

FOR SALE

2876 Abingdon Heights Drive
Hayes, VA 23072

FREE-STANDING CHILD CARE CENTER WITH ENCLOSED PLAYGROUND



For more information:

BOB SAUNDERS

757.640.9296

BobSaunders@HarveyLindsay.com

CLARK BALDWIN, CCIM

757.640.9290

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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

www.harveylindsay.com

CHILD CARE CENTER

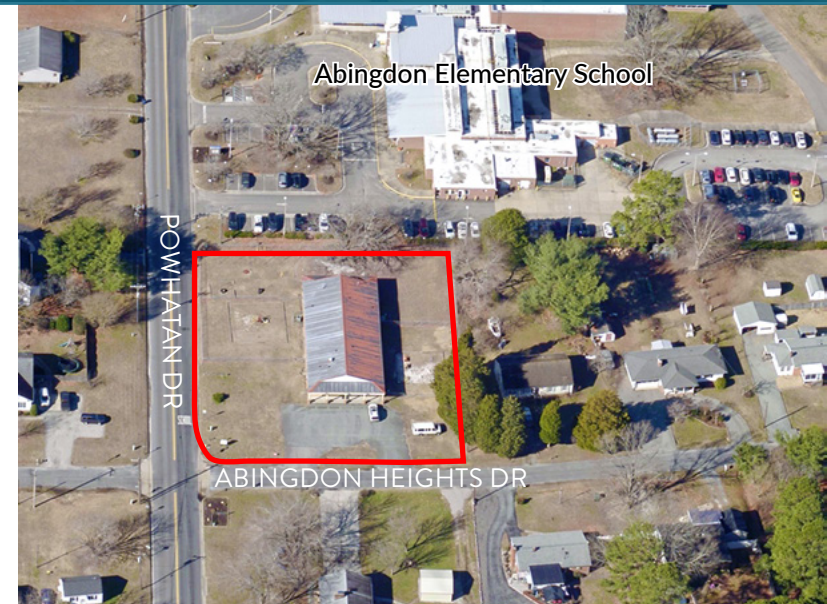
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Sale Price: ~~\$550,000~~ **\$499,000**

ABOUT PROPERTY

- ➔ Conveniently located just off George Washington Memorial Highway
- ➔ 7 classrooms, 2 playgrounds, outdoor picnic tables, kitchen and nursery room
- ➔ 0.83 acre
- ➔ Capacity of approximately 100 students
- ➔ Built in 1970 / Renovated in 1991
- ➔ Brick and block construction
- ➔ Zoned SF-1



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PROPERTY IMAGES

2876 ABINGDON HEIGHTS DRIVE, HAYES, VA 23072



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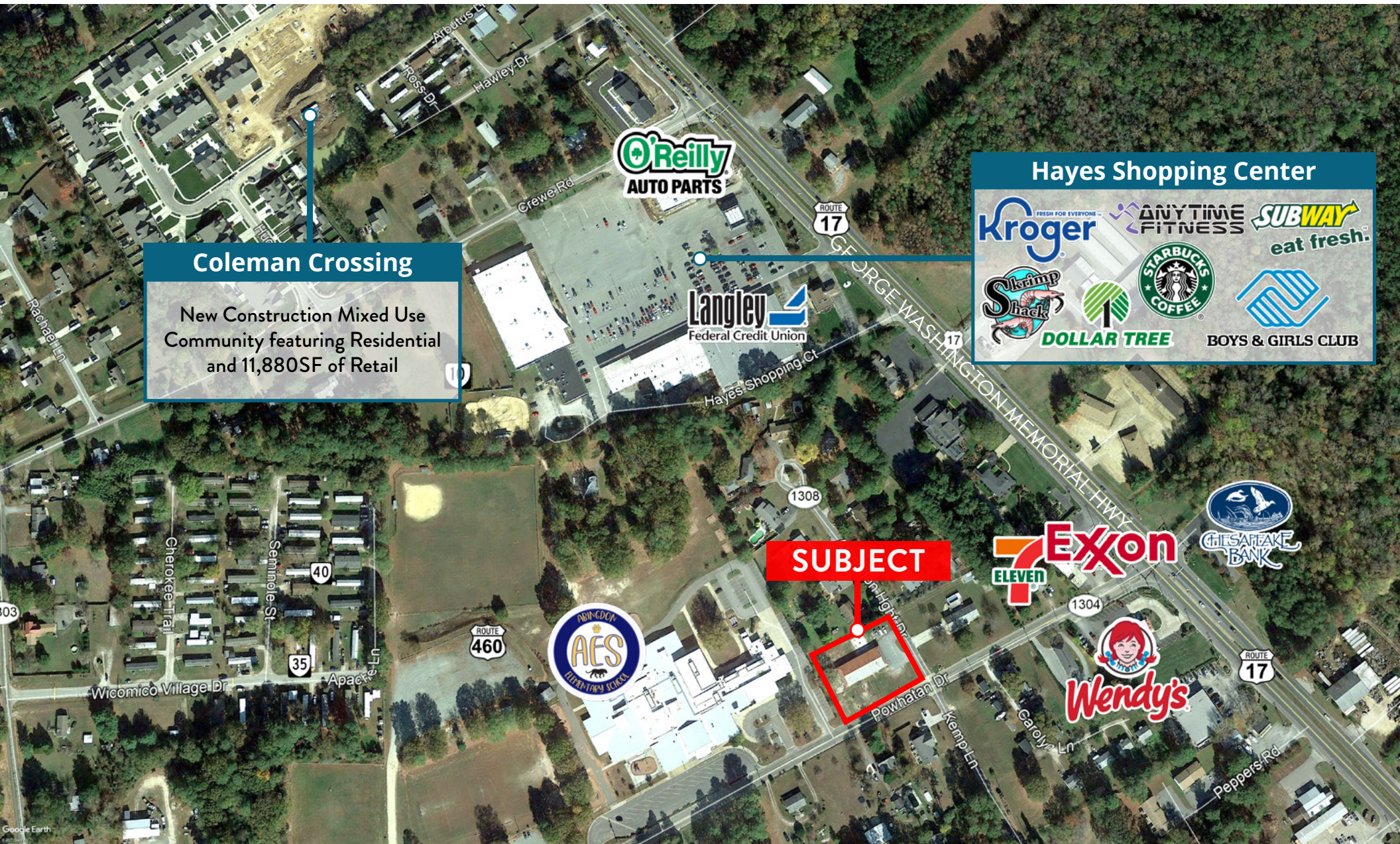


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Coleman Crossing

New Construction Mixed Use Community featuring Residential and 11,880SF of Retail

Hayes Shopping Center



SUBJECT

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DEMOGRAPHICS (ERSI 2023)

2876 ABINGDON HEIGHTS DRIVE, HAYES, VA 23072

1-MILE

3,102



POPULATION

1,268



HOUSEHOLDS

\$84,584



AVERAGE
INCOME

140



CHILDREN
UNDER 5 YEARS

3-MILE

11,012



POPULATION

4,556



HOUSEHOLDS

\$92,997



AVERAGE
INCOME

492



CHILDREN
UNDER 5 YEARS

5-MILE

17,865



POPULATION

7,351



HOUSEHOLDS

\$96,912

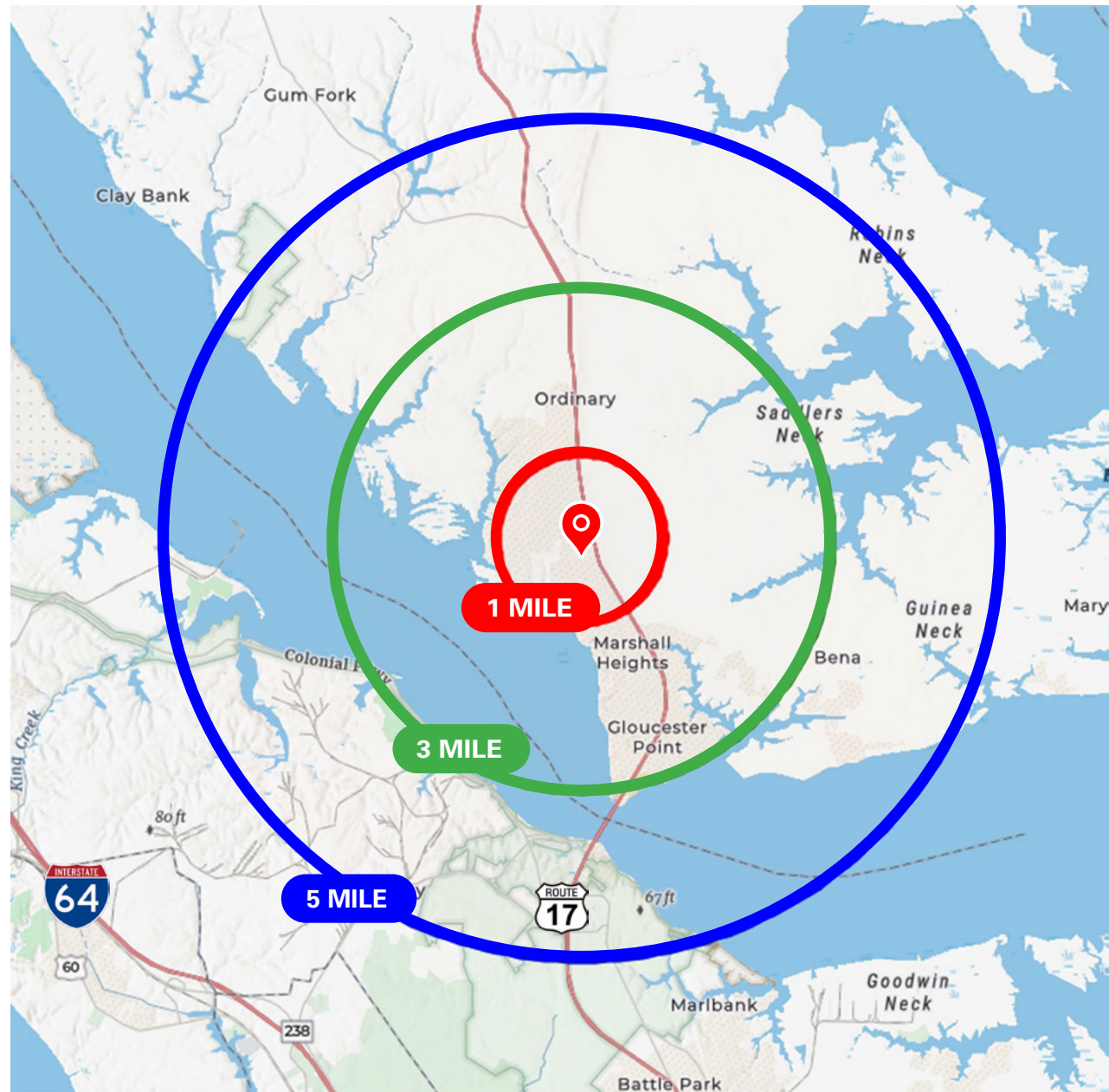


AVERAGE
INCOME

881



CHILDREN
UNDER 5 YEARS



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