

**NEW ON THE MARKET FOR LEASE**

**Taylor Long**  
**PROPERTIES**  
Commercial Real Estate

**TURN-KEY DAYCARE WITH MEDICAL & PROFESSIONAL OFFICE POTENTIAL**

**5000 RIDGEDALE PARKWAY | RICHMOND, VA 23234**



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10142 WEST BROAD ST. GLEN ALLEN, VA 23060 | TAYLORLONGPROPERTIES.COM | T: 804.864.9788

# DAYCARE FACILITY FOR LEASE

5000 RIDGEDALE PARKWAY RICHMOND, VA 23234

## PROPERTY DESCRIPTION

A 5,052 square foot turn-key, purpose-built Daycare with existing improvements in place. Potential to be a Medical or Professional Office Facility

## PROPERTY HIGHLIGHTS

- Turn key, purpose built daycare facility with existing improvements in place.
- 5,052 SF building on approximately 1.5 acres, designed specifically for childcare operations.
- Flexible opportunity: lease the facility along with purchasing the business and FFE or lease just the facility.
- Direct access to Chippenham Parkway (approx. 73,000 VPD) and Route 10 (approx. 38,000 VPD).
- Adjacent to SwimRVA Collegiate School Aquatics Center and near a proposed Bon Secours emergency care facility, generating strong family and healthcare traffic.
- Established residential and workforce population with solid household incomes in the immediate trade area.



## OFFERING SUMMARY

Lease Rate:	\$29 SF/yr \$3.44 psf NN (RET & Ins)
Number of Units:	1
Available SF:	5,052 SF
Lot Size:	1.5 Acres
Building Size:	5,052 SF

For more information or to schedule a tour:

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# INTERIOR OF DAYCARE FACILITY FOR LEASE

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# EXTERIOR OF DAYCARE FACILITY FOR LEASE

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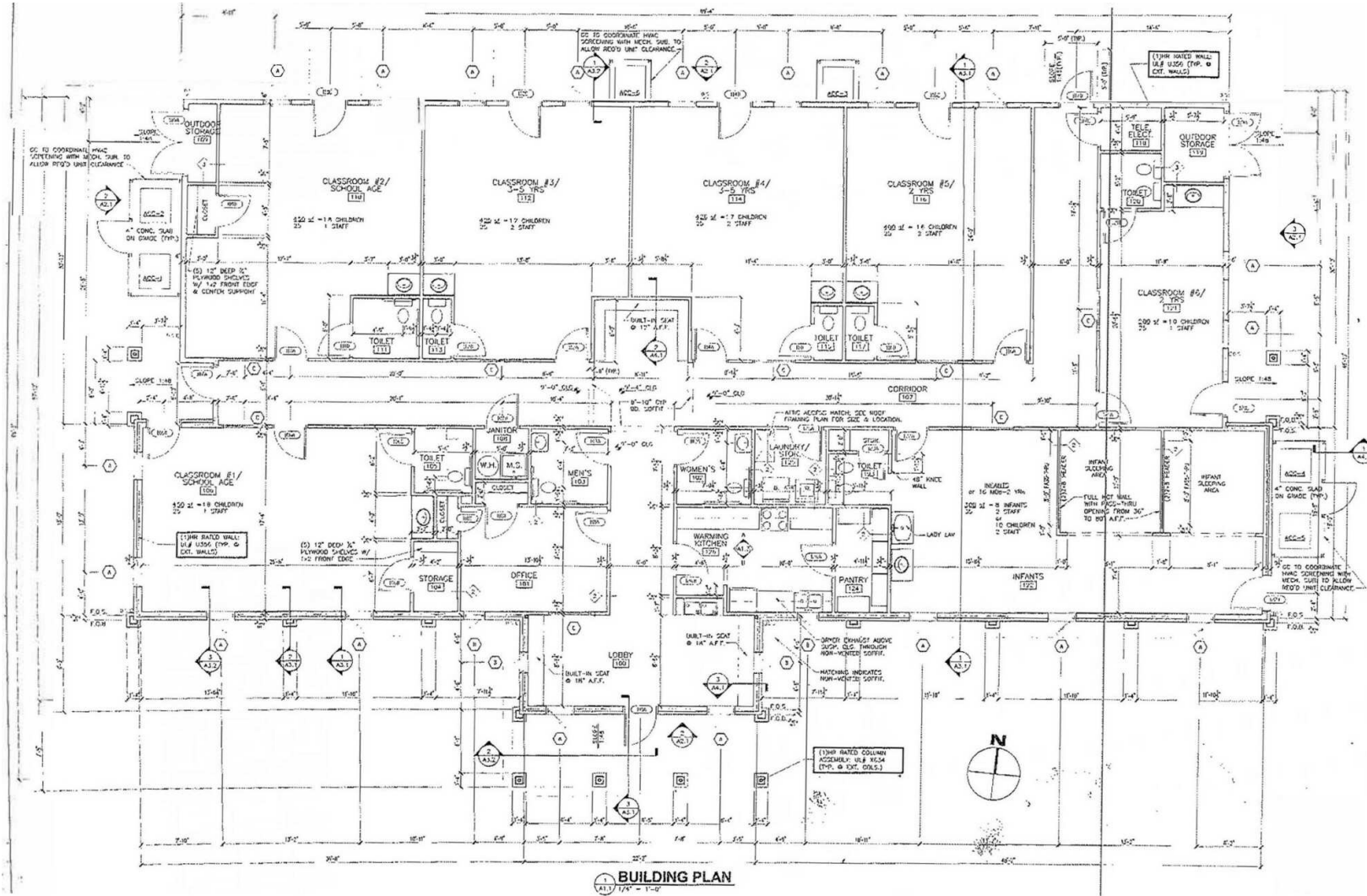
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# BUILDING PLAN

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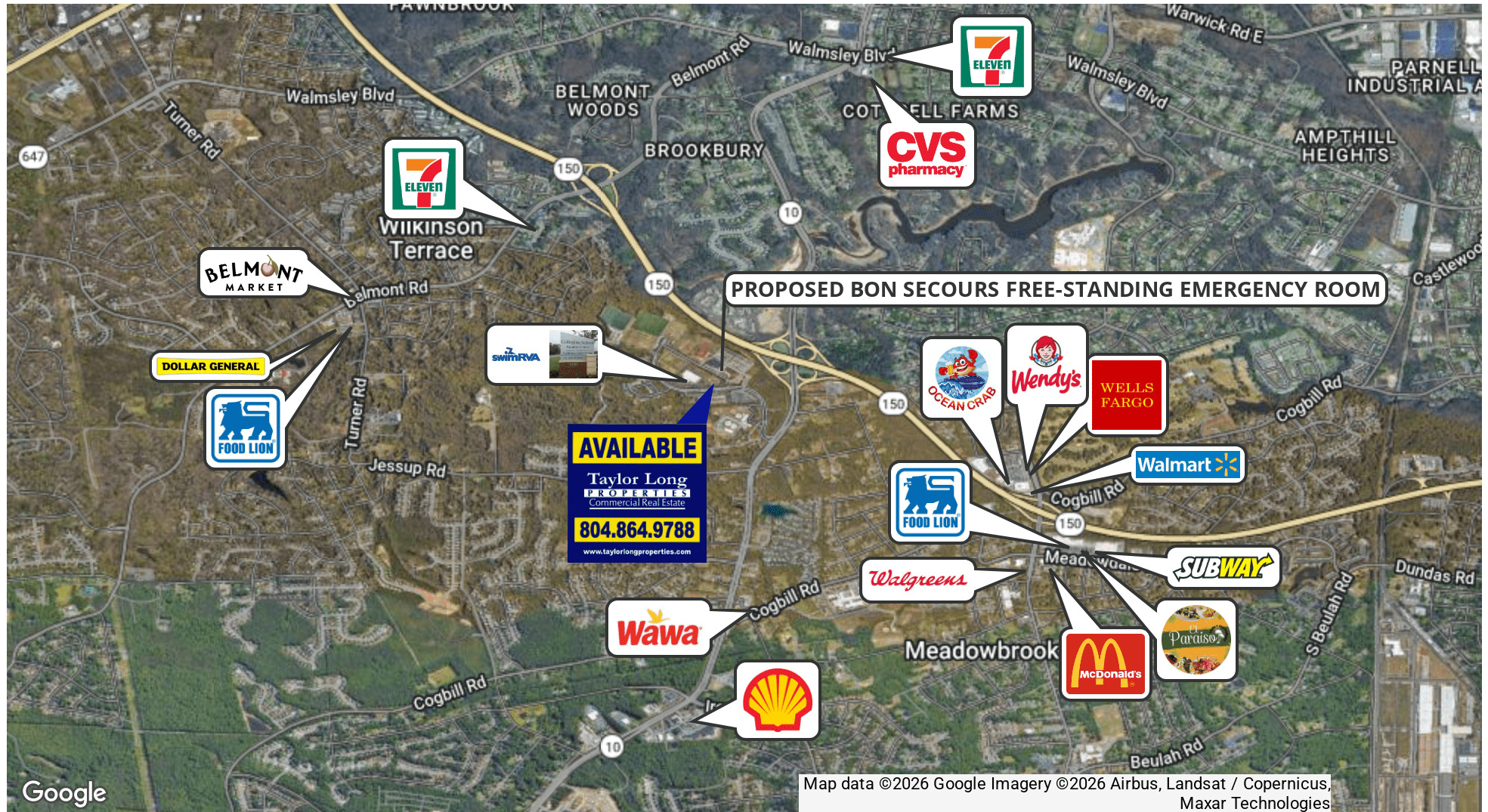
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# RETAILERS NEAR DAYCARE FACILITY FOR LEASE

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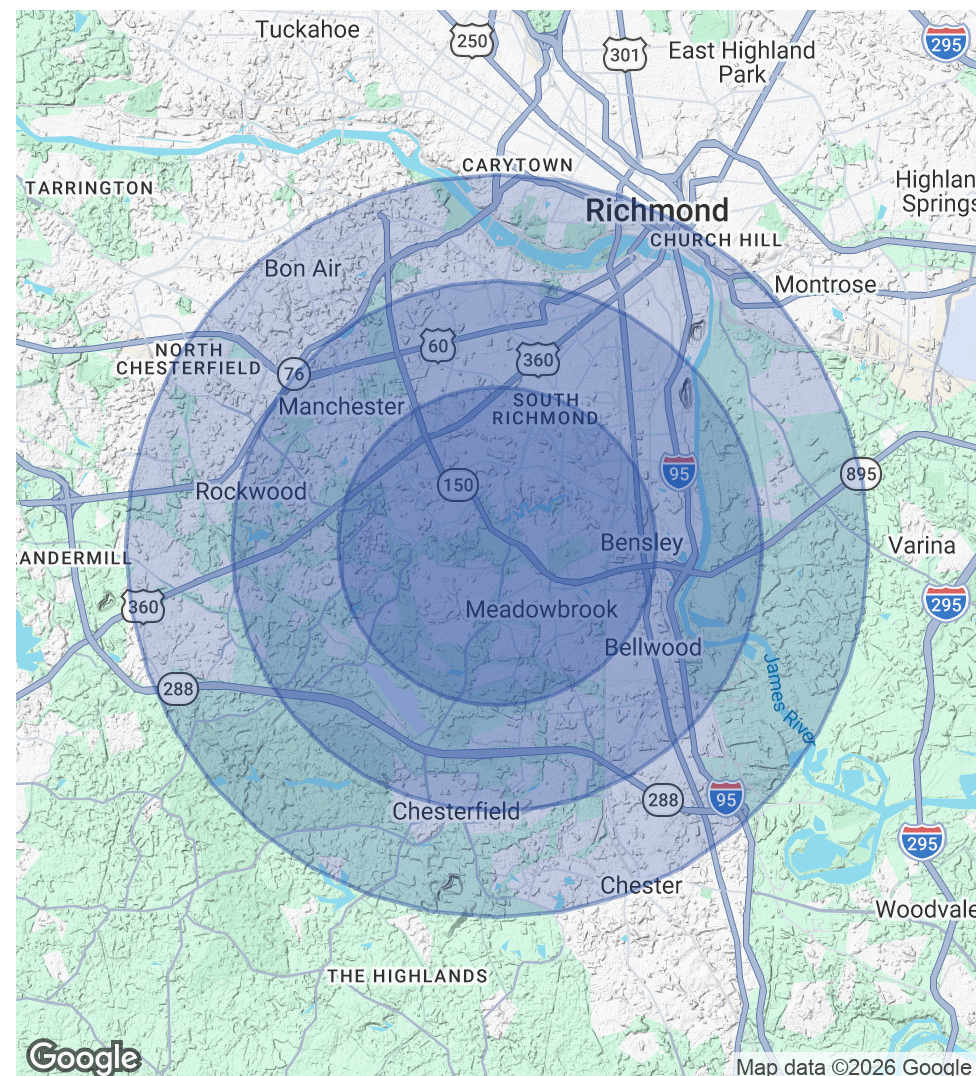
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# DEMOGRAPHICS

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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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