

9,357 SF Day Care Center for Sale or Lease



**Property Features**

<b>Sale Price</b>	\$1,275,000
<b>Lease Rate</b>	Contact Broker
<b>Square Feet</b>	+/- 9,357 Total   Building A - 6,121 SF   Building B - 3,236 SF
<b>Type</b>	Daycare Facility
<b>Site Size</b>	1.76 Acres
<b>Tax Map #</b>	B013020100706
<b>Zoning</b>	Split Zoned - Front C-1 / Rear R-M20

**Martin Pazdan** | 864-270-4598 | [martin@kdsproperties.com](mailto:martin@kdsproperties.com)  
**Mark Ratchford** | 864-430-0371 | [mratchford@kdsproperties.com](mailto:mratchford@kdsproperties.com)

**Property Highlights**

**Tenant Occupied – Showing by Appointment Only**

Corner parcel with 140 ft of frontage on White Horse Rd

29,800 VPD on White Horse Rd

Currently leased to Sunshine House – expiring April 30, 2024 (\$8,651.00/Mo. NNN)

Property has operated as a daycare since 1999

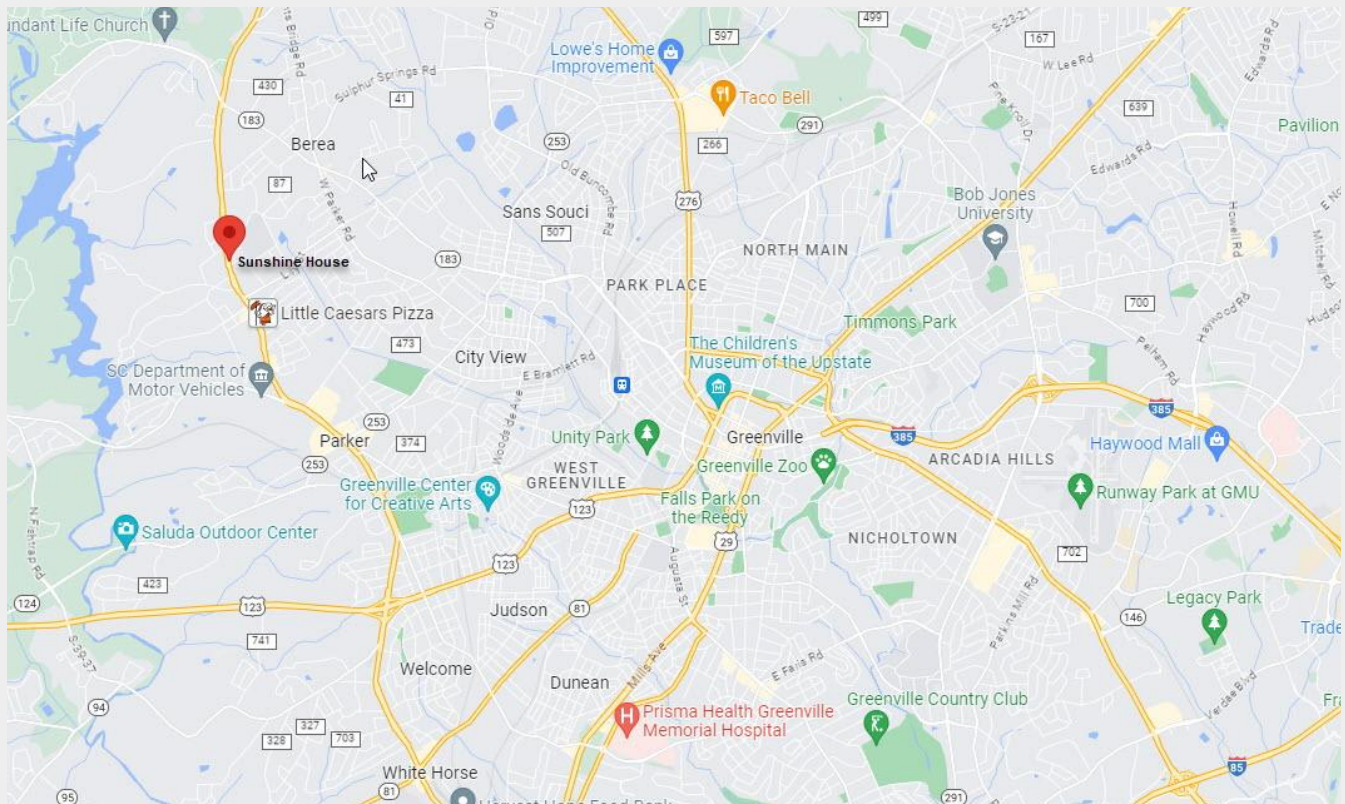
Possible conversion to office, medical, church, education facility

Utilities on site – sewer, water, electric

Commercial kitchen with vent hood

18 parking spaces with additional bus parking in rear

43,580 rooftops within 5-mile radius



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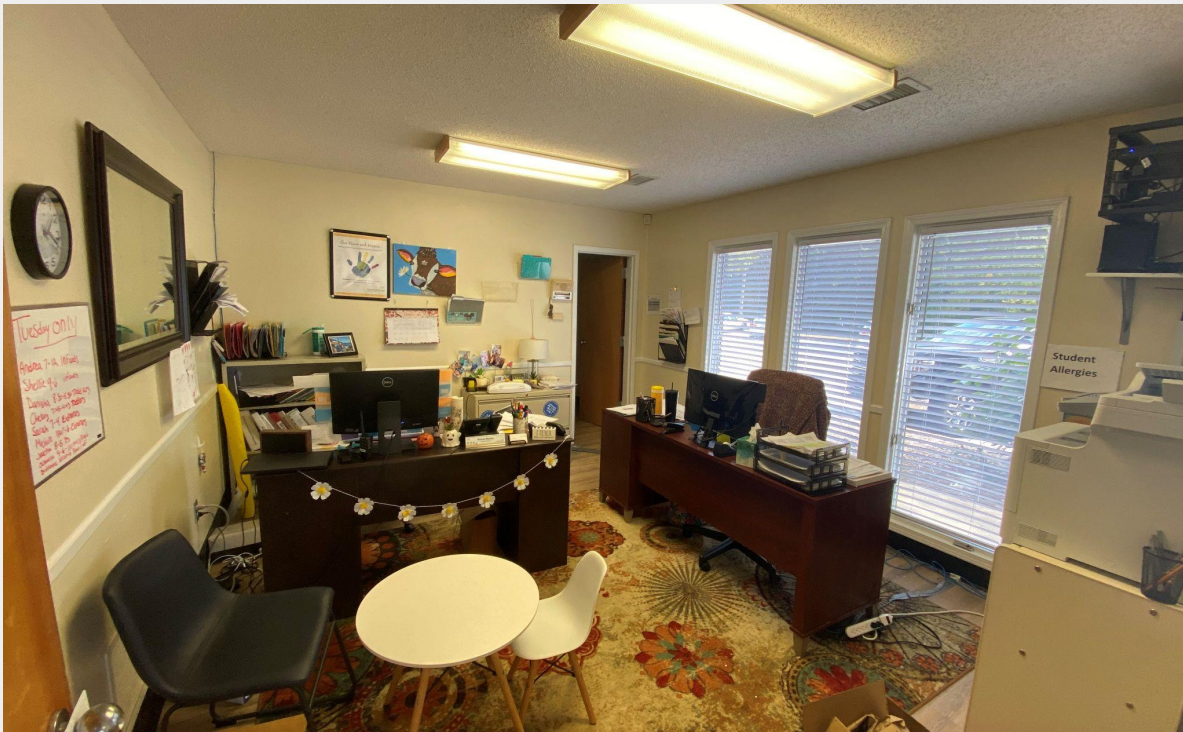


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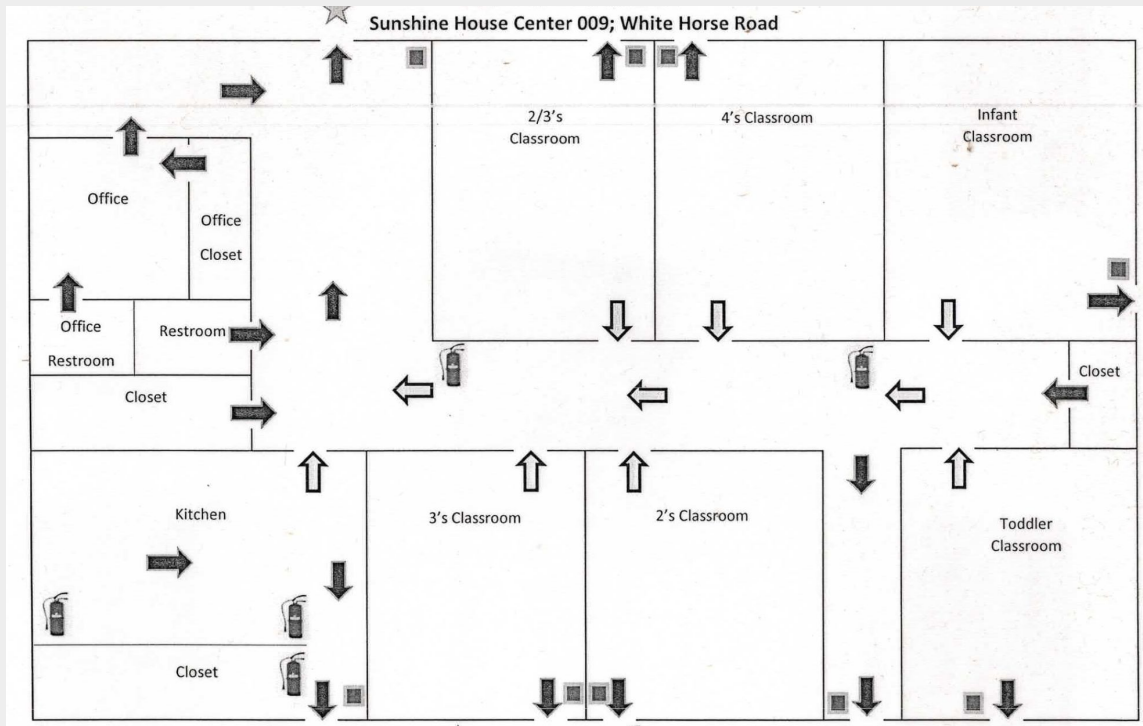


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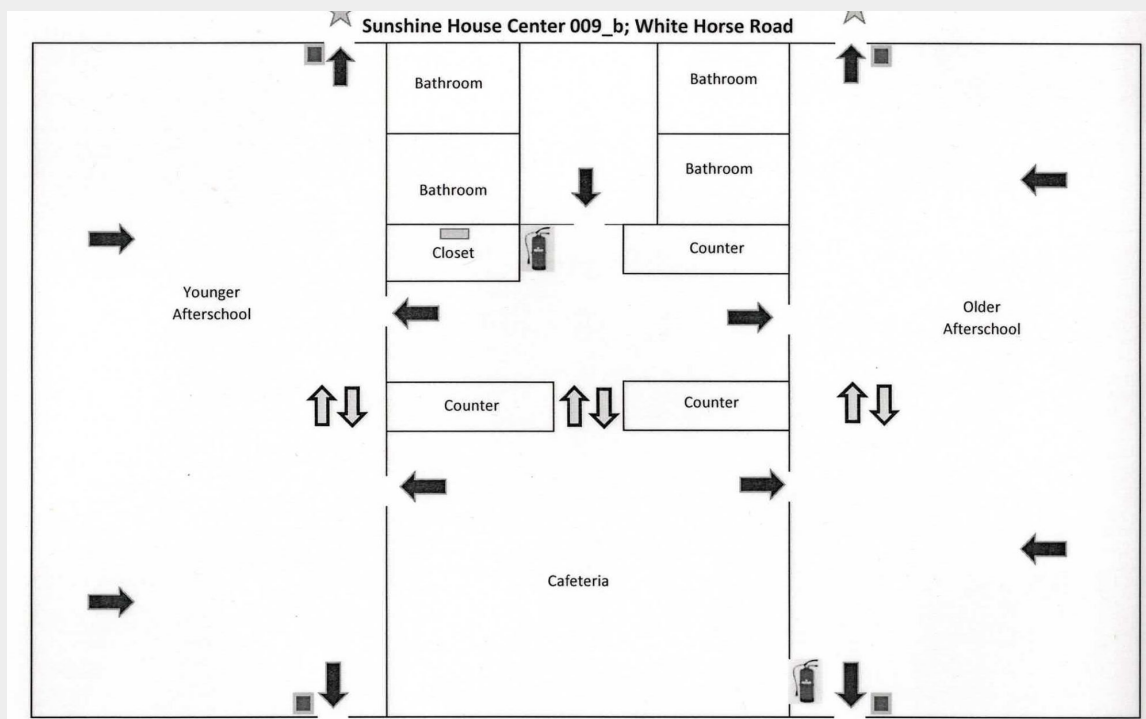


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**BUILDING A**



**BUILDING B**



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