

FORMER DAYCARE CENTER WITH DEDICATED PARKING 9,315 SQ FT.



Large ground level daycare center with dedicated parking for lease. Easy to access, located on Frontage Road off of Wolff Road. The building is also home to a nursing center. Quick access to I-290/294. Playground for children available at Thiele Park next to property.

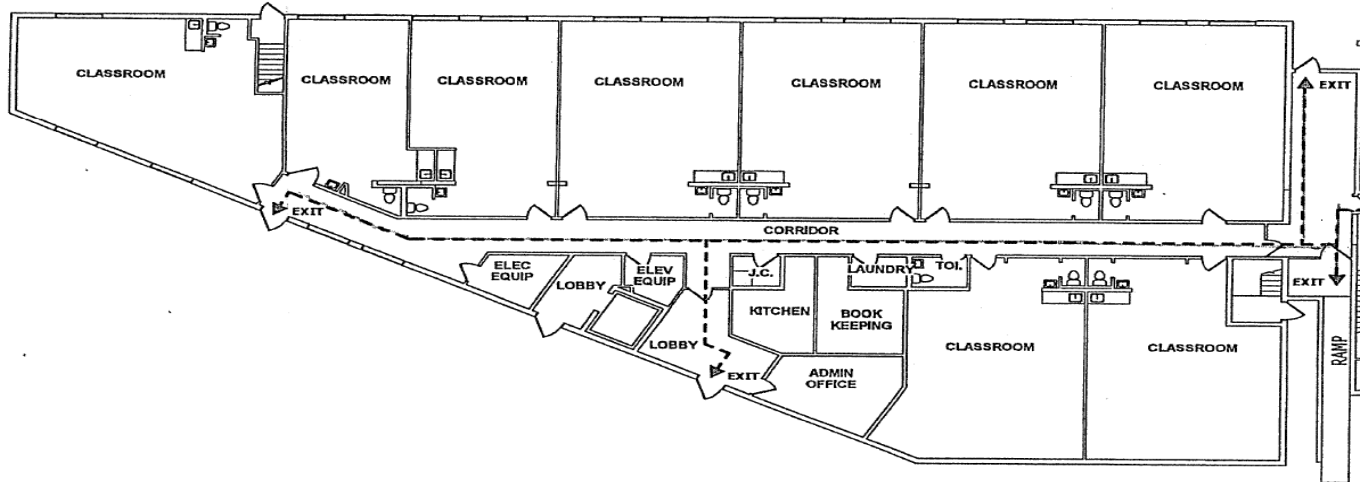
Size:	9,315 SF
Lease Rate:	\$18 PSF
Lease Type:	Modified Gross
Zoning:	R-4
Parking:	Onsite



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FLOOR PLAN



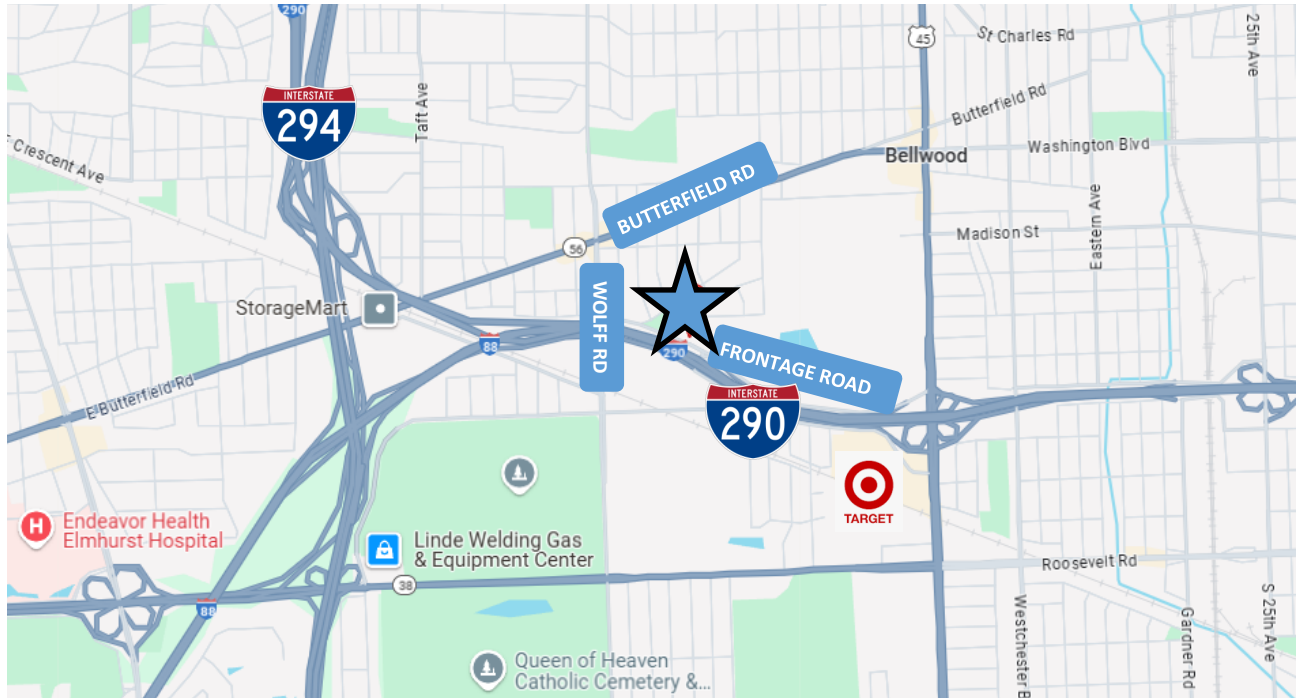
EXTERIOR



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MAP



DEMOGRAPHICS

Source: Costar Research 2025

	1 mile	3 Miles
Population	14,052	131,388
Median Age	40.90	41
Total Households	4,744	45,468
Avg Household Size	2.8	2.8
Avg Household Vehicles	2	2
Avg Household Income	\$80,373	\$103,875
Daytime Employees	6,797	70,265



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