

# CHILDCARE FACILITY WITH REAL ESTATE

7215 Waelti Dr. Melbourne, FL



FOR SALE | Call for Details

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Welcome to an exceptional opportunity for investors and entrepreneurs in the childcare industry!
- This fully operational daycare facility offers a perfect blend of functionality, convenience, and growth potential.
- Located in a bustling and family-friendly neighborhood of Viera, this property is designed to cater to the needs of young families and provide a safe, engaging environment for children.
- With over 6,300 sq ft and over 1.20 acres, this property is poised for growth.



<b>PRICE</b>	Call for Details
<b>BUILDING SIZE</b>	6,347 SF
<b>BUILDING TYPE</b>	Day Care
<b>ACREAGE</b>	1.26 AC
<b>FRONTAGE</b>	218'
<b>TRAFFIC COUNT</b>	37,773
<b>YEAR BUILT</b>	1981
<b>CONSTRUCTION TYPE</b>	Wood Frame
<b>PARKING SPACE</b>	9
<b>ZONING</b>	BU1
<b>LAND USE</b>	Day Care
<b>PARCEL ID</b>	26-36-12-DE-22-11

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# INVESTMENT OVERVIEW

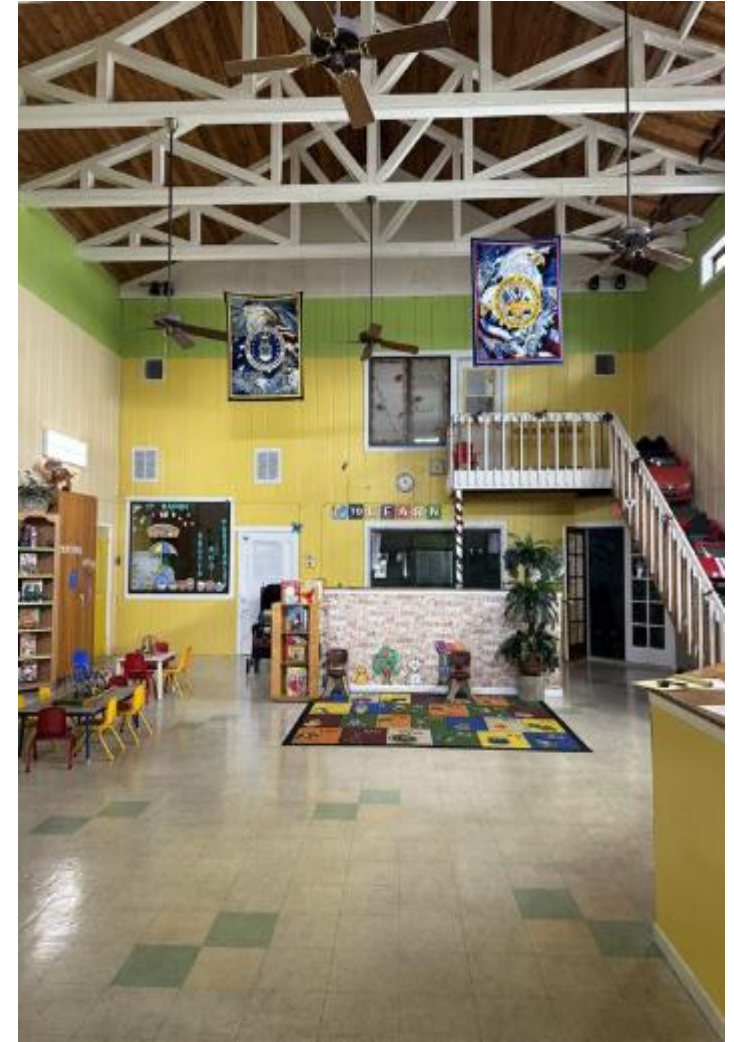
## Property Highlights:

Turnkey Daycare Facility: The building is fully equipped with state-of-the-art facilities tailored for childcare services, including multiple classrooms, a large activity area, and age-appropriate play zones.

- **Spacious and Functional Layout:** Offering over 6,300 sq ft, the layout includes multiple classrooms & restrooms, a commercial-grade kitchen, and dedicated staff areas. The open-plan design promotes a stimulating and nurturing atmosphere for children.
- **Outdoor Play Area:** A secure and expansive outdoor playground provides ample space for children to play and explore, promoting physical activity and social interaction.
- **Safety and Security:** Equipped with modern security systems, including surveillance cameras and secure entry points, ensuring the safety of both children and staff.
- **Modern Amenities:** Recent upgrades include energy-efficient lighting, updated HVAC systems, and child-friendly fixtures. The facility is move-in ready with minimal additional investment required.
- **High Visibility and Accessibility:** Strategically located with easy access to major roads and ample parking, making drop-off and pick-up convenient for parents. The property benefits from high foot traffic and is situated in a vibrant community with a strong demand for quality childcare services.

## Investment Potential:

This property is an ideal investment for those looking to enter or expand within the daycare sector. With its established infrastructure, the facility is poised for immediate operational success and offers potential for growth and development.



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# SITE PHOTOS



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# DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	5,012	1 Mile	\$108,049	1 Mile	49
3 Mile	31,831	3 Mile	\$120,492	3 Mile	48
5 Mile	82,616	5 Mile	\$118,184	5 Mile	46

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	5,489	1 Mile	\$81,771	1 Mile	55
3 Mile	34,802	3 Mile	\$99,657	3 Mile	52
5 Mile	90,759	5 Mile	\$93,946	5 Mile	49

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# AERIAL VIEW



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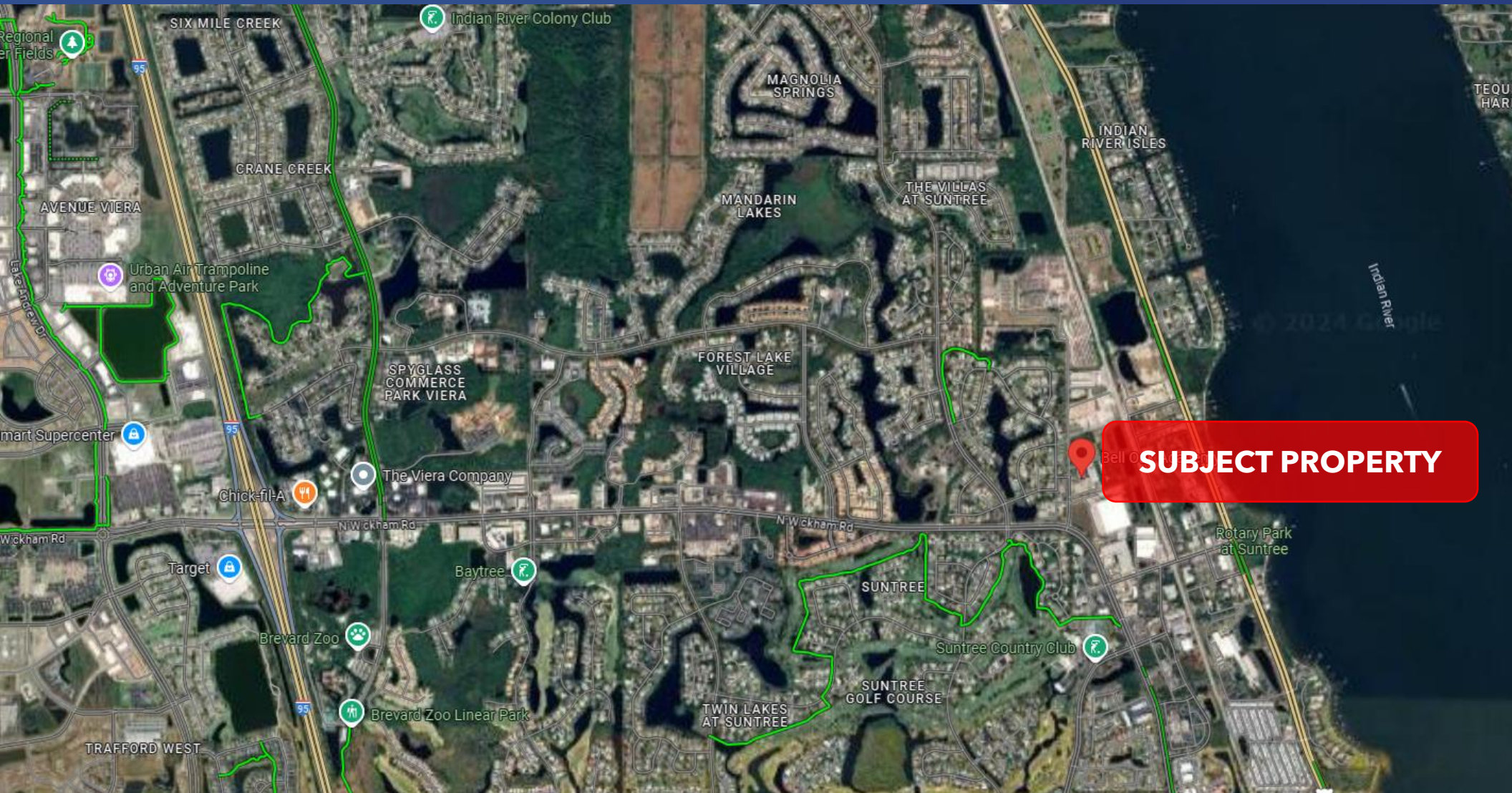
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# TRADE AREA MAP



**SUBJECT PROPERTY**

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