

RETAIL FOR SALE & LEASE

KIDDIE COLLEGE II

2815 Dixie Highway, Dry Ridge, KY 41035



OFFERING SUMMARY

SALE PRICE:	\$360,000
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	1.06 Acres
BUILDING SIZE:	1,914 SF
ZONING:	NC: Neighborhood Commerical
MARKET:	Northern KY / Greater Cincinnati / CVG airport / Florence / Walton / Crittenden
SUBMARKET:	Crittenden / Walton/ Dry Ridge
PRICE / SF:	\$188.09

PROPERTY OVERVIEW

KW Commercial is proud to present an incredible Daycare Facility. This location has been in Business for over 20 years. It is less than a block away from a NKY elementary school. This facility has a long record of extremely high scores from the annual State Evaluation. This location licenses for 89 Children and maintains high enrollment. The owner is ready to sell after a long term in service. Sellers are selling the operation, Turn Key. Sale includes Real Estate, All Furniture, Fixtures, Equipment, Inventory, All Media, Marketing structures, Websites, Client Base, and assistance to the buyer for a smooth license transfer to the new owner. Emails will not be returned on this property and phone calls are the only way to get information. Feel free to call and we will be glad to assist you. This Facility lists at \$360,000.

PROPERTY HIGHLIGHTS

- Turn Key
- Great Income Base
- Easy License transfer
- Great location
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KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

DERRICK PLUNKETT
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dp.kwcommercial@gmail.com

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.

Each Office Independently Owned and Operated kwcommercial.com

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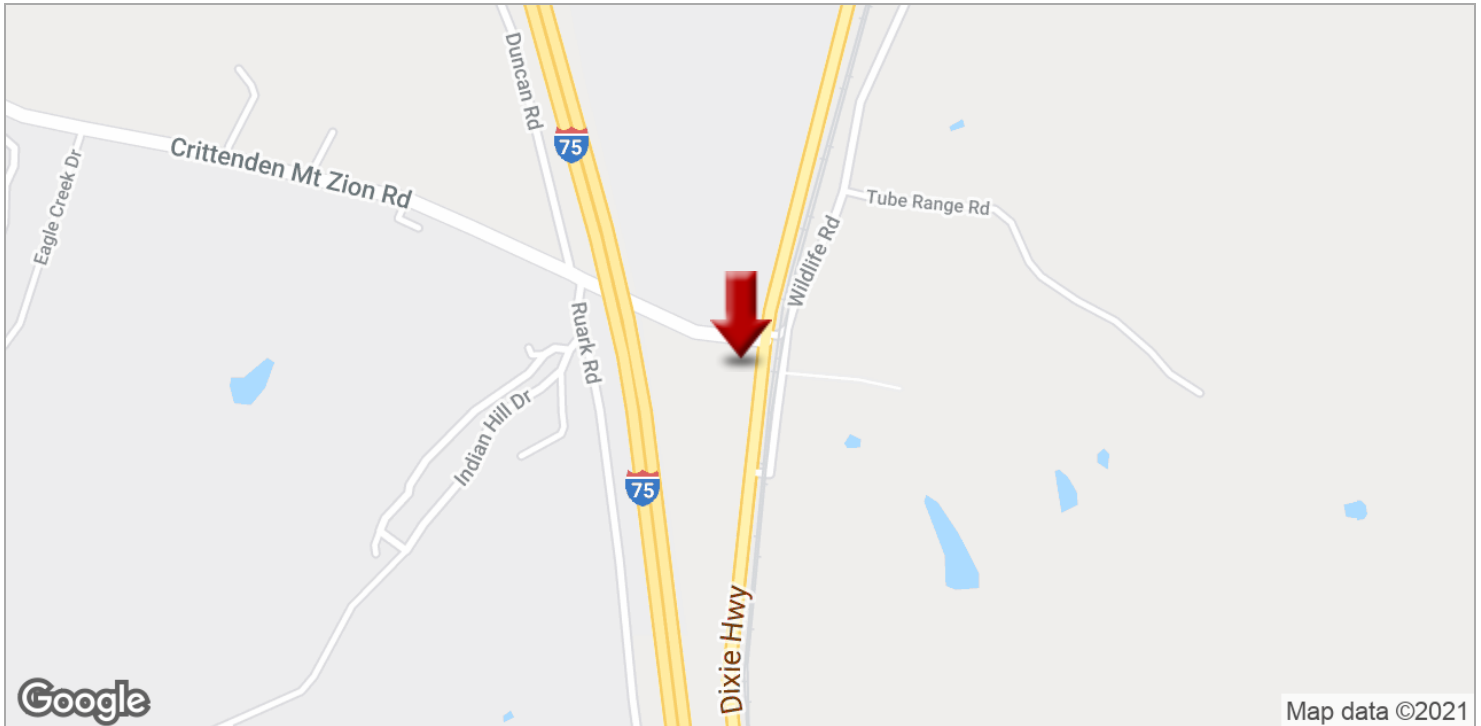
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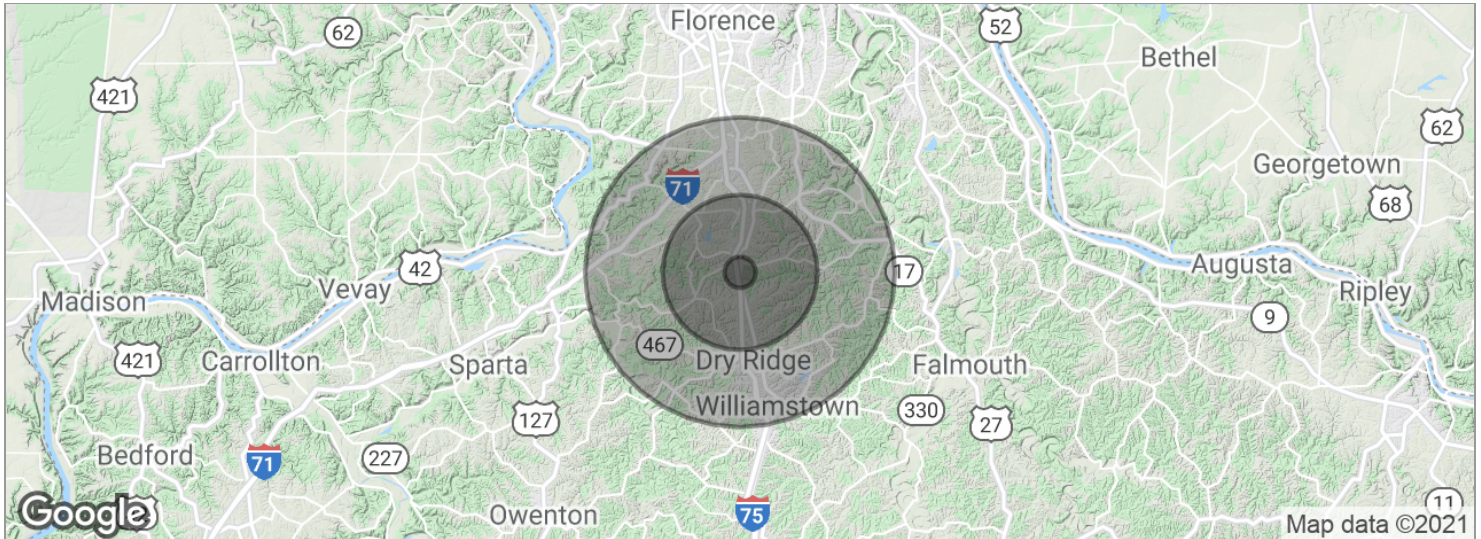
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	283	7,063	27,731
Median age	36.1	36.0	35.3
Median age (male)	32.1	32.4	34.1
Median age (Female)	39.0	38.5	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	104	2,613	10,043
# of persons per HH	2.7	2.7	2.8
Average HH income	\$55,255	\$54,691	\$55,543
Average house value	\$145,220	\$142,713	\$148,270

* Demographic data derived from 2010 US Census

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