

# 6900 White Horse Road Greenville, SC 29611

## 9,357 SF Day Care Center for Sale or Lease



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

Martin Pazdan | 864-270-4598 | <u>martin@kdsproperties.com</u> Mark Ratchford | 864-430-0371 | <u>mratchford@kdsproperties.com</u>



## **PROPERTY HIGHLIGHTS/LOCATION MAP**

#### 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

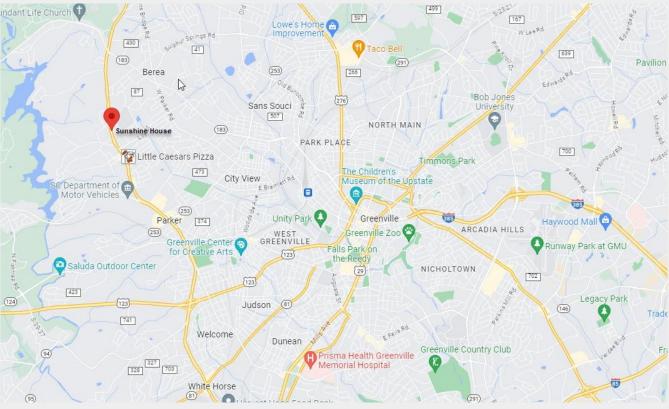
Possible conversion to office, medical, church, education facility

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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kdsproperties.com • 340 Rocky Slope Rd. Suite 302, Greenville, SC 29607 • 864-242-4200 Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. All property information is subject to change or withdrawal without notice.

**Property Highlights** 



## LOCATION/TAX MAP



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#### **AERIAL TAX MAP**



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## **EXTERIOR PHOTOS - BUILDING A**



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#### **EXTERIOR PHOTOS - BUILDING B**



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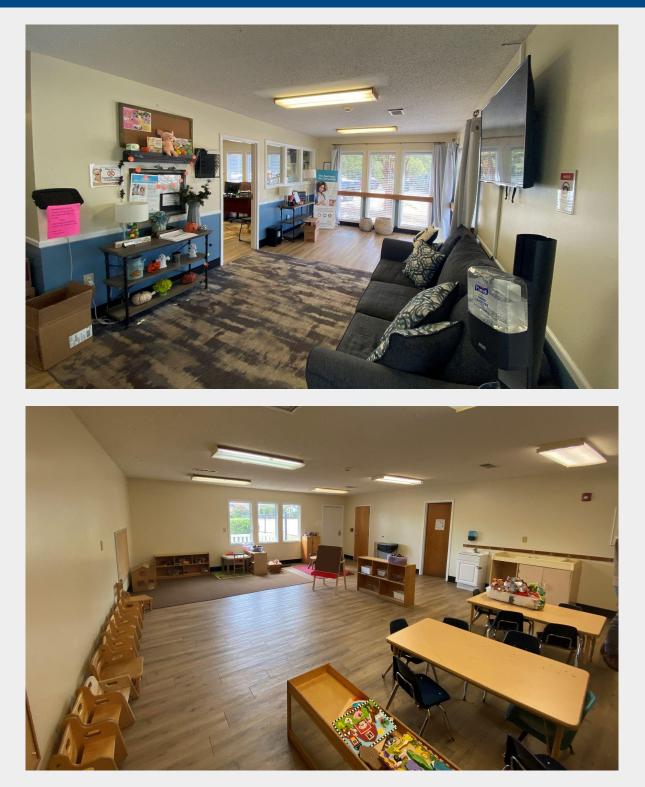
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## **INTERIOR PHOTOS - BUILDING A**



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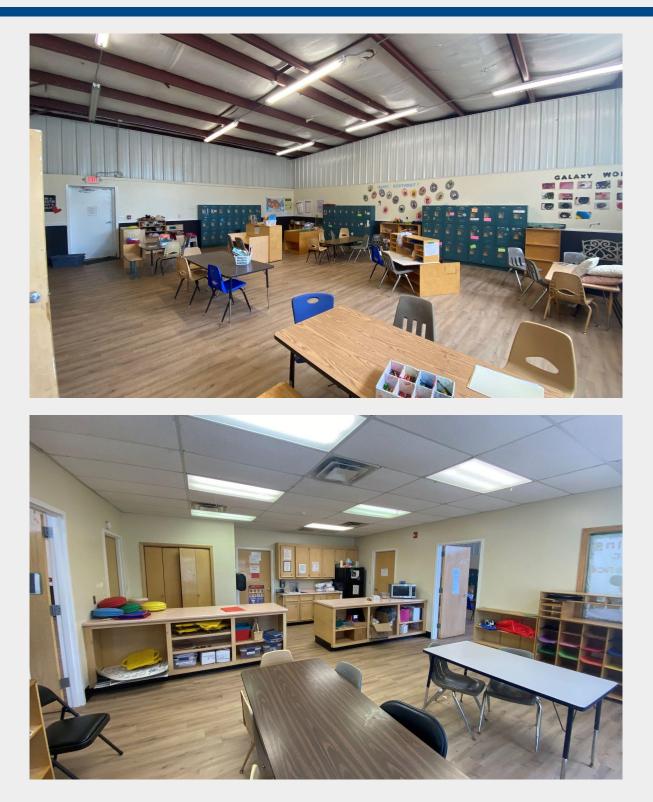
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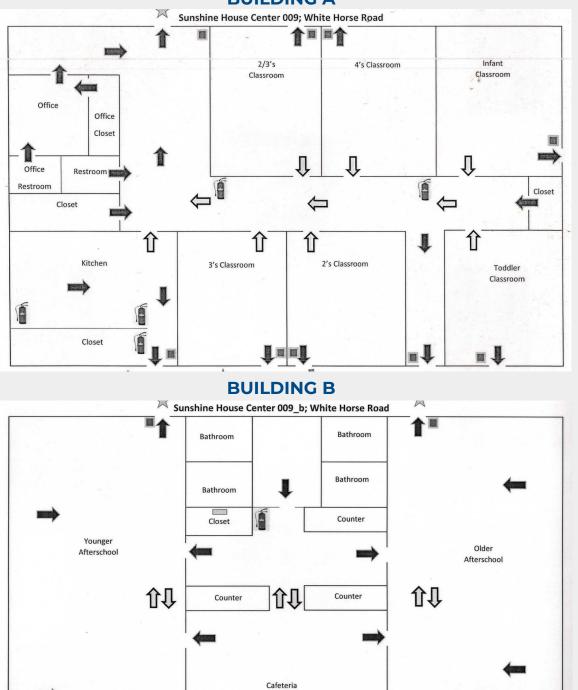


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**BUILDING A** 



\*Not to scale