

SALE

100 JULINGTON PLAZA DRIVE

100 Julington Plaza Drive St Johns, FL 32259



PROPERTY DESCRIPTION

This 8,046 square foot private preschool, located on a spacious over-an-acre parcel, offers a premier opportunity for investors seeking a well-established and well-maintained facility. The property currently houses The Goddard School, a renowned national preschool brand that has been operating at this location for over 20 years. With over 600 locations nationwide, The Goddard School's longstanding presence at this St Johns County site reflects its trust in the property quality, functionality and its commitment to providing early childhood education in a safe and nurturing environment. The building itself spans over 8,000 square feet. The spacious classrooms, administrative offices and common areas are designed to foster both structured educational activities and free play. The facility is equipped with modern amenities to meet the needs of early childhood education and the outdoor recreational spaces are separated for various age groups. The current tenant is a longtime multi-unit operator of The Goddard School. A new 5 year lease term has just been renewed showing the stability and the long-term commitment to the property.

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$3,300,000 |
| Building Size: | 8,046 SF |
| NOI: | \$201,793.64 |
| Cap Rate: | 6.11% |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,027 | 3,051 | 49,230 |
| Total Population | 2,995 | 8,929 | 134,460 |
| Average HH Income | \$161,173 | \$176,913 | \$147,809 |

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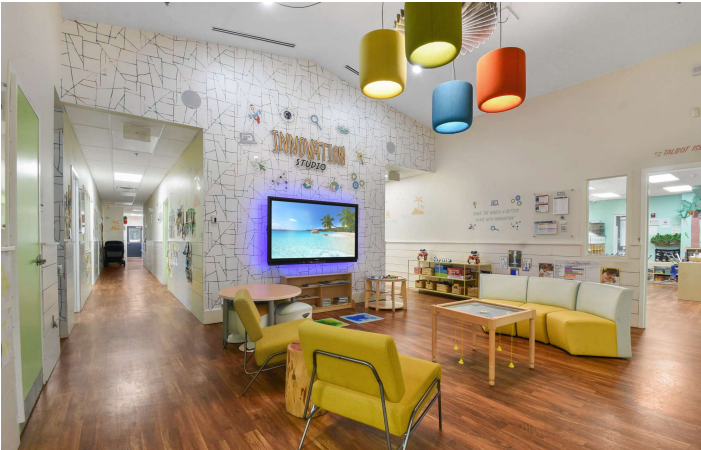


**COLDWELL BANKER
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PREMIER PROPERTIES

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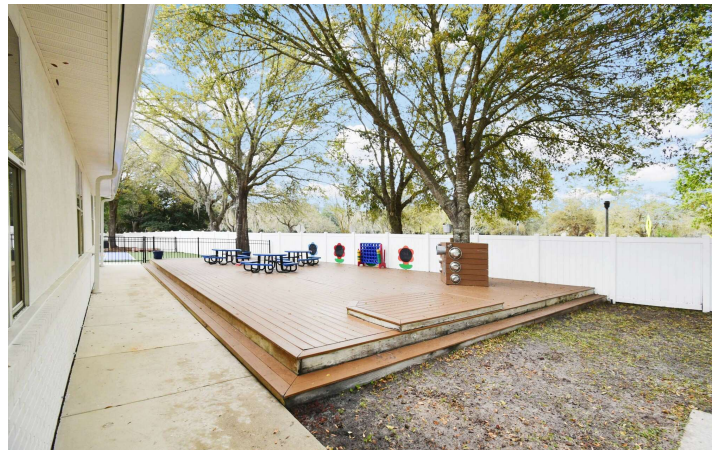
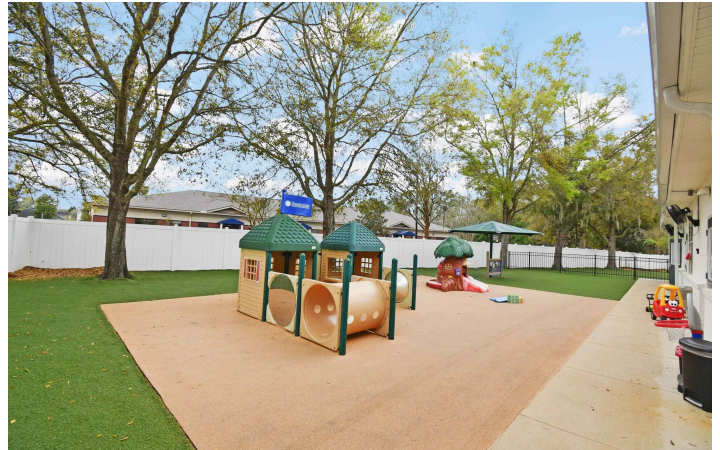


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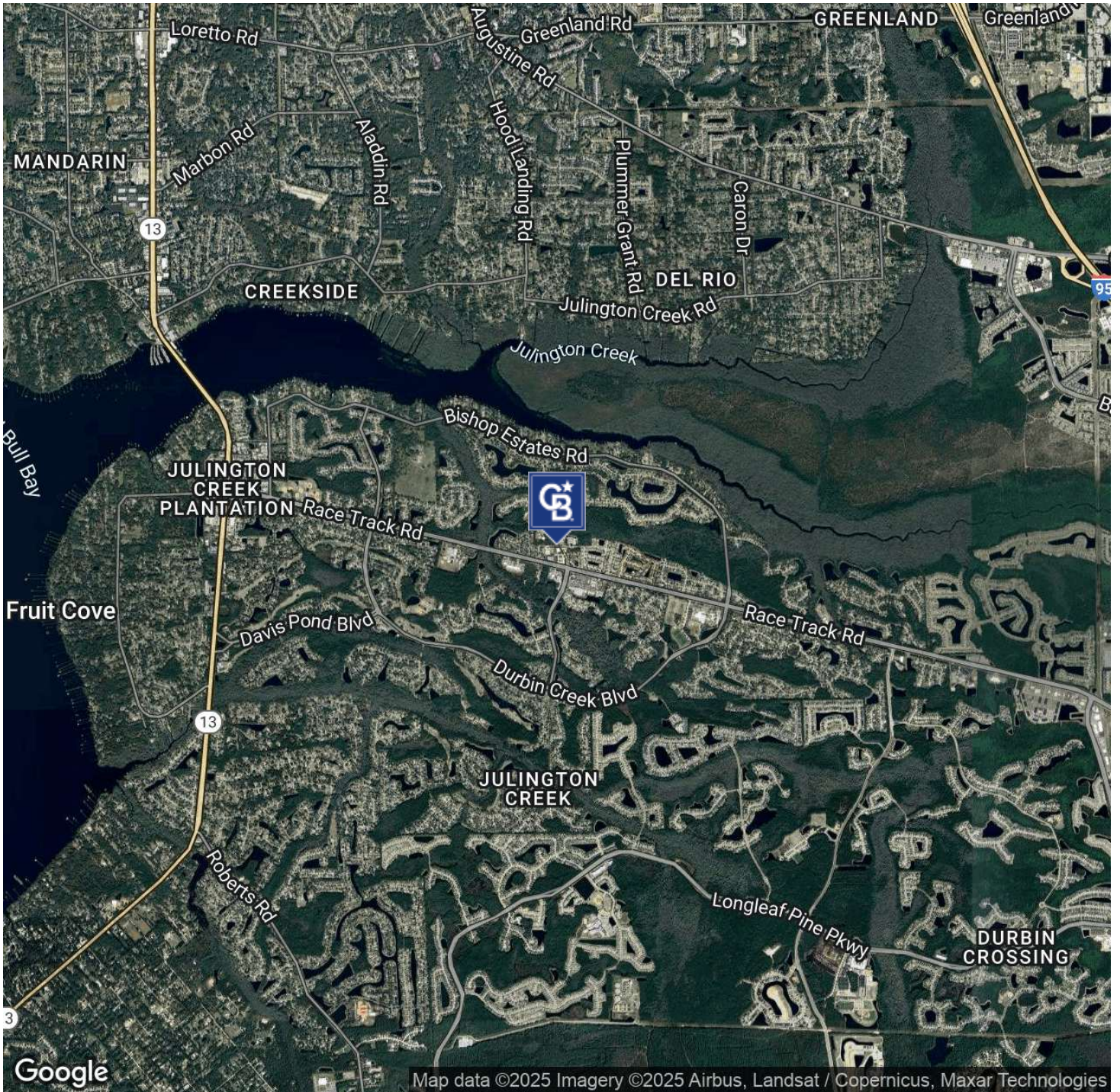


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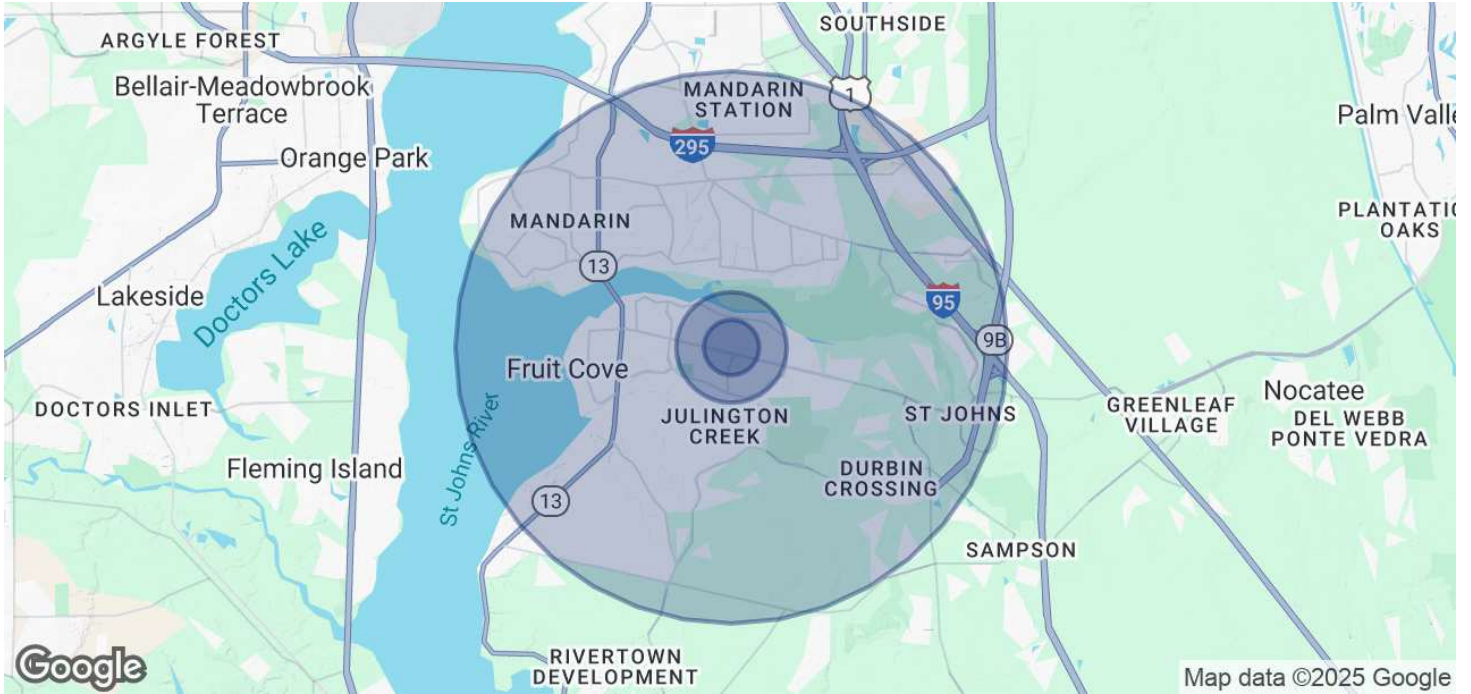


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| POPULATION | 0.5 MILES | 1 MILE | 5 MILES |
|----------------------|-----------|--------|---------|
| Total Population | 2,995 | 8,929 | 134,460 |
| Average Age | 38 | 38 | 40 |
| Average Age (Male) | 36 | 37 | 39 |
| Average Age (Female) | 39 | 39 | 41 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,027 | 3,051 | 49,230 |
| # of Persons per HH | 2.9 | 2.9 | 2.7 |
| Average HH Income | \$161,173 | \$176,913 | \$147,809 |
| Average House Value | \$542,765 | \$538,452 | \$459,954 |

Demographics data derived from AlphaMap

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