

# BUILDING FOR LEASE + DAYCARE BUSINESS FOR SALE

5000 RIDGEDALE PARKWAY | RICHMOND, VA 23234



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Taylor Long  
PROPERTIES  
Commercial Real Estate

**PROPERTY DESCRIPTION**

**Building For Lease + Daycare Business For Sale - a complete turnkey opportunity. Childcare • Medical • Behavioral Health • Franchise Groups. 5,052 SF Freestanding Building - 1.5 AC gives the new tenant room for expansion.**

**PROPERTY HIGHLIGHTS**

- An established daycare business currently operating at this location is available for purchase, offering a rare turnkey opportunity to acquire the business while leasing the building.
- Versatile and move-in-ready, ideally suited for established childcare operators, franchise groups, or medical / behavioral health providers with existing infrastructure. The flexible layout and prime location make it an excellent opportunity for owner-users and tenants alike.
- The seller will retain the existing business name and corporate entity.
- Assets included in the sale of the business: classroom furniture, equipment, supplies, playground items and the vans (Real Estate not for Sale).

**OFFERING SUMMARY**

<b>Business Sale:</b>	Price Upon Request
<b>Lease Rate:</b>	Price Upon Request
<b>Available SF:</b>	5,052 SF
<b>Lot Size:</b>	1.5 Acres



**LOCATION DESCRIPTION**

Located in Chesterfield County on Ridgedale Pkwy with access to Chippenham Pkwy.

<b>DEMOGRAPHICS</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
Total Households	27,413	60,838	126,303
Total Population	75,392	160,835	311,224
Average HH Income	\$78,822	\$79,003	\$88,305

**TRAFFIC COUNTS**

74,000 VPD on Chippenham Pkwy (VA-150)  
 38,000 VPD on Iron Bridge Rd (Rte. 10)  
 6,700 VPD on Ridgedale Pkwy

For more information or to schedule a tour:

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CHILDCARE | MEDICAL | BEHAVIORAL HEALTH | FRANCHISE GROUPS

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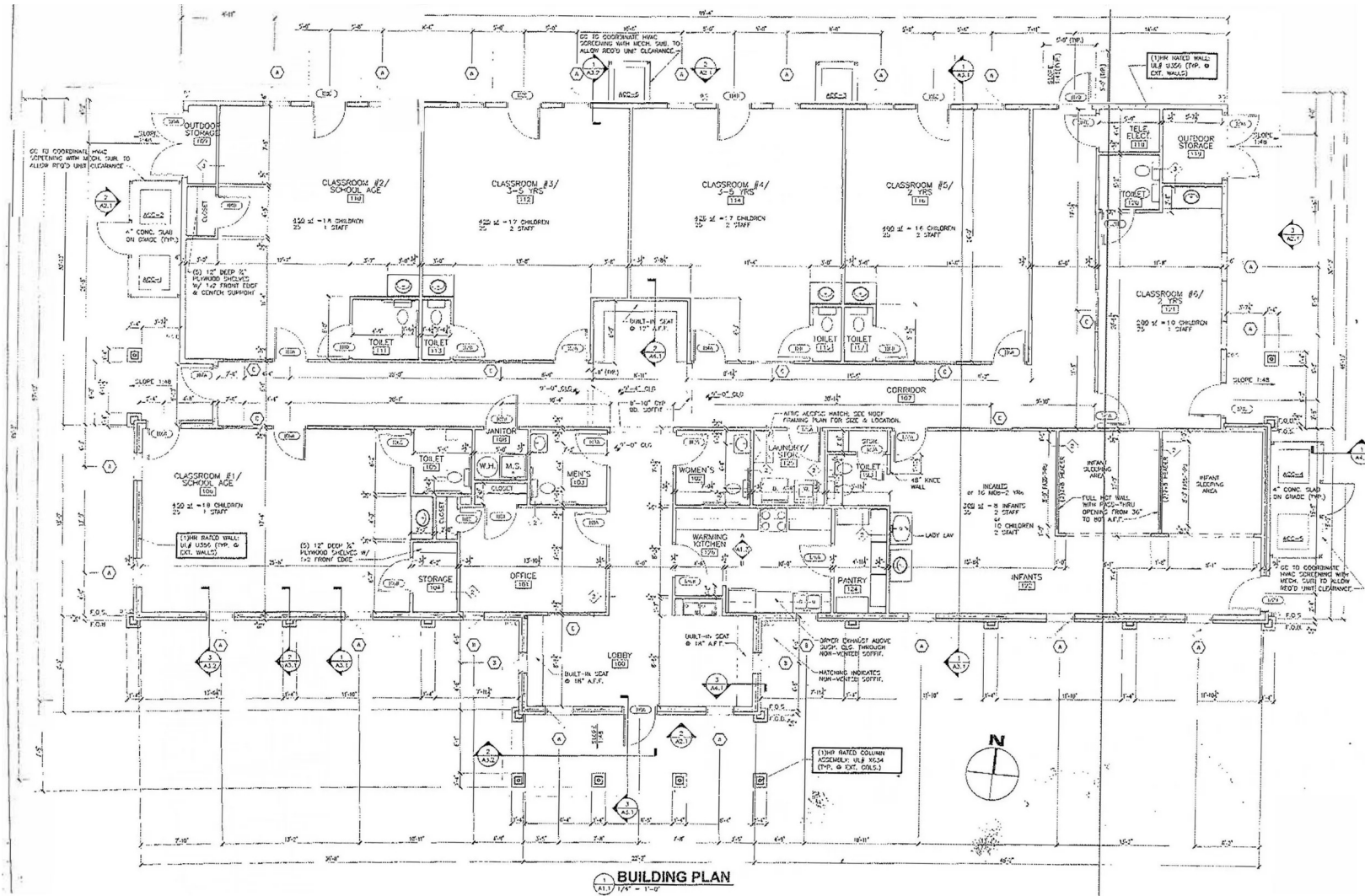
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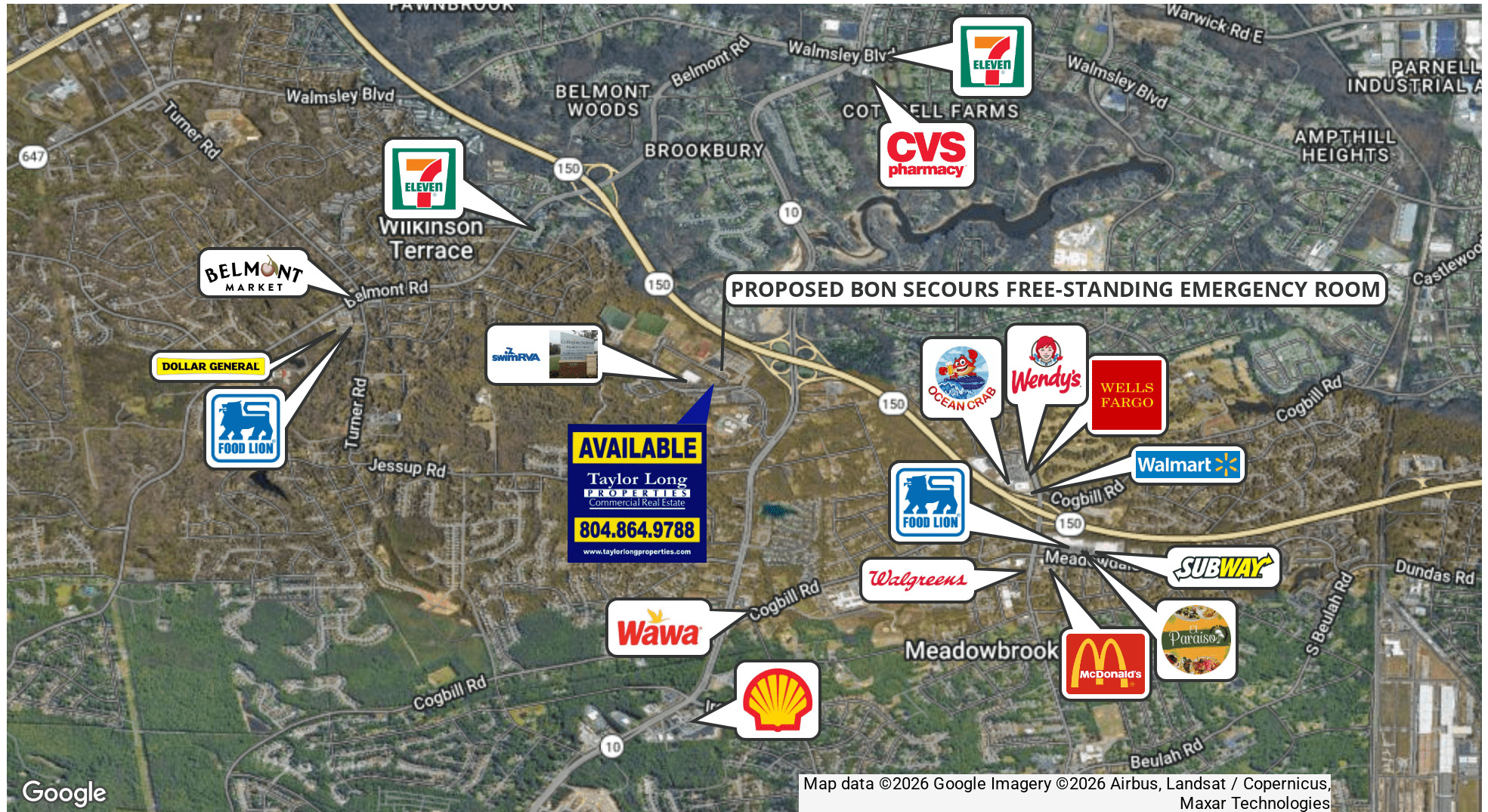
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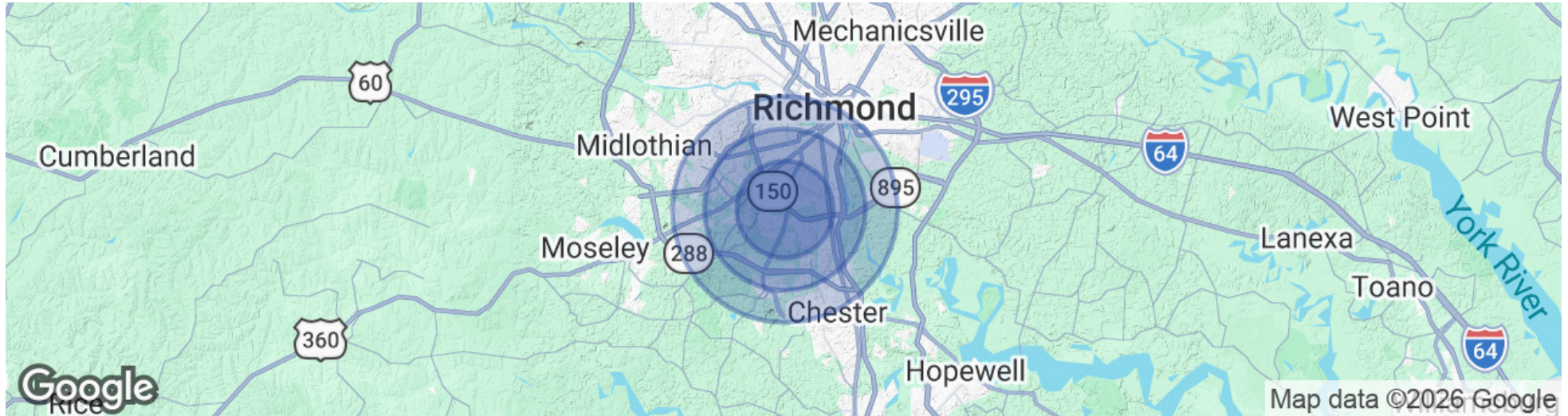
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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	75,392	160,835	311,224
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	27,413	60,838	126,303
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$78,822	\$79,003	\$88,305
Average House Value	\$295,309	\$300,955	\$365,943

2020 American Community Survey (ACS)

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