.2	33.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,532	75,862	185,670
# of Persons per HH	3.0	2.8	3.0
Average HH Income	\$37,580	\$52,434	\$55,070
Average House Value	\$55,145	\$113,836	\$115,249

* Demographic data derived from 2020 ACS - US Census

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