

FOR SALE > 7,249 SF FORMER CHILDCARE CENTER

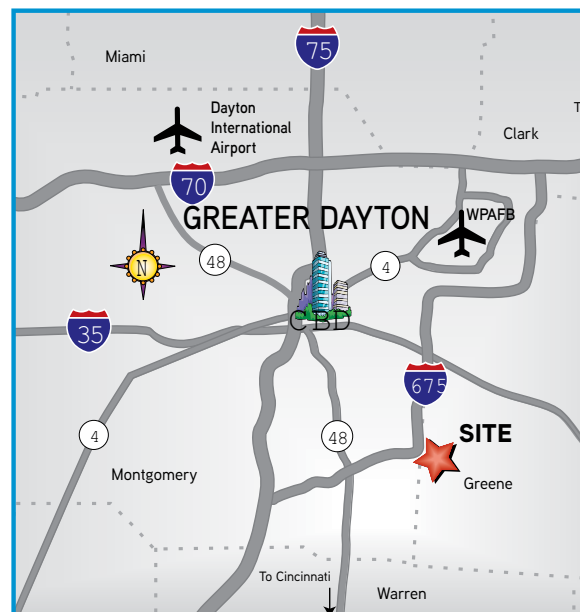
1908 N. Lakeman Dr.

BELLBROOK, OH 45305



Property Highlights

- > 7,249 SF former childcare facility on .73 AC lot
- > Adaptable for a variety of uses including office and medical
- > Lot has room to expand the building and/or the parking area
- > Licensed as a childcare facility and approved for 124 children total, with 38 children permitted under 2.5 years old
- > Located in affluent Bellbrook with over 41,100 people living within 3 miles earning average household incomes exceeding \$88,800 yr.
- > Includes: Commercial kitchen
 - Large fenced playground
 - Covered front drop off entrance
 - 16 camera surveillance system



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Interior Photos



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Snapshot

Building Type	Wood Frame
Total SF	7,249 SF
Parcel Number	L320001000300140000
Parking	Adjacent Lot
Sale Price	\$700,000
Includes	16 camera surveillance system
	Covered drop off area
	Reception area
	Private office
	Commercial kitchen
	Large fenced playground

Aerial View



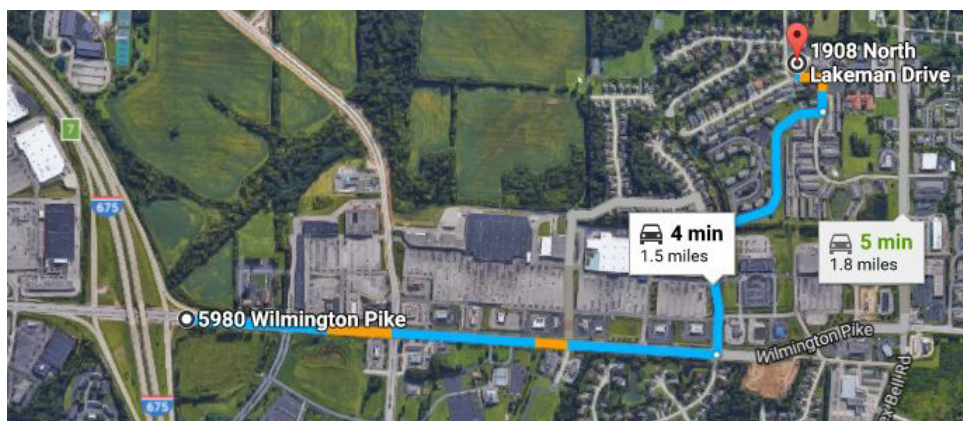
Demographics - *Full demographic report available upon request*

	1 Mile	3 Mile	5 Mile
Total Population (2016)	7,632	41,161	110,290
Population Projected Growth	-.2%	-.2%	-.3%
Total Households	3,166	17,925	48,623
Total Household Projected Growth	0.6%	0.4%	0.3%
Avg. Household Income	\$90,958	\$88,828	\$89,166
Total Employees	2,946	15,562	59,127
Total Businesses	287	1,577	5,195

Contact Us

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Distance to I-675



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