

FOR SALE

REAL ESTATE AND BOOK OF BUSINESS
510 Maple Meadows Drive | Arnold, MO 63010

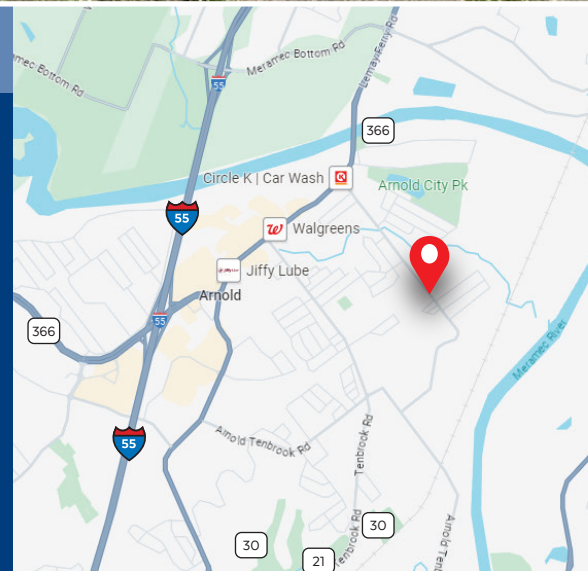
REDUCED
PRICE



PROPERTY HIGHLIGHTS

- 1,404 SF daycare building approved for up to 30 children
- Oversized fenced playground suitable for up to 100 children
- Ample on-site parking for efficient drop-off and pick-up
- Situated in residential neighborhood, offering walkability for local families and convenient proximity to surrounding homes
- Numerous renovations in past 4 years
- Expansion potential or opportunity for owner to add programs
- Arnold City Park located 1.4 miles away
- Real Estate and Book of Business Included

SALE PRICE: ~~\$400,000~~ \$375,000



CONTACT US:

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GUNDAKER
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AERIAL



INTERIOR PHOTOS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,709	53,141	122,602
Households	2,362	21,328	50,355
Avg HH Income	\$76,371	\$101,217	\$98,419

TRAFFIC COUNTS

Starling Airport Rd. and Ray del Dr.	5,641 VPD
Jeffco Blvd. and Riverbluff Dr.	12,243 VPD

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