

FOR SALE > 6,036 SF OPERATING CHILDCARE CENTER

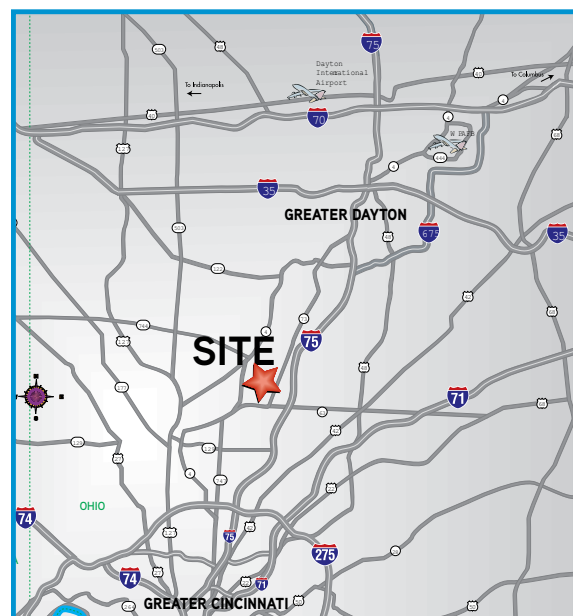
500 Macready Ave.

MONROE, OH 45050



Property Highlights

- > Very attractive 6,036 SF brick building built in 2012 on 1.3 AC
- > Adaptable for a variety of uses including office and medical
- > 1.3 AC lot has room to expand the building or the parking area
- > Licensed as a childcare facility and approved for 102 children total, with 26 children permitted under 2.5 years old
- > Over 23,300 people living within 3 miles with annual average household incomes exceeding \$87,000
- > Very visible location on busy Rt. 63 adjacent to a very successful Kroger center
- > Includes: Commercial kitchen Covered drop off entrance
 Large fenced playground 16 camera security system
- > An opportunity exists in the City of Monroe for a 24 hour child care facility



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Interior Photos



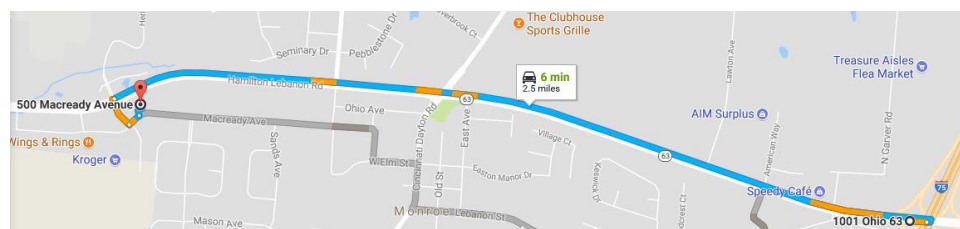
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Aerial View



Distance to I-675



Demographics - Full demographic report available upon request

	1 Mile	3 Mile	5 Mile
Total Population (2016)	4,009	23,302	92,115
Population Projected Growth	0.5%	0.5%	0.7%
Total Households	1,671	8,364	32,962
Total Household Projected Growth	0.6%	0.4%	0.3%
Avg. Household Income	\$70,353	\$87,092	\$76,558
Total Employees	2,839	6,713	28,185
Total Businesses	186	531	2,456

Snapshot

Building Type	Wood Frame & Brick veneer
Total SF	6,036 SF
Parcel Number	C1800007220009
Parking	Adjacent Lot
Sale Price	\$999,000
Includes	16 camera security system
	Covered drop off area
	Reception area
	Private office
	Commercial kitchen
	Large fenced playground

Contact Us

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