

FOR SALE > 6,034 FORMER CHILDCARE CENTER

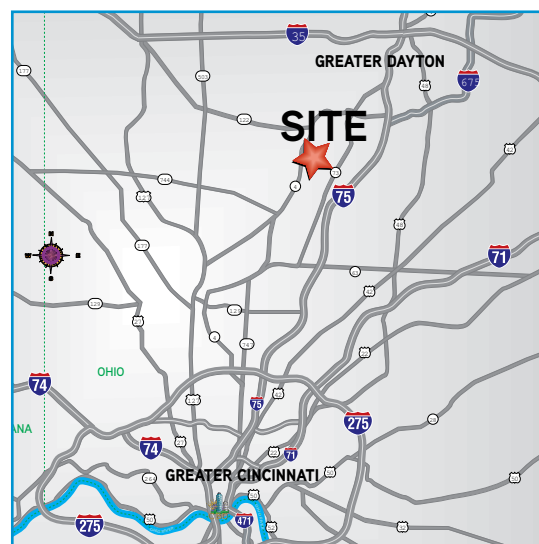
# 130 Union Road

CARLISLE, OH 45005



## Property Highlights

- > Very attractive 6,034 SF brick building on .88 AC built in 2009
- > Adaptable for a variety of uses including office and medical
- > Very visible location on busy Union Road
- > Licensed as a childcare facility and approved for 108 children total, with 35 children permitted under 2.5 years old
- > Over 23,300 people living within 3 miles earning average household incomes exceeding \$59,700/year
- > Local school district transports to and from this location
- > Includes: Kitchen
  - Large fenced playground
  - Covered front drop off entrance
  - Five restrooms



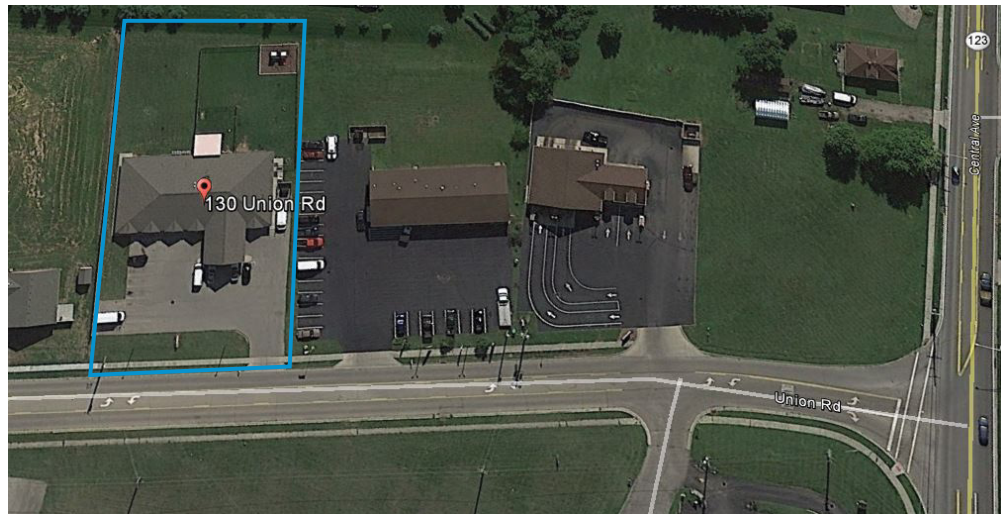
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## Snapshot

Building Type	Wood Frame & Brick veneer
Year Built	2010
Total SF	6,034 SF
Parking	Adjacent Lot
Sale Price	\$878,000
Includes	5 restrooms
	Covered drop off area
	Reception area
	Private office
	Full kitchen

## Aerial View



## Demographics - *Full demographic report available upon request*

	1 Mile	3 Mile	5 Mile
Total Population (2016)	4,121	23,283	76,221
Population Projected Growth	1.2%	1.2%	0.6%
Total Households	1,662	9,251	30,476
Total Household Projected Growth	1.5%	1.5%	0.9%
Avg. Household Income	\$53,843	\$59,741	\$71,841
Total Employees	1,532	10,083	36,737
Total Businesses	157	784	3,043

## Contact Us

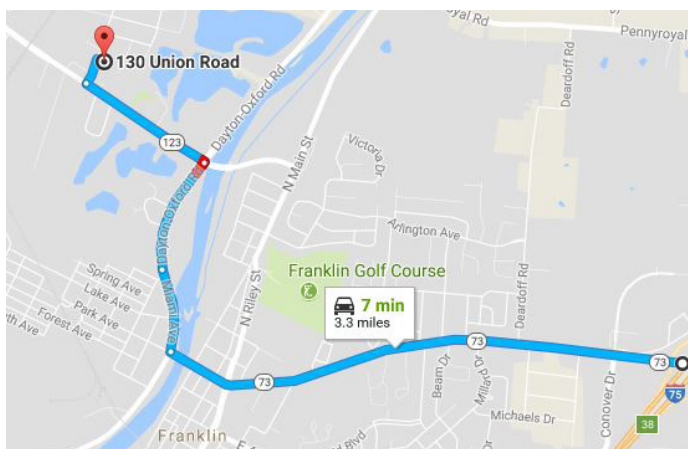
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## Distance to I-75



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