

# 3955 BROWN PARK DR

HILLIARD, OHIO 43026



For Lease - Operating Daycare

**CONFIDENTIAL OFFERING  
PLEASE DO NOT DISTURB TENANTS.  
SHOWINGS WILL BE AFTER NORMAL BUSINESS HOURS**



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## BUILDING SIZE

8,120 SF

## LEASE RATE

\$17.50/SF NNN

## OPEX

\$5.50/SF  
fixed for 3 years



## COMMENTS

- Well located operating daycare facility in very good condition
- Includes most FF&E including two school busses
- Minimum 10-year lease required
- Licensed for a total capacity of 134 children, 100 of which may be under 2.5 years old
- Currently occupied by approximately 37 children
- Entire building renovated for daycare use in 2018
- Fully furnished kitchen with on-site cooking
- Enclosed furnished playground
- Shared parking lot with adjacent daycare building
- Occupancy possible within 30 days after lease execution
- Tenant will need to obtain their own Ohio daycare license
- In addition to CAM, Tenants are responsible for all utilities. Landlord and Tenant's responsibilities are listed in a separate fact sheet and will be provided upon request. FF&E not included in the lease are listed on the additional fact sheet

## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

1 Mile	7,608
3 Miles	91,570
5 Miles	206,185



### MEDIAN HOUSEHOLD INCOME

1 Mile	\$101,449
3 Miles	\$110,004
5 Miles	\$107,901



### AGE DISTRIBUTION 5 & UNDER

1 Mile	447
3 Miles	5,890
5 Miles	13,174

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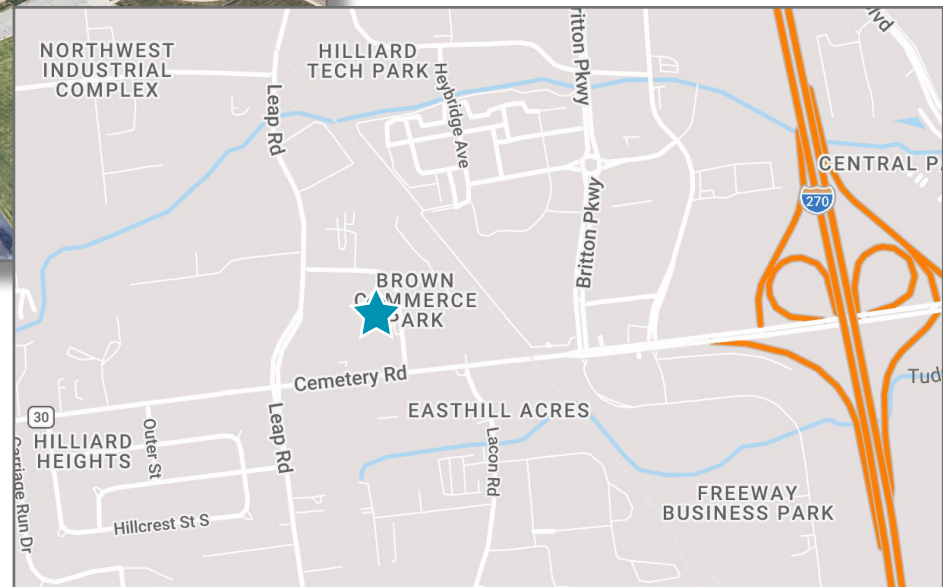
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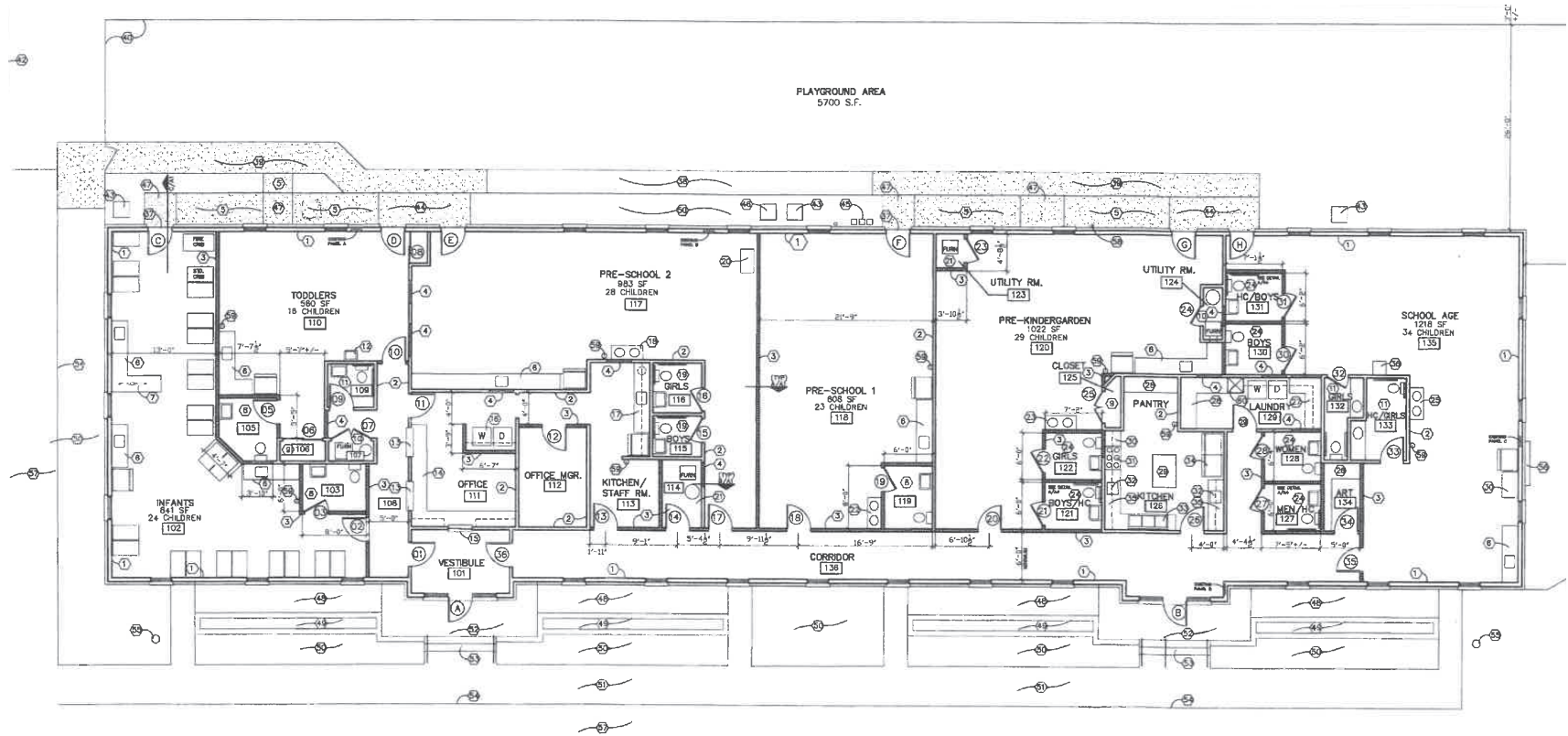
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## FLOOR PLAN



**FLOOR PLAN**

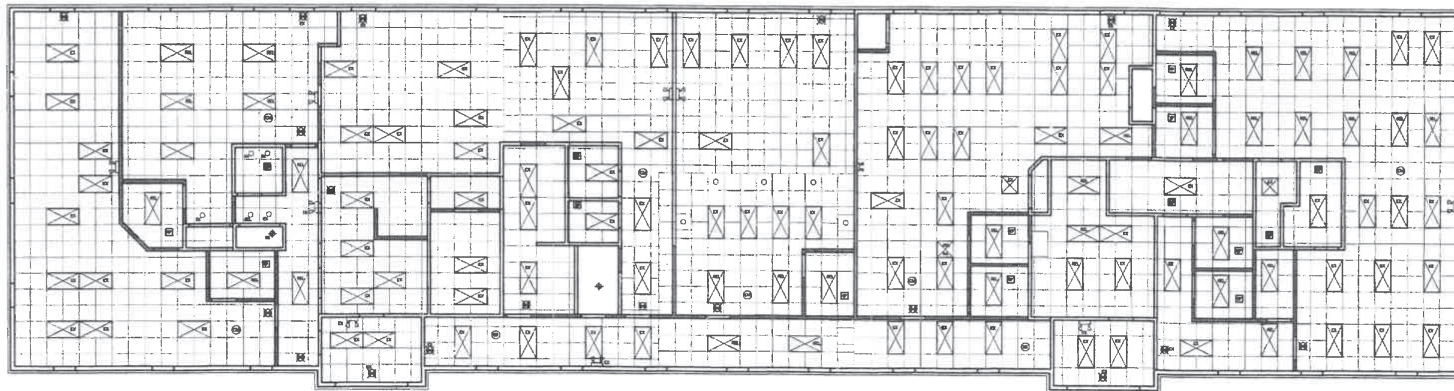
1/8" = 1' - 0"

NOTE: EXISTING DRAFT STOPPING IN ATTIC DIVIDES THE ATTIC INTO AREAS < 3000 SQUARE FEET PER PREVIOUS PERMIT.

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## CEILING PLAN



REFLECTED CEILING PLAN

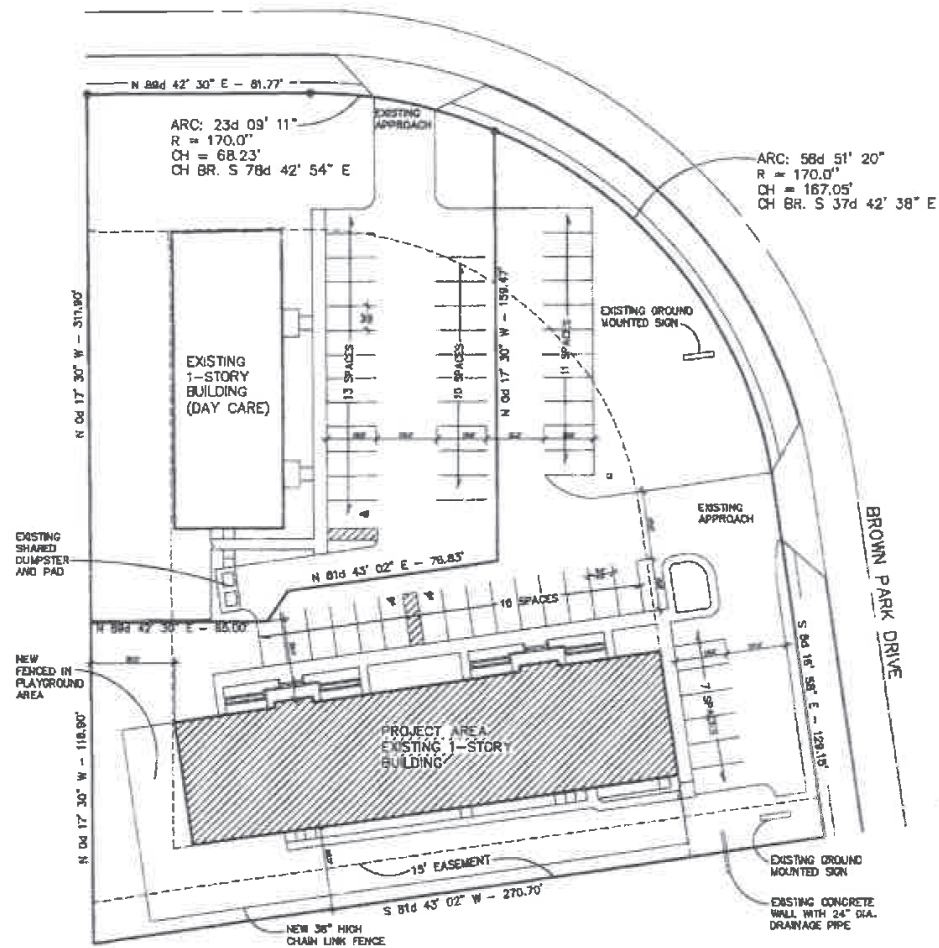
1/8" = 1' - 0"

— INDICATES EXISTING WALL  
- - - INDICATES NEW FRAMED WALL

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## SITE PLAN



**SITE PLAN**

1" = 40'-0"