



**BLACKDEER  
INVESTMENT  
GROUP**

500 Milford Street  
Watertown, WI 53094

**RENTAL  
PRICE**

**PER  
YEAR**

**\$16/FT**



# DAYCARE FOR LEASE

## ABOUT THE PROPERTY

Turnkey Daycare opportunity with plenty of room for growth available in Watertown, WI. This unit has been built out perfectly for serving over 40 children. Situated between a major transportation corridor and a large housing portion of the community this location is perfect.

## Property Features

- 1,872 sqft Finished Space
- 1,464 sqft Available for Buildout
- Large kitchen, multiple bathrooms
- Fenced outdoor play area
- Easy & Safe drop off and pickup zone

CALL TO BOOK A SHOWING.

 **(920) 988-4141**

 [ryan@blackdeerig.com](mailto:ryan@blackdeerig.com)

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



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## SPACE HIGHLIGHTS

- Dropoff/Pickup zone
- Outdoor fenced play area
- Secure entryway
- Three (3) play rooms
- Three (3) bathrooms
  - Two (2) for children
- Large Kitchen
- Three (3) play rooms
- Reading room
- Backpack and storage area
- Staff room
- Plenty of parking
- Staff entrance

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## BUILDOUT INFORMATION

- 1,324 square feet of space
- Three (3) large rooms
- Access to outdoor play area
- Secondary access to garage
- Available hookup for second kitchen
- Potential to add another bathroom
- TIA available and negotiable upon request

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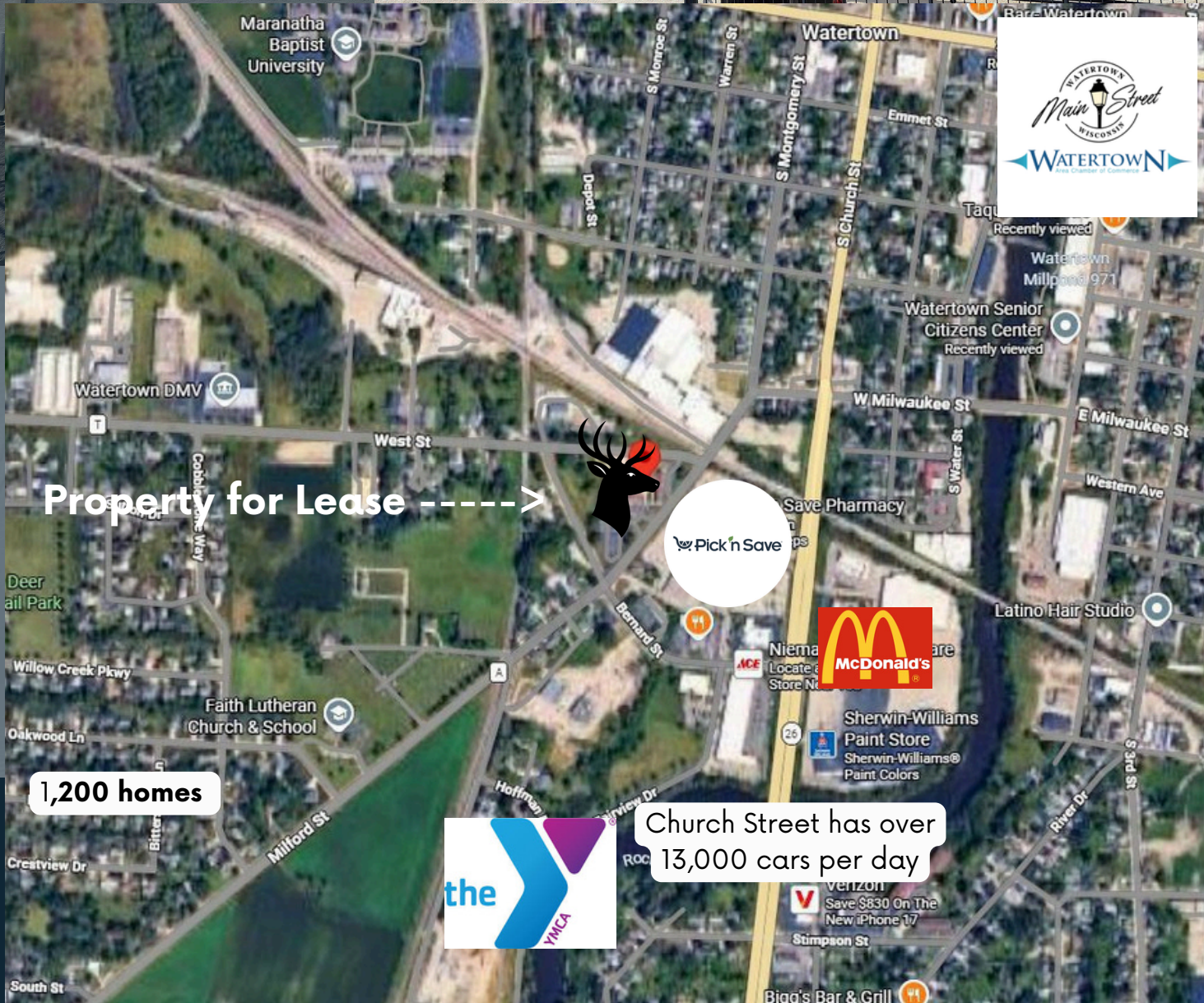


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Property for Lease ----->

1,200 homes

Church Street has over  
13,000 cars per day



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## **Watertown, Wisconsin Demographics**

- Strong share of family households +65%
- Stable population base est. 24,000
- Household size above average est. 2.6
- Median household income \$70-75K
- High labor force participation
- Commuter workforce dynamics
- Limited childcare supply

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