

**FOR LEASE—4,200 S.F. DAYCARE FACILITY
SET ON 1.06 ACRES WITH PLAYGROUND**



**Free Standing
Former KinderCare**

**27 Year Established
Location**

**70 A Washington Avenue
AKA 34 Woodside Drive
North Haven , Connecticut**

Stephen Press, SIOR
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OVERVIEW—DAYCARE CENTER

Former KinderCare Learning Center Now Available for Lease
North Haven, Connecticut

**DAYCARE
LEARNING CENTER**

This 4,200± square foot former KinderCare facility offers a unique opportunity for an experienced childcare operator, early education provider seeking a move-in-ready facility in a prominent location with significant future growth potential.

Whether you're an expanding regional operator, or an independent childcare provider, this offering represents an exceptional opportunity with immediate operational potential and long-term upside.

Prime North Haven Location

The property benefits from its location in one of Connecticut's most desirable suburban communities, offering:

- **Strong family demographics**
- **Stable residential neighborhoods**
- **Excellent commuter access**
- **Close proximity to major employers**
- **Convenient access to I-91, Route 5, and the Merritt Parkway**

Features

The building itself was specifically designed for early childhood education, and provides:

- **Licensed Childcare Layout**
- **Administrative Offices**
- **Excellent Drop Off/Pick Up**
- **Age-Appropriate Restrooms**
- **Secure Outdoor Play Areas**

OVERVIEW—PROPERTY HIGHLIGHTS

DAYCARE
LEARNING CENTER

As the exclusive broker, Press|Cuzzo Commercial is pleased to offer this learning facility, set on 1.06 acres.

PROPERTY HIGHLIGHTS

- Well Located on Route 5
- Easy access to I-91 & Wilbur Cross Parkway
- Central Air Conditioning, Forced Hot Air, Natural Gas
- Built in 1982, Wood Frame
- Single-Story

PROPERTY SUMMARY

- Lot Size: 1.06 Acres
- 4,200 SF
- Zone: R20
- Ample On-Site Parking
- Real Estate Taxes: \$9,224
- Ownership Will Participate with Upgrades

A major advantage of this property is the ability to expand the existing building (subject to municipal approvals), allowing a new operator to substantially increase enrollment capacity and revenue potential.



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ASSESSOR'S MAP

DAYCARE
LEARNING CENTER

Town of North Haven, CT

July 18, 2026



Press|Cuzzo
REALTORS
Commercial Services

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EXCLUSIVE BROKER

**Delivering Results
For Over
40 Years!**



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Stephen Press, SIOR, Company Co-Principal and Broker of Press/Cuozzo Realtors, has been successfully marketing special properties since 1977. Stephen provides seller/buyer and tenant/landlord representation services to many of the area's well-known companies and directs Press/Cuozzo Commercial Services' commercial and investment sales team with assisting clients in the acquisition and disposition of various types of properties. Stephen and the team have been recipients of numerous annual Commercial and Investment Division Deals of the Year Awards for both sales and leasing transactions.

Stephen is a member of the Society of Industrial and Office Realtors and the New Haven Middlesex, Connecticut and National Associations of Realtors. As a member of the New Haven Middlesex Association of Realtors, Stephen served on numerous committees and held various association offices before becoming its president in 1992. He was named Realtor of the Year in 2003.

For his work in the civic arena, Stephen was awarded the Business New Haven Community Service Award in 2002.



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