

Offering Memorandum



Established Turn-Key Day Care – Central Zephyrhills Business District

Rare opportunity to acquire a **well-established child care center** serving the Zephyrhills community for over **40 years**. This fully operational facility is **licensed for up to 105 children** and comes **turn-key ready**, complete with equipped classrooms, **six restrooms**, an **employee kitchen**, and a **manager's office**.

The business has historically enrolled **75–80 children at peak capacity, with licensing allowance up to 105**, but currently only serves approximately **35 children** as the owner transitions and down-sizes toward retirement. With light interior updates and a renewed marketing push, the property has **strong potential to generate \$700,000-\$1M in annual gross revenue at full capacity**.

Conveniently located just blocks from **local elementary, middle, and high schools**, as well as the **fire department and public library**, this site is central to families and professionals alike. The facility has maintained a **clean record with no DCF or ELC violations since inception**.

Licensing can be easily **grandfathered by maintaining current corporate entity**, while new ownership can also operate under a **DBA of choice**. **Seller financing may be considered** with a five-year balloon.

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