

Licensed Daycare Property & Business

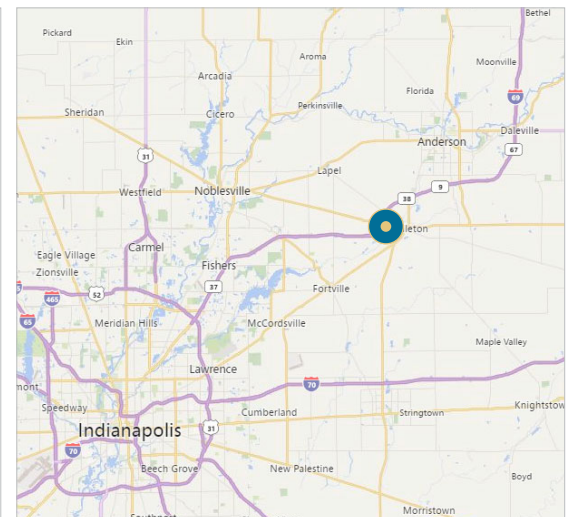
For Sale

70 Village Dr. Pendleton, IN 46064



PROPERTY OVERVIEW

- 1 AC Total
- Conveniently located at intersection of I-69 and HWY 38
- 7,625 SF Building
- Indiana State Licensed Daycare for up to 119 students/children
- Currently operating at 50-60% Capacity
- List price for property \$1.5 Million and \$400,000 for the business
- Business has a 3yr average SDE of \$145,000



DEMOGRAPHICS

2023	1-Mile	3-Mile	5-Mile
Est. Population	7,521	21,607	144,445
Est. Households	1,936	6,984	54,073
Average HH Income	\$96,468	\$98,474	\$95,516

Population Growth '24 - '29

1-mile radius +3.02%
3 mile radius +2.74%

Household Growth '24 - '29

1-mile radius +3.34%
3-mile radius +3.57%

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