



## 7830 Veterans Pkwy

Columbus, Georgia 31909

### Property Highlights

- +/- 16,804 SF daycare facility on a +/- 0.399-acre lot
- Ample on-site parking for staff and visitors
- Indoor & outdoor playgrounds and 3 vans for transportation
- Excellent opportunity for operators or investors in the childcare industry
- Current occupancy is 298 with room for expansion to 390

### Property Overview

This +/- 16,804 SF daycare facility sits on a +/- 0.399-acre lot in a highly visible and accessible Columbus location. Designed for childcare operations, the property features indoor & outdoor playgrounds, multiple classrooms, a welcoming reception area, a spacious great room, a fully equipped kitchen, private offices, and three vans. Ample on-site parking accommodates staff and visitors, while the layout supports smooth daily operations. With its size, functionality, and prime placement along Veterans Parkway, this property offers an excellent opportunity for investors or operators seeking to establish or expand a childcare business. Possibly some owner financing.

### Offering Summary

<b>Sale Price:</b>	\$4,500,000
<b>Building Size:</b>	16,804 SF
<b>Lot Size:</b>	0.399 Acres

### Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	382	840	2,696
<b>Total Population</b>	701	1,602	5,671
<b>Average HH Income</b>	\$73,630	\$74,962	\$89,034

### For More Information

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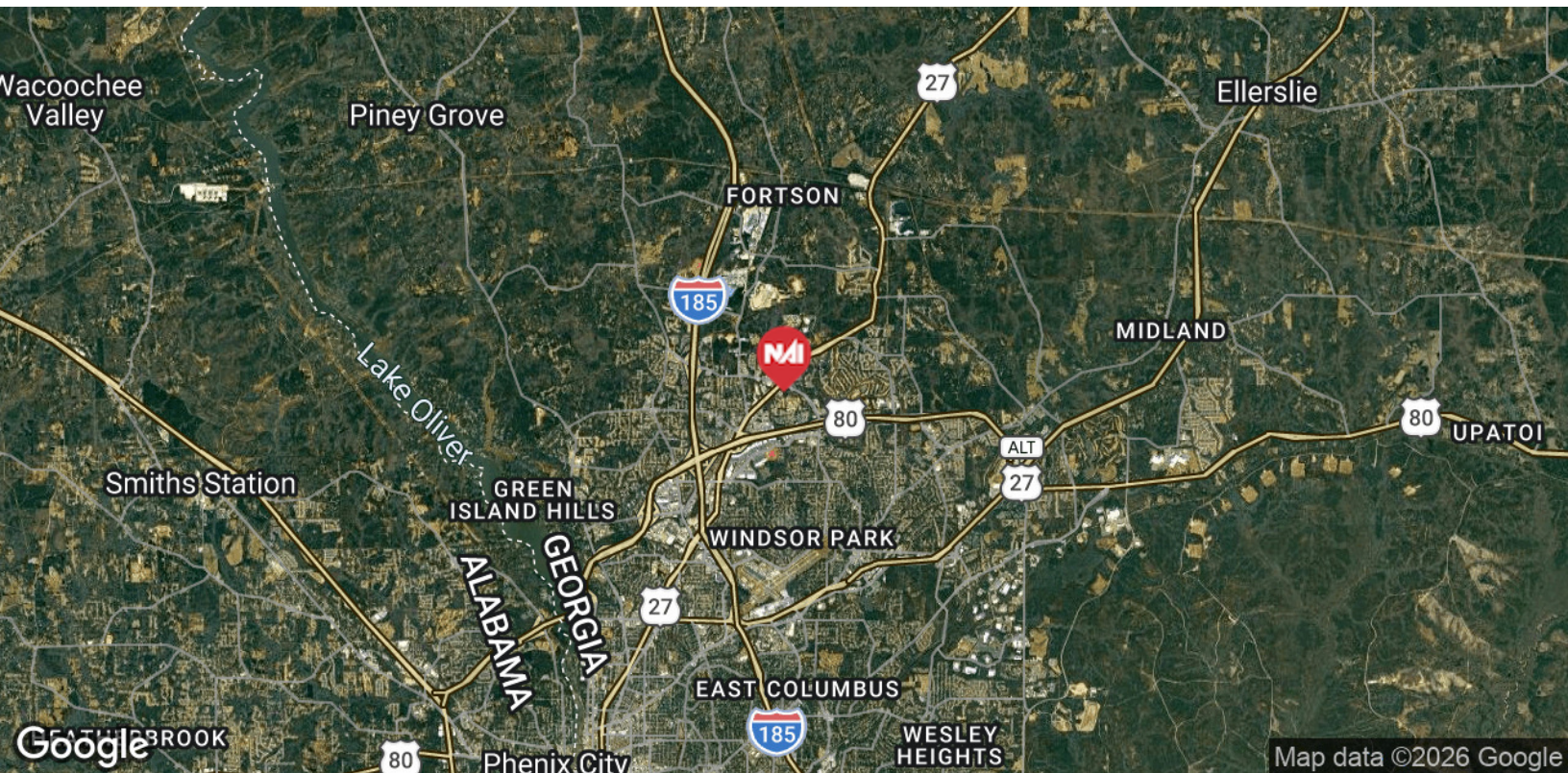
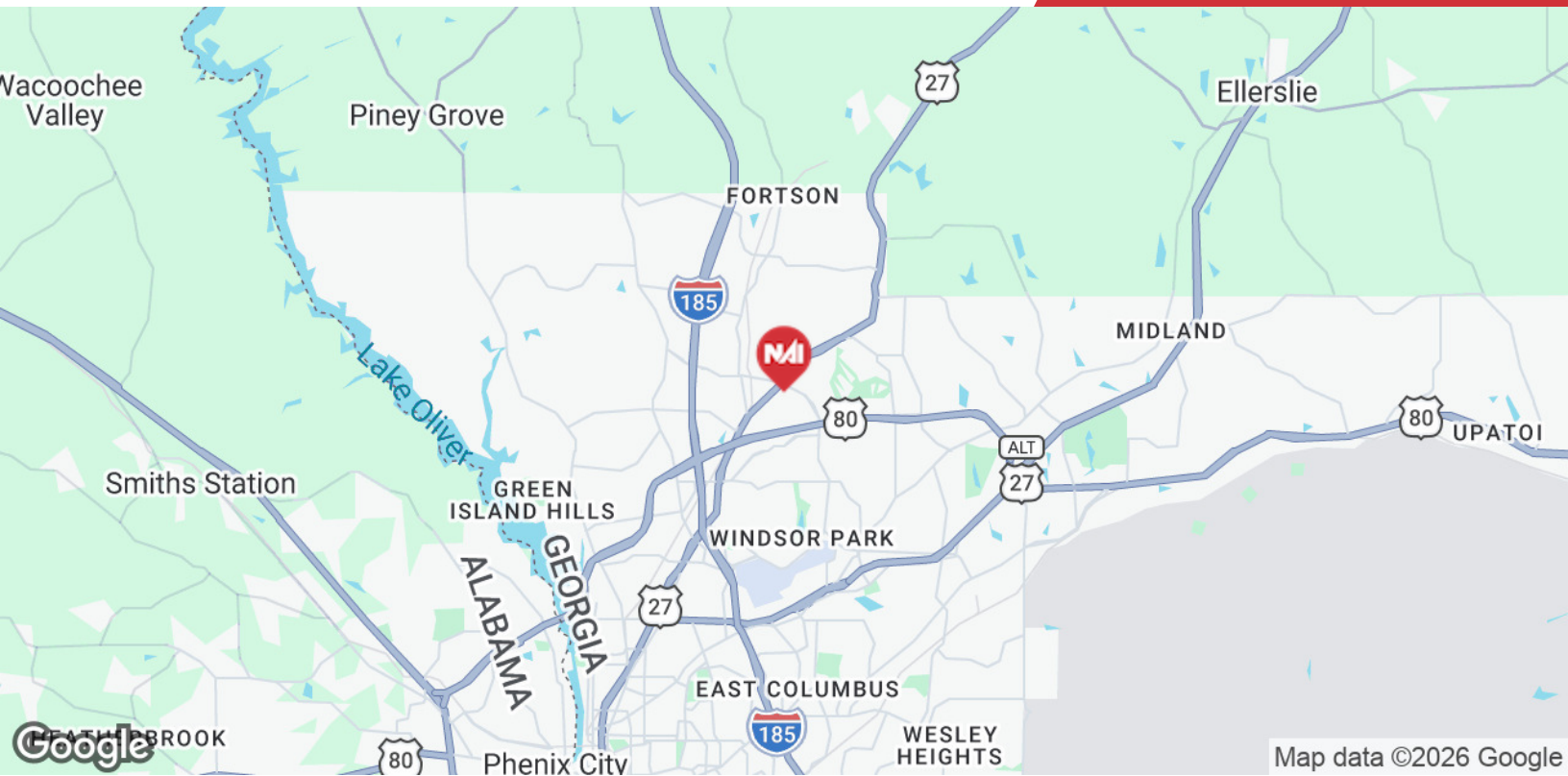


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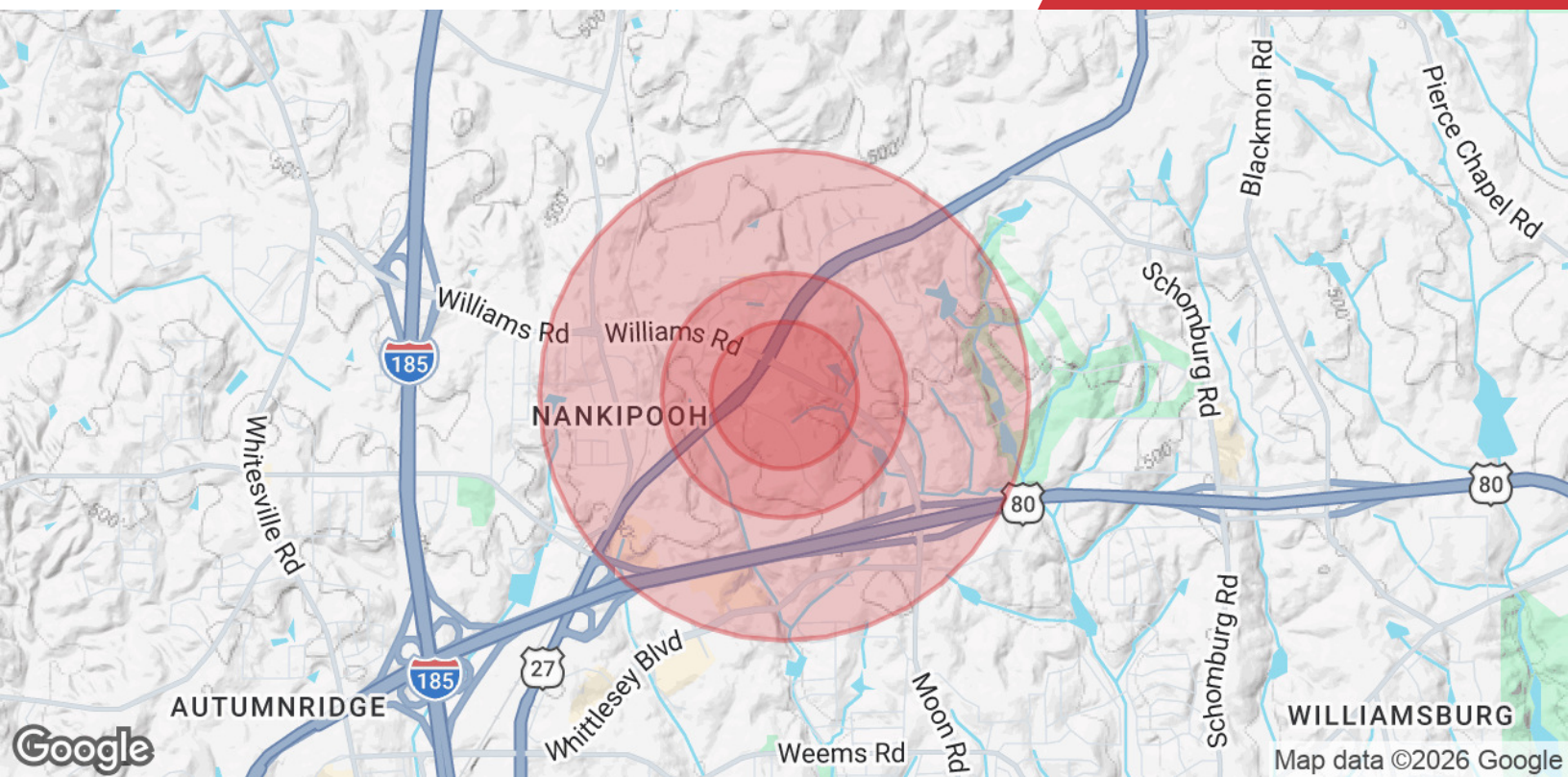


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Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	701	1,602	5,671
<b>Average Age</b>	39	38	38
<b>Average Age (Male)</b>	35	34	35
<b>Average Age (Female)</b>	42	41	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	382	840	2,696
<b># of Persons per HH</b>	1.8	1.9	2.1
<b>Average HH Income</b>	\$73,630	\$74,962	\$89,034
<b>Average House Value</b>	\$270,207	\$277,148	\$290,022

2020 American Community Survey (ACS)