

OPERATING DAYCARE PROPERTY & BUSINESS FOR SALE

SUNRISE CHILDREN'S CENTER

12214 SHAW ROAD EAST, PUYALLUP, WA 98374

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

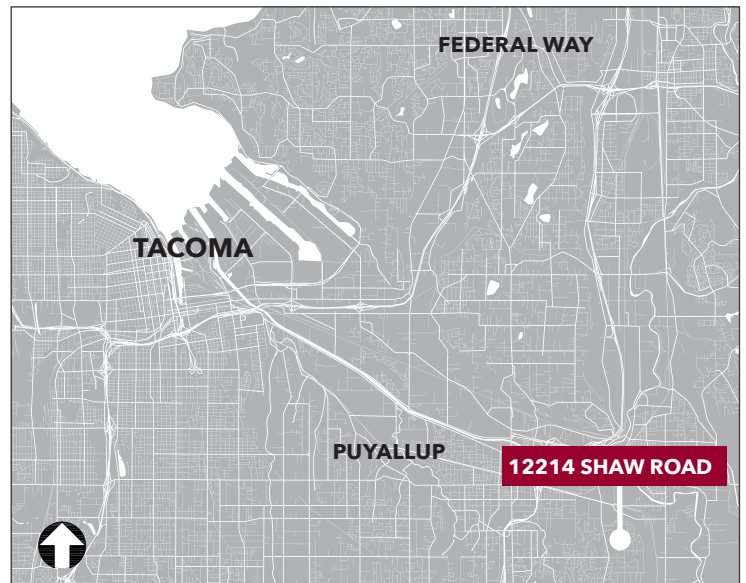


COMMENTS

PLEASE DO NOT VISIT PROPERTY WITHOUT AN APPOINTMENT! Operating daycare center with recent updates inside and out! Conveniently located on a busy commuter route, and with strong residential demographics and growth in the immediate vicinity. Business and property to be sold together - owner has purposely operated at less than capacity, allowing for immediate growth with this high demand business.

LISTING INFORMATION

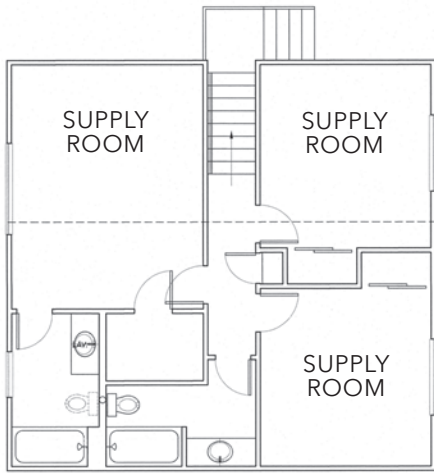
ADDRESS:	12214 Shaw Road E, Puyallup, WA 98374
SALE PRICE:	NOW \$895,000 \$930,000
BUILDING SF:	2,676 SF
LOT SF:	12,805 SF
ZONING:	HDR - High Density Residential
YEAR BUILT:	1978



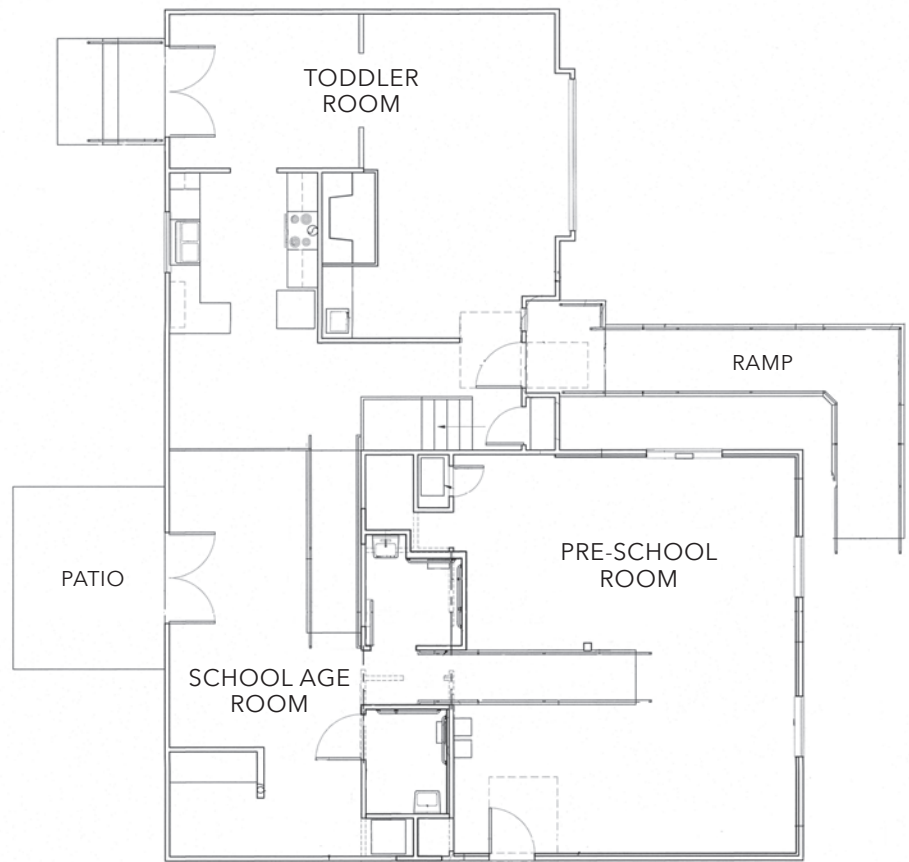
SUNRISE CHILDREN'S CENTER

12214 SHAW ROAD E, PUYALLUP, WA 98374

FLOOR PLAN



SECOND FLOOR



FIRST FLOOR



CONTACT

RACHEL CORP

rcorp@lee-associates.com

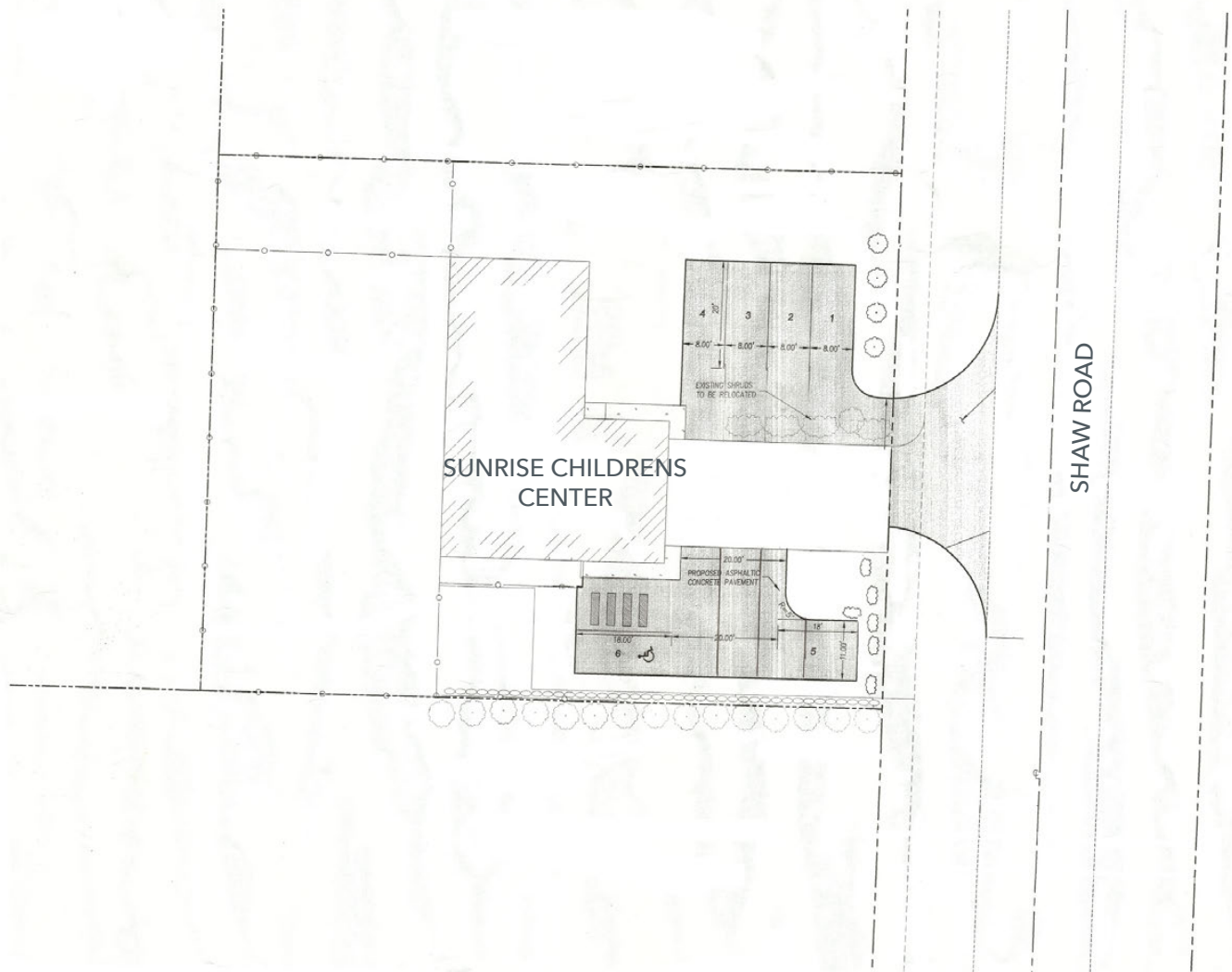
C 253.686.7474

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUNRISE CHILDREN'S CENTER

12214 SHAW ROAD E, PUYALLUP, WA 98374

SITE PLAN



CONTACT

RACHEL CORP

rcorp@lee-associates.com

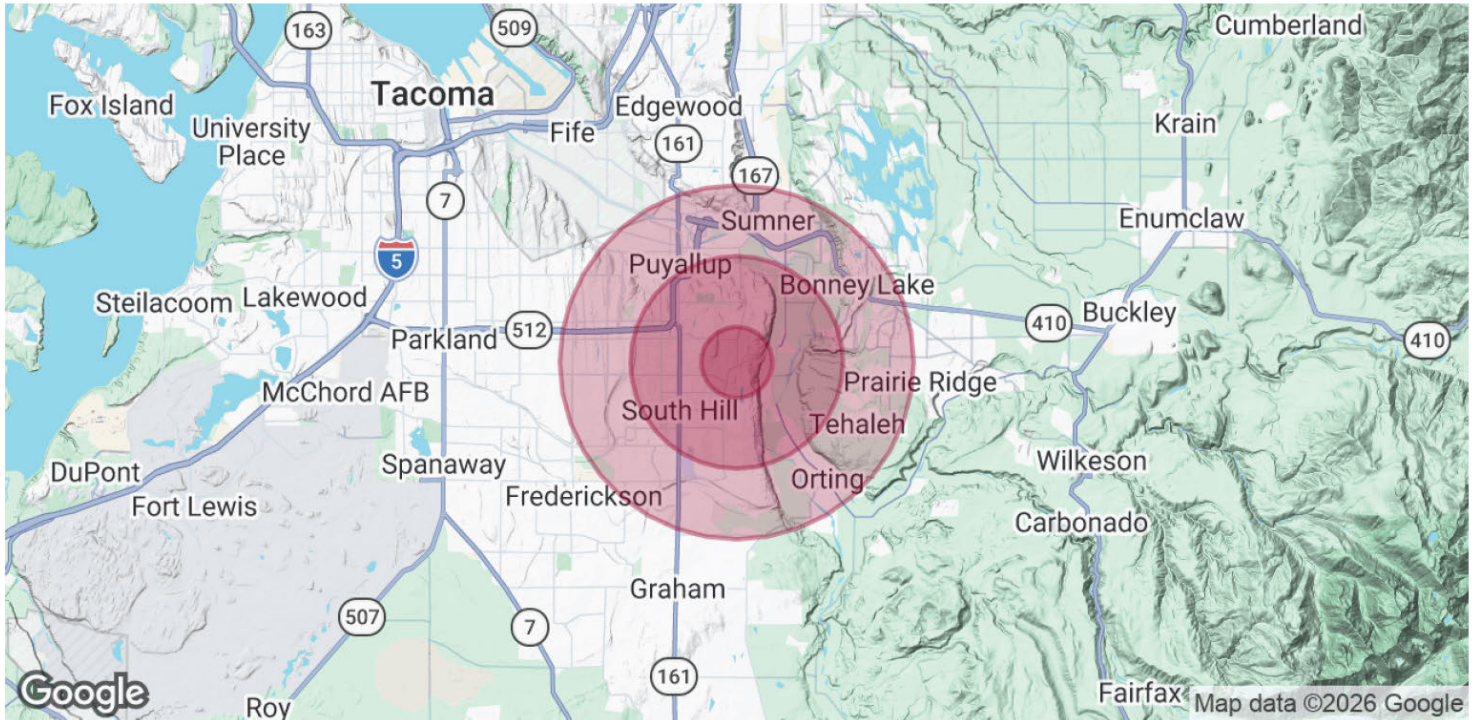
C 253.686.7474

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUNRISE CHILDREN'S CENTER

12214 SHAW ROAD E, PUYALLUP, WA 98374

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,099	70,204	190,873
AVERAGE AGE	37.8	37.6	36.5
AVERAGE AGE (MALE)	36.1	35.6	34.7
AVERAGE AGE (FEMALE)	38.9	39.3	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,492	24,868	67,723
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$120,998	\$125,610	\$127,402
AVERAGE HOUSE VALUE	\$536,823	\$516,711	\$519,090

2023 American Community Survey (ACS)

CONTACT

RACHEL CORP

rcorp@lee-associates.com

C 253.686.7474

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUNRISE CHILDREN'S CENTER

12214 SHAW ROAD E, PUYALLUP, WA 98374

SURROUNDING AMENITIES



CONTACT

RACHEL CORP

rcorp@lee-associates.com

C 253.686.7474

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.