

# KIDS R KIDS

6468 Highway 51 N., Horn Lake, MS 38637

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

14,836 SF freestanding building on 1.63 acres



### PROPERTY HIGHLIGHTS

- Sale leaseback opportunity
- Kids R Kids opened in 2002 showing long historical occupancy
- Attendance has grown more than 20% over the last five years
- Largest and most well known child care service in Horn Lake, MS
- Traffic Count: US Highway 51 17,000 AADT

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	52,636	107,844	279,598
Households	19,230	38,610	99,899
Average HH Inc. (\$)	55,690	59,552	56,844

### EXCLUSIVE AGENT(S)

DUSTIN JONES • [dustin.jones@tscg.com](mailto:dustin.jones@tscg.com) • 901.334.5706

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## PROPERTY PHOTO



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