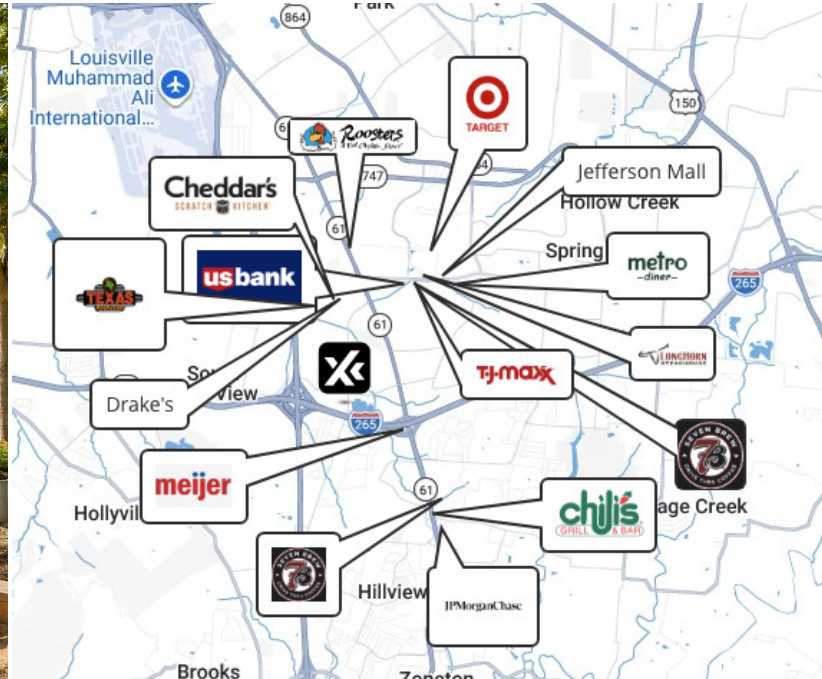


Daycare Business With Real Estate

Louisville, KY 40229

Click for more info.
NDA required



OFFERING HIGHLIGHTS

- Approximately 26,000 vehicles per day
- Operating daycare business and real estate included
- Approved capacity for 135 children
- Approximately 85 children currently enrolled
- Approximately 7,356 square feet of total space
- C-1 zoning
- Strong history of revenue and profitability
- Multiple established income sources
- Significant growth potential through increased enrollment
- High-visibility commercial location

OFFERING SUMMARY

Sale Price:	\$1,265,863.45
Number of Units:	1
Lot Size:	1.003 Acres
Building Size:	7,356 SF
Cap Rate:	11%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	306	1,028	3,185
Total Population	772	2,627	8,177
Average HH Income	\$62,400	\$69,328	\$76,857

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