

# 7810 GRAPHICS WAY

LEWIS CENTER, OHIO 43035



For Sale or Lease



[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)



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## BUILDING SIZE

9,480 SF

## SALE PRICE

\$1,500,000

## LEASE RATE

\$13.75/SF NNN

Tenant responsible for gas, electric, water, and sewer

## OPEX

\$4.50/SF

## COMMENTS

- Well located daycare facility, approximately 9,480 SF for sale or lease
- Licensed for 94 children including up to 36 under the age of 2 1/2.
- Well designed facility with kitchen/dining area
- Large outdoor playground and large interior play area with 15' ceilings and skylights
- Seller will sell FF&E, including two busses to be sold separately
- CAM will stay fixed at \$4.50 for five years
- Newer parking lot
- Building in good condition



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



HOUSEHOLDS

	POPULATION	MEDIAN HOUSEHOLD INCOME	HOUSEHOLDS
1 Mile	5,403	\$145,497	2,019
3 Miles	50,982	\$157,906	18,663
5 Miles	144,853	\$146,762	55,160

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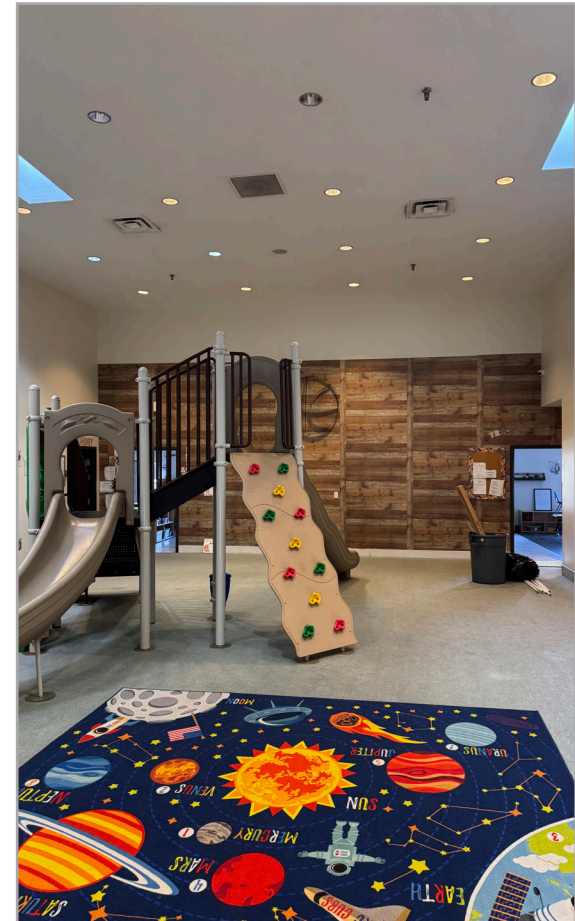
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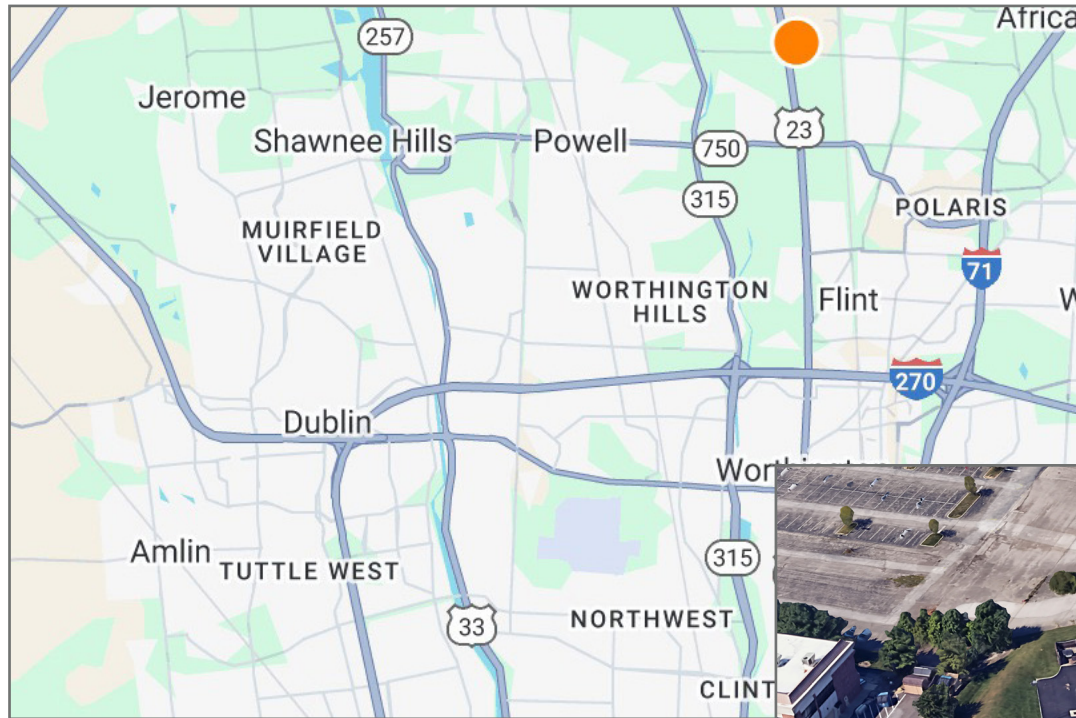
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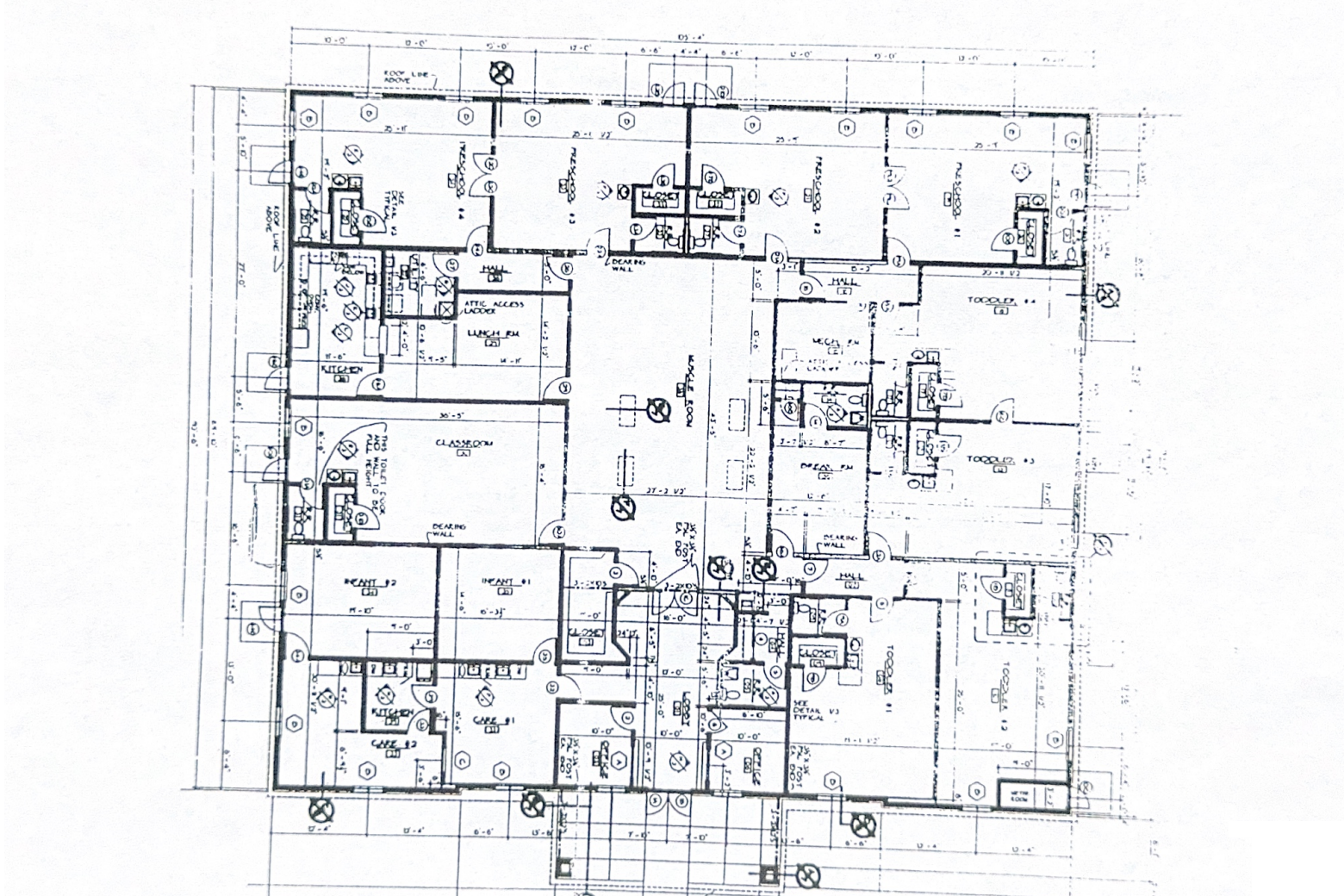




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FLOOR PLAN

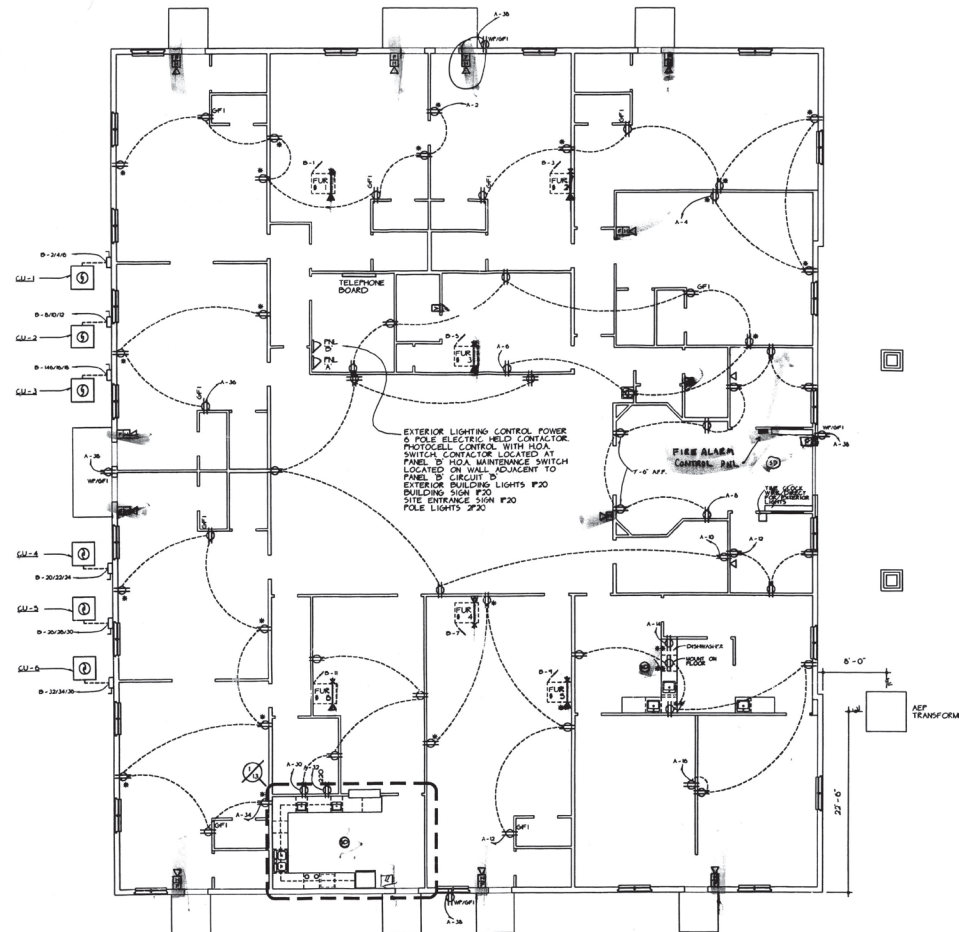




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## ELECTRICAL PLAN





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SURVEY

