

SALE

PRIME DAYCARE OPPORTUNITY

3538 Moncure Avenue Falls Church, VA 22041



OFFERING SUMMARY

Sale Price:	\$5,150,000
Building Size:	13,640 SF
Lot Size:	0.41 Acres
Price / SF:	\$377.57
Capacity:	125 children

PROPERTY OVERVIEW

Fully built-out childcare facility offered for sale to owner-users and regional operators seeking immediate occupancy inside the I-495 beltway. The 13,640 SF building is configured for 125 licensed seats across 8 age-segmented classrooms, with 6 bathrooms, full wet-sprinkler coverage, and an integrated alarm, camera, and access-control system. Location draws from a 3-mile trade area with 116,000 households and median household income above \$146,000 — a dense, high-income catchment underserved relative to regional licensed-seat supply.

PROPERTY HIGHLIGHTS

- Capacity for 125 children
- 8 classrooms built out for infant through pre-K age segmentation
- Turnkey condition — no tenant fit-out required for owner-occupant
- Inside I-495: 4 miles to Tysons, 6 miles to Pentagon City, 8 miles to Washington DC
- Adjacent to Bailey's Crossroads retail node (Target, Wells Fargo, Bank of America, Capital One)
- Fully sprinklered, alarm + camera system, access-controlled entry

Carl Braun
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MARKET DYNAMICS

Falls Church sits inside one of the most supply-constrained licensed-childcare markets on the East Coast. The 3-mile trade area contains over 262,000 residents, 116,000 households, and an average household income of \$146,668 — an operator pool willing and able to pay premium tuition for licensed care. For owner-users, the property delivers a 125-seat license and a turnkey build-out at \$41,200 per seat, well below replacement cost in a jurisdiction where childcare use approvals can take 12–18 months.

\$41,200

PRICE PER LICENSED SEAT

262K

RESIDENTS IN 3-MILE RING

\$146.6K

AVG HH INCOME, 3 MI



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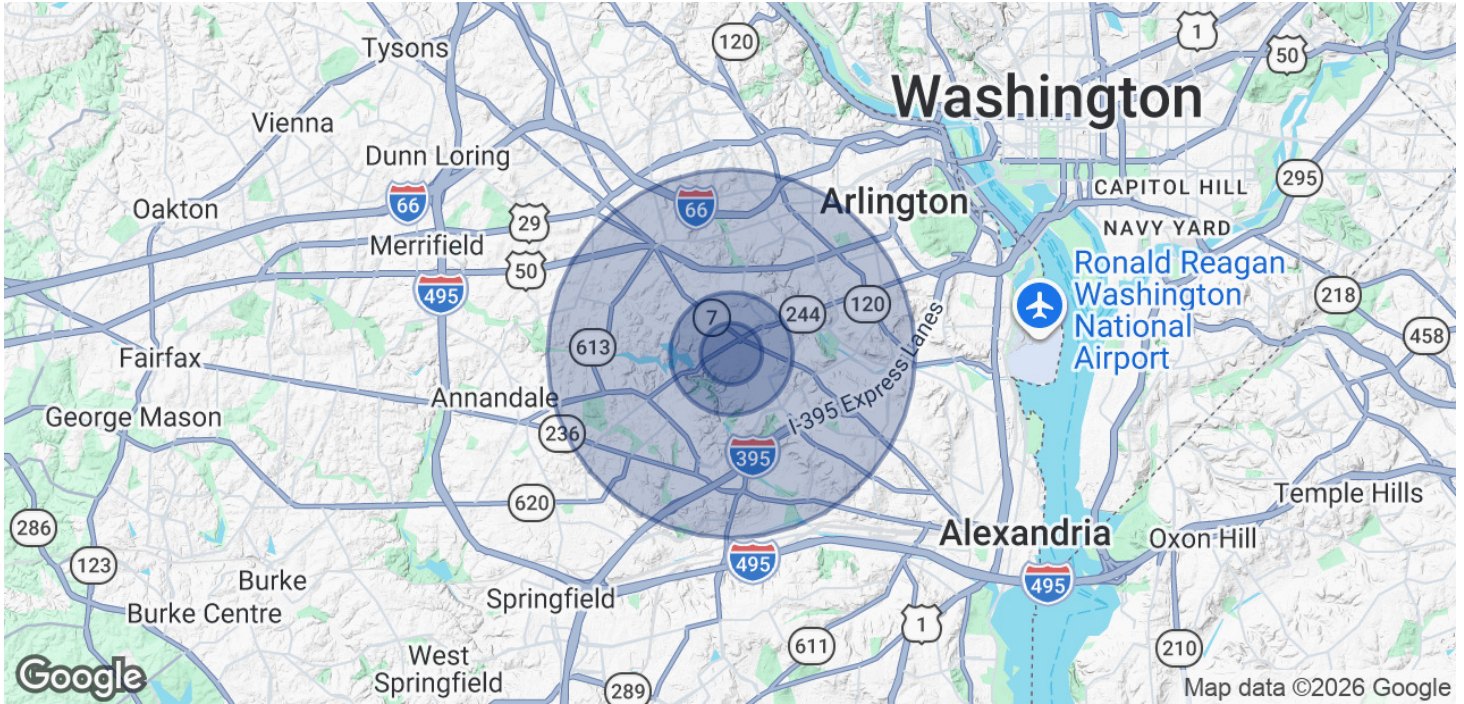


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POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	7,182	34,172	262,152
Average Age	35.5	37	38.3
Average Age (Male)	37.7	37.6	37.7
Average Age (Female)	34.7	35.8	38.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	2,456	12,861	116,110
# of Persons per HH	2.9	2.7	2.3
Average HH Income	\$119,148	\$120,064	\$146,668
Average House Value	\$605,576	\$519,613	\$667,004

2023 American Community Survey (ACS)

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