



Daycare Building For Lease

**1930 ADEE AVE
BRONX**



Contact Us

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses should be independently verified.

Property/Location

Corner Property

Baychester/Coop City Section of the Bronx

Two blocks to Haffen Park

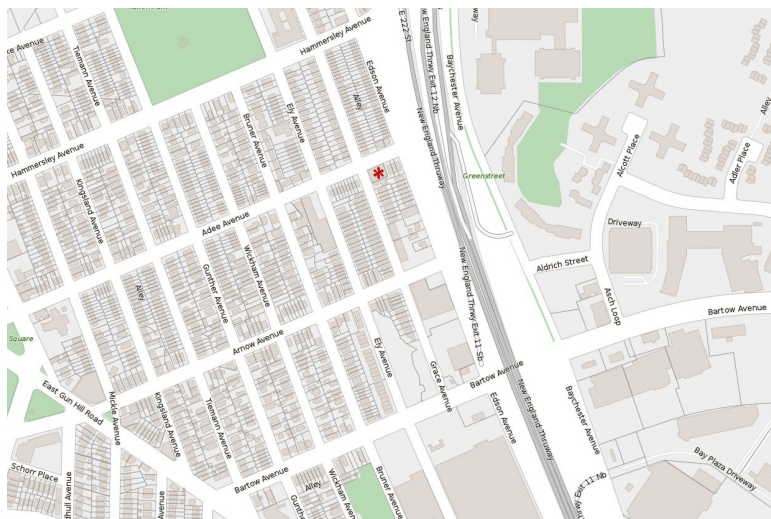
Just off I-95

Close to Gun Hill Rd & Co-Op City

Recently Rezoned to R6A

School District 11

Community District 12



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Building For Lease

12,780 Sq Ft Building

Two Story Building

Windows on 3 Sides

In the Process of Renovation

New Elevator Being

Installed Fully Sprinklered

Current Plan designed for:

Daycare Center

215 Students

2- Infant Classrooms

2- Toddler Classrooms

2- 2-3 Years Classrooms

3- 3-4 Years Classrooms

3- 4-5 Years Classrooms

2- Afterschool Classrooms

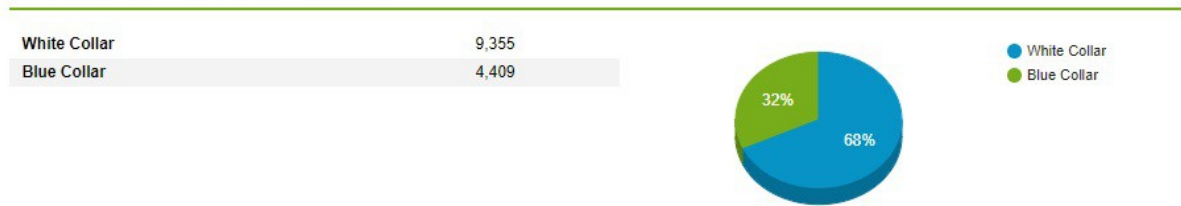
2nd Floor Outdoor Play Space

Demographics Based off Zip Code

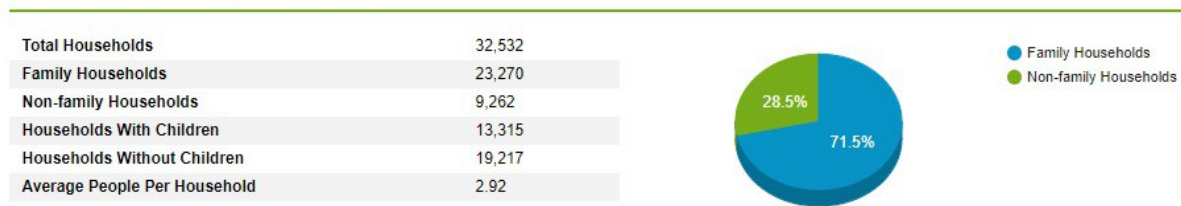
11236 Population Demographics



Occupational employment in 11236



Number of Households in 11236



11236 Education Statistics

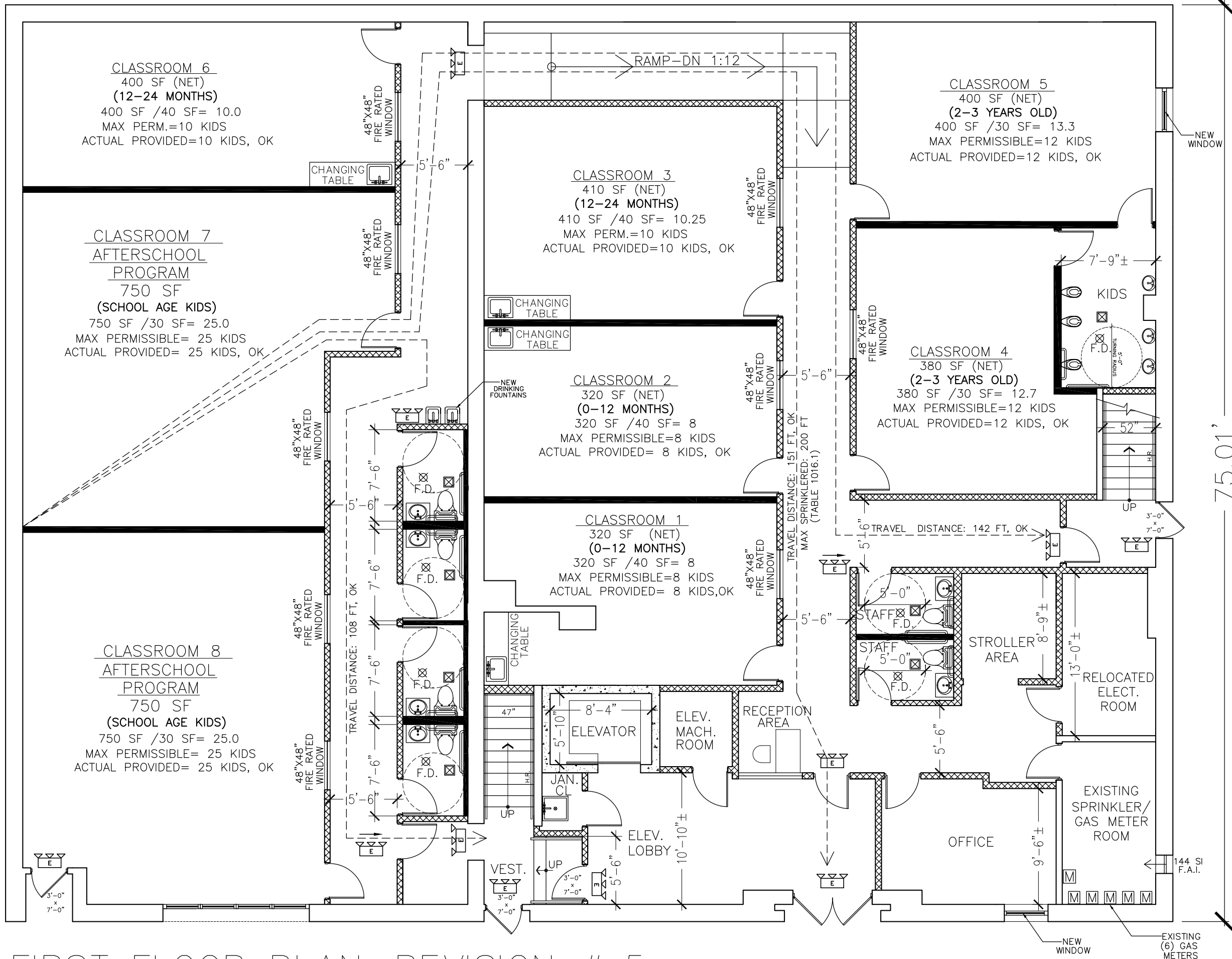


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95.08'

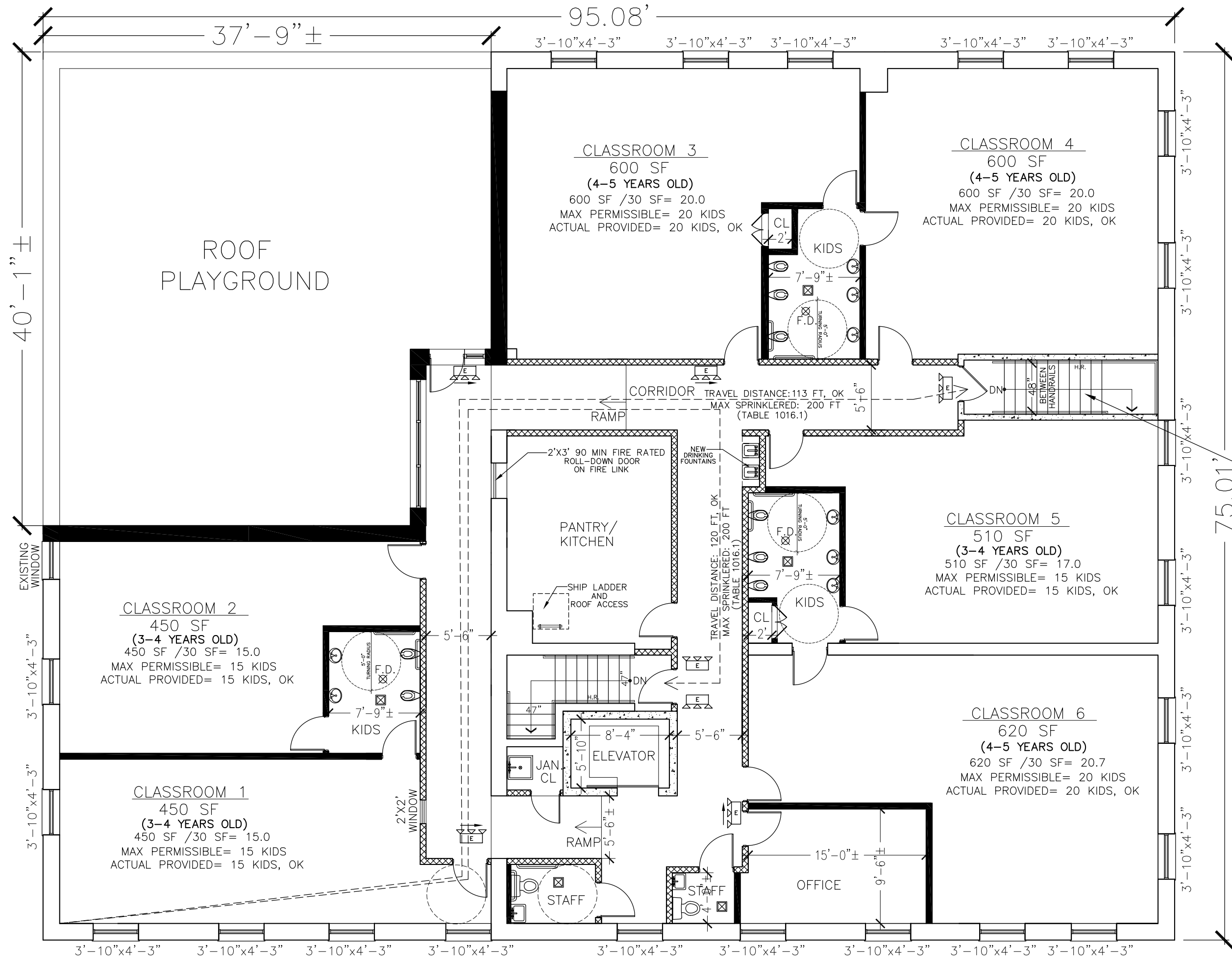
DAY CARE USE GROUP: 3A

NUMBER OF OCCUPANTS:	
DAY NURSERY (1ST FLOOR):	
0 MONTHS-2 YRS:	36 + 8 STAFF
2-3 YEARS:	24 + 4 STAFF
SCHOOL AGE:	50 + 4 STAFF
ADMIN:	3 STAFF
TOTAL: CHILDREN: 110 + 19 STAFF	
TOTAL: 129 PERSONS	



75.01'

FIRST FLOOR PLAN-REVISION # 5



**DAY CARE
USE GROUP: 3A**

NUMBER OF OCCUPANTS:	
DAY CARE (2ND FLOOR):	
3-4 YEARS:	45 + 6 STAFF
4-5 YEARS:	60 + 6 STAFF
ADMIN:	5 STAFF
TOTAL: CHILDREN: 105 + 17 STAFF	
TOTAL: 122 PERSONS	

ENLARGE UPPER STAIRCASE TO BE CLEAR 48" BETWEEN HANDRAILS

SECOND FLOOR PLAN—REVISION # 5