

# UPSCALE FORMER DAYCARE

90 OLD ROUTE 52, STORMVILLE, NY 12582

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	7,124 SF
Available SF:	7,124 SF
Lot Size:	0.89 Acres
Price / SF:	\$133.35
Year Built:	1980
Zoning:	R1

### PROPERTY OVERVIEW

Former Daycare in excellent condition. High quality construction, large class rooms with vaulted ceilings, ADA compliance, outdoor play area, and located adjacent to the rail trail. The daycare had a capacity of 64 children and ran with an average of 14 employees. The capacity by room was broken down as: 14 Infants, 8 Toddler 1, 10 Toddler 2, 14 Pre-school, and 18 Pre-K. Large private office and secure entrance. The building is located in a quiet area just off Route 52 in Stormville, NY. This is a high growth area with multiple large subdivisions in planning and approval stages. With low vacancy rates and wait lists at area daycares, this is a great business opportunity with tons of upside going forward. The building is available for sale or lease.



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## ADDITIONAL PHOTOS





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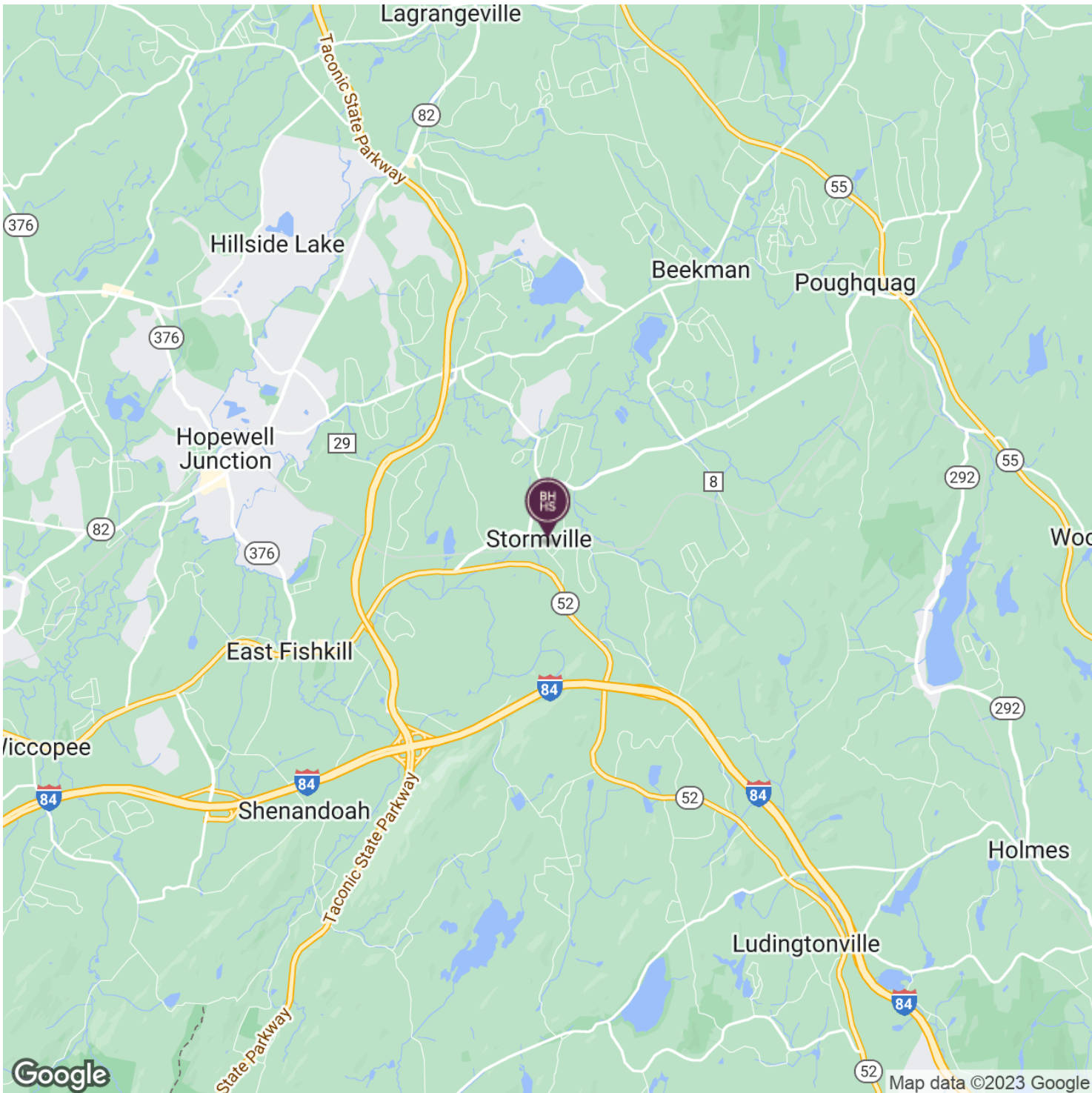




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## LOCATION MAP

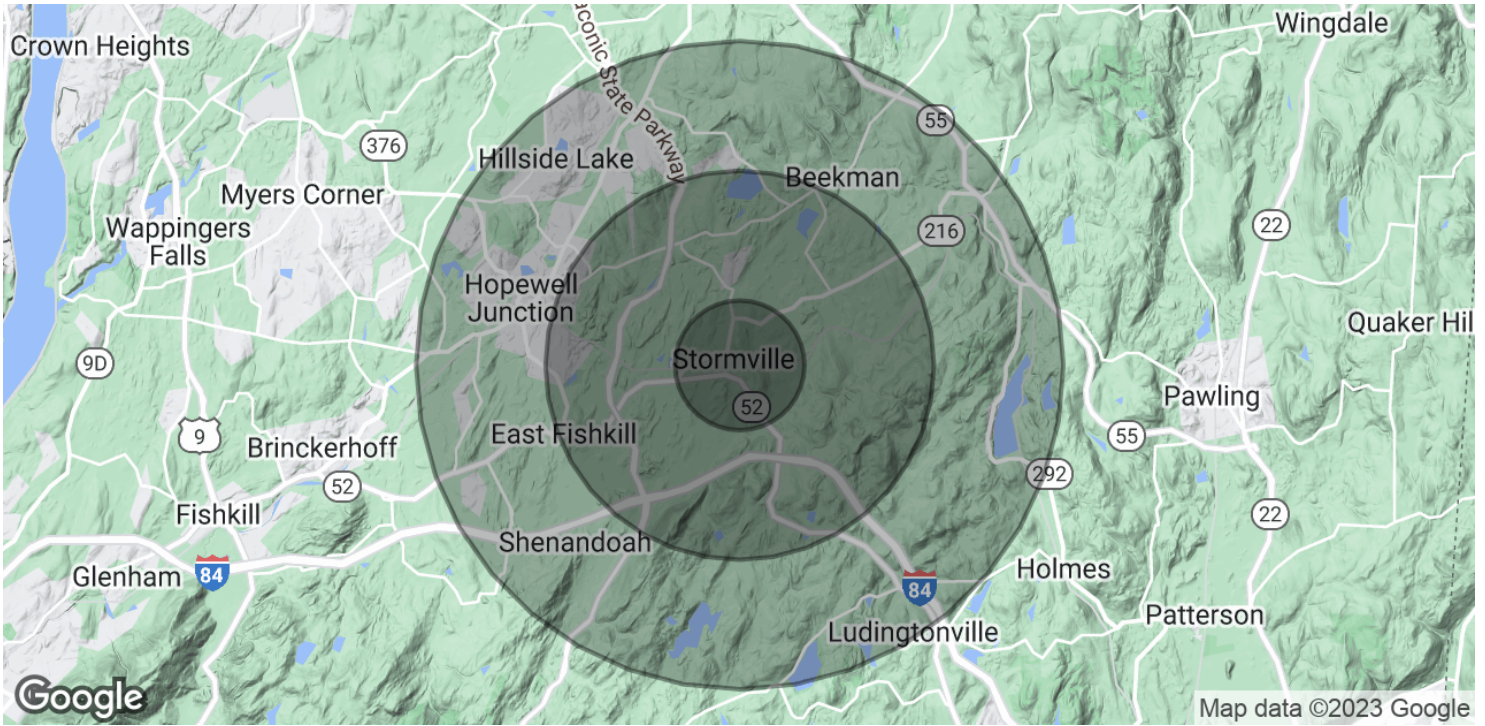




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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,218	14,469	37,027
Average Age	38.7	43.6	44.0
Average Age (Male)	38.2	42.3	42.9
Average Age (Female)	39.3	41.6	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	412	4,573	12,933
# of Persons per HH	3.0	3.2	2.9
Average HH Income	\$138,505	\$127,552	\$128,429
Average House Value	\$420,023	\$381,907	\$356,647

\* Demographic data derived from 2020 ACS - US Census