

**+/- 13,500 SF DAYCARE/OFFICE FOR LEASE**



# 185 REBECCA ST

Gentry, AR 72734



## PROPERTY DESCRIPTION

This space has been a daycare building since its construction in approx. 2005. There was the ability to care for 217 kids with the number of licenses previously held at this location. The 3-acre property features a covered drop-off area, secure entry, large fenced yard, reception office, workstation area, and 16 classrooms, each with its own toilets and sinks. A spacious basement offers ample storage or storm safety. Many items from the previous tenant, furniture, toys, educational materials, kitchen equipment, and more are available for purchase. Gentry's population is growing nearly 3% annually, 6x the national rate, with approx. 1,000 children ages 0-4 within 5 miles and only two other daycares nearby. This all brick building is an ideal foundation for a thriving next-generation childcare center, ready to meet state regulations and rising demand.

## PROPERTY HIGHLIGHTS

- +/- 13,500 SF Daycare/Office Building
- Sits on +/- 3 acres with a fully fenced yard
- 16 classrooms, each with a toilet and sink
- Basement for extra storage and storm safety
- Approx. 1,000 kids ages 0-4 within 5 miles

## OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	13,500 SF
Lot Size:	3 Acres
Building Size:	13,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,230	2,582	5,366
Total Population	3,143	6,880	14,581
Average HH Income	\$74,247	\$78,184	\$79,077

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## SALMONSEN GROUP

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FLOOR PLAN CREATED BY CLOUTIER AND ASSOCIATES. DIMENSIONS GIVEN ARE APPROXIMATE. NOT TO BE USED FOR CONSTRUCTION.

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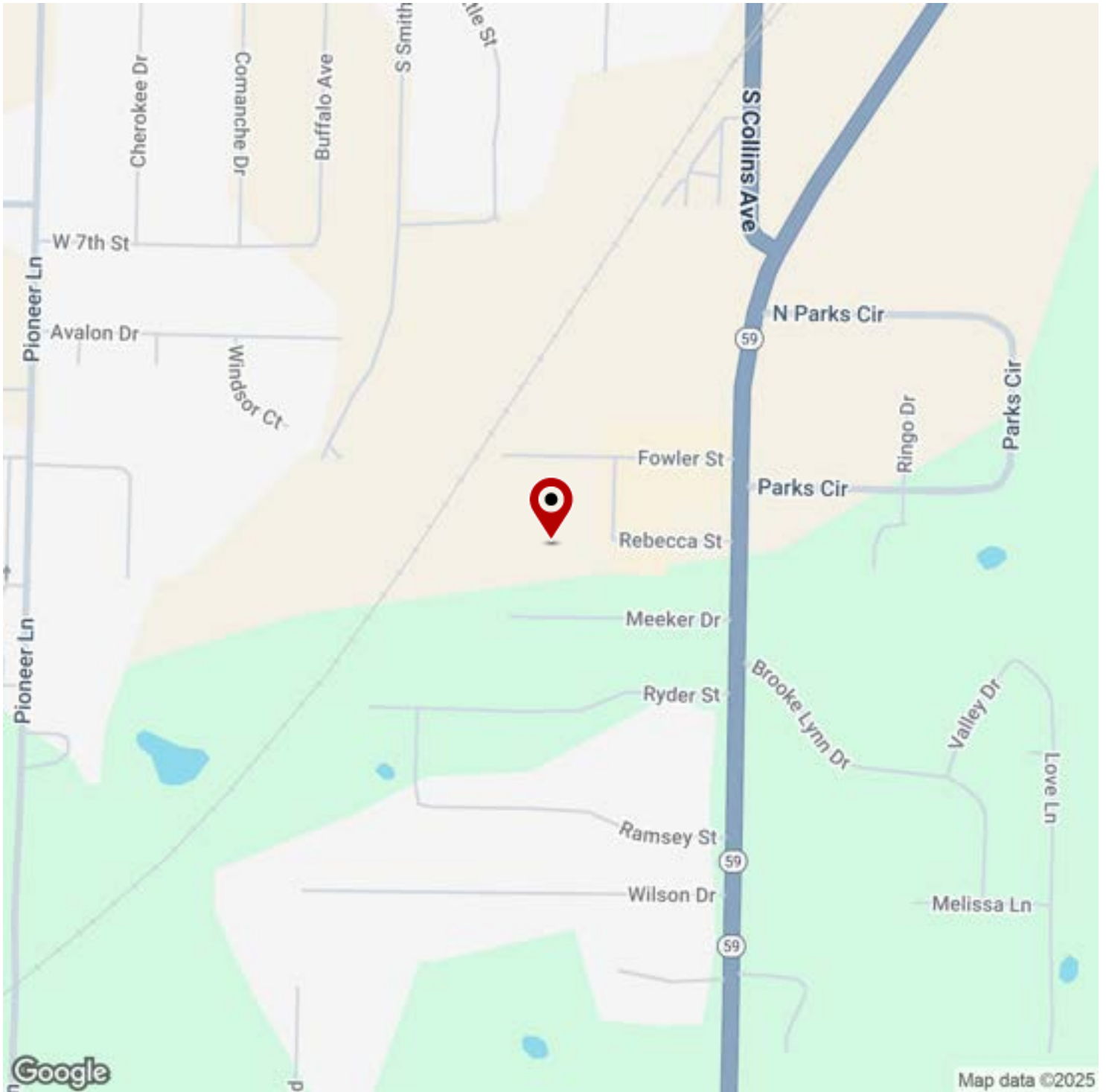
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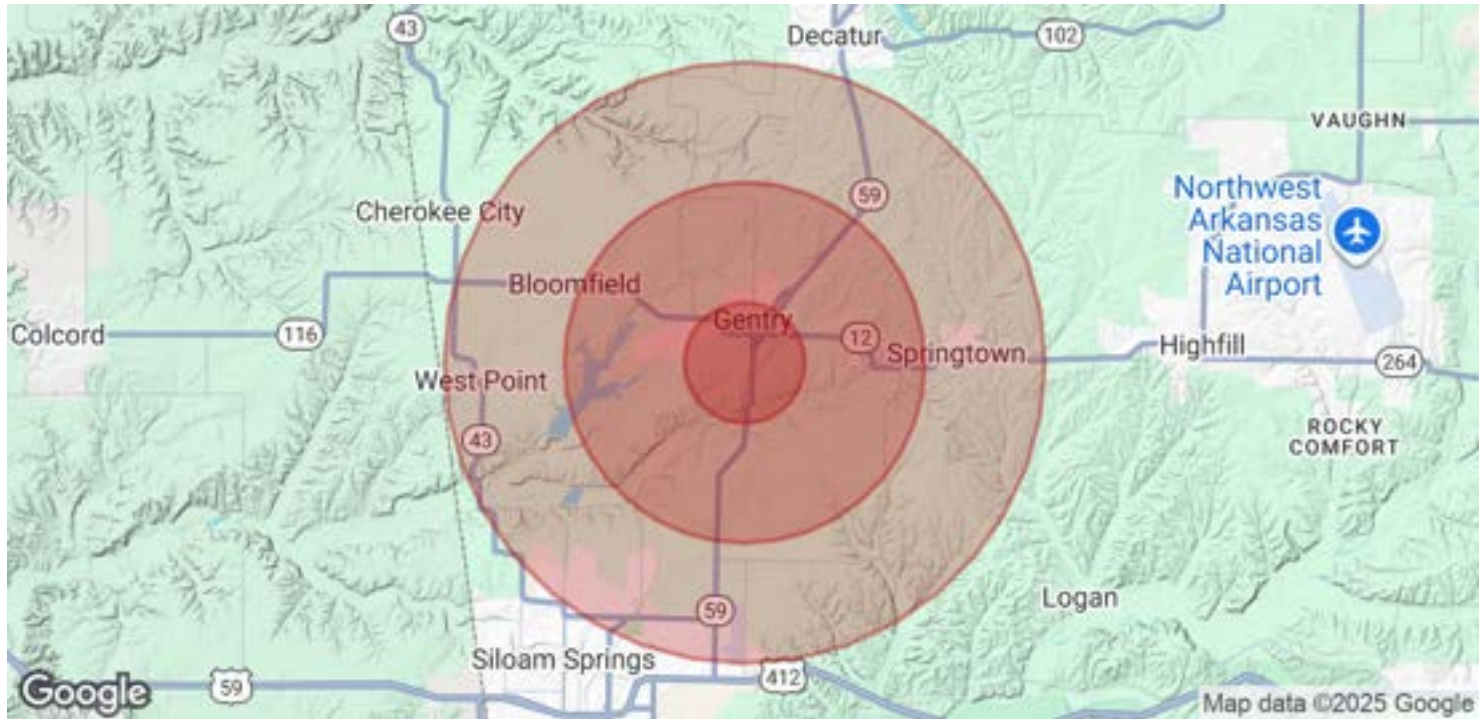
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,143	6,880	14,581
Average Age	38	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,230	2,582	5,366
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$74,247	\$78,184	\$79,077
Average House Value	\$228,819	\$296,565	\$345,868

*Demographics data derived from AlphaMap*

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