



12235 Old Rockford Road | Plymouth, MN 55441

Approximately 15,000 SF Daycare/School Space Available For Lease

Space Available:

- Approximately 15,000 sq ft on the lower level plus playground (does not include church)
- For additional charge may have access to a shared commercial kitchen and multi-purpose room
- Lease Rate: \$15.00 psf Gross (janitorial services extra)

Highlights and Features:

- Former daycare and Montessori school
- The space is licensed for up to 90 children
- Private entrance
- Sprinkler system in place
- 29 rooms
- 5 classrooms with ability to expand into additional rooms
- Warming kitchen
- Music room
- Library
- Adult and children’s bathrooms
- Playground
- Community Garden
- Ample parking
- Nestled in a very dense residential area
- Ideal Tenants: Schools, Daycare, Nonprofits, Christian organizations, Counseling, City/State programs



Demographics and Traffic Counts:

- Average Household Population: 1 mile - 3,290, 3 miles - 39,622, and 5 miles - 108,989
- Average Household Income: 1 mile - \$113,172, 3 miles - \$90,46, and 5 miles - \$87,393
- Rockford Road - 19,727 vpd



Christianson & Company
COMMERCIAL REAL ESTATE SERVICES

www.SpaceAvailableMN.com

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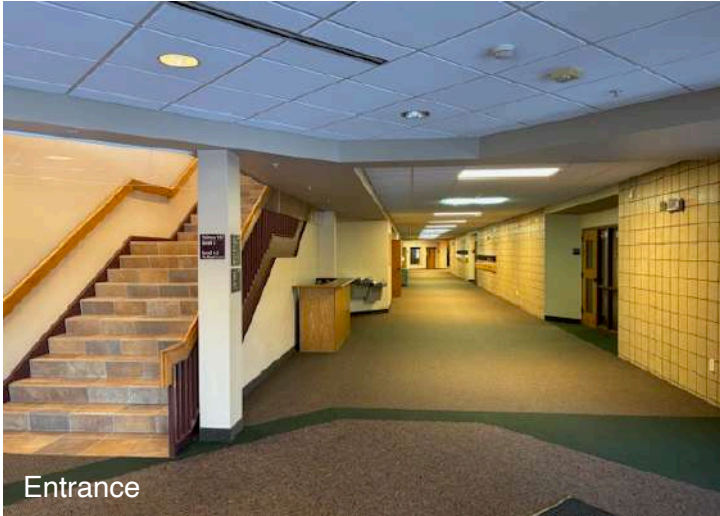
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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Interior Photos

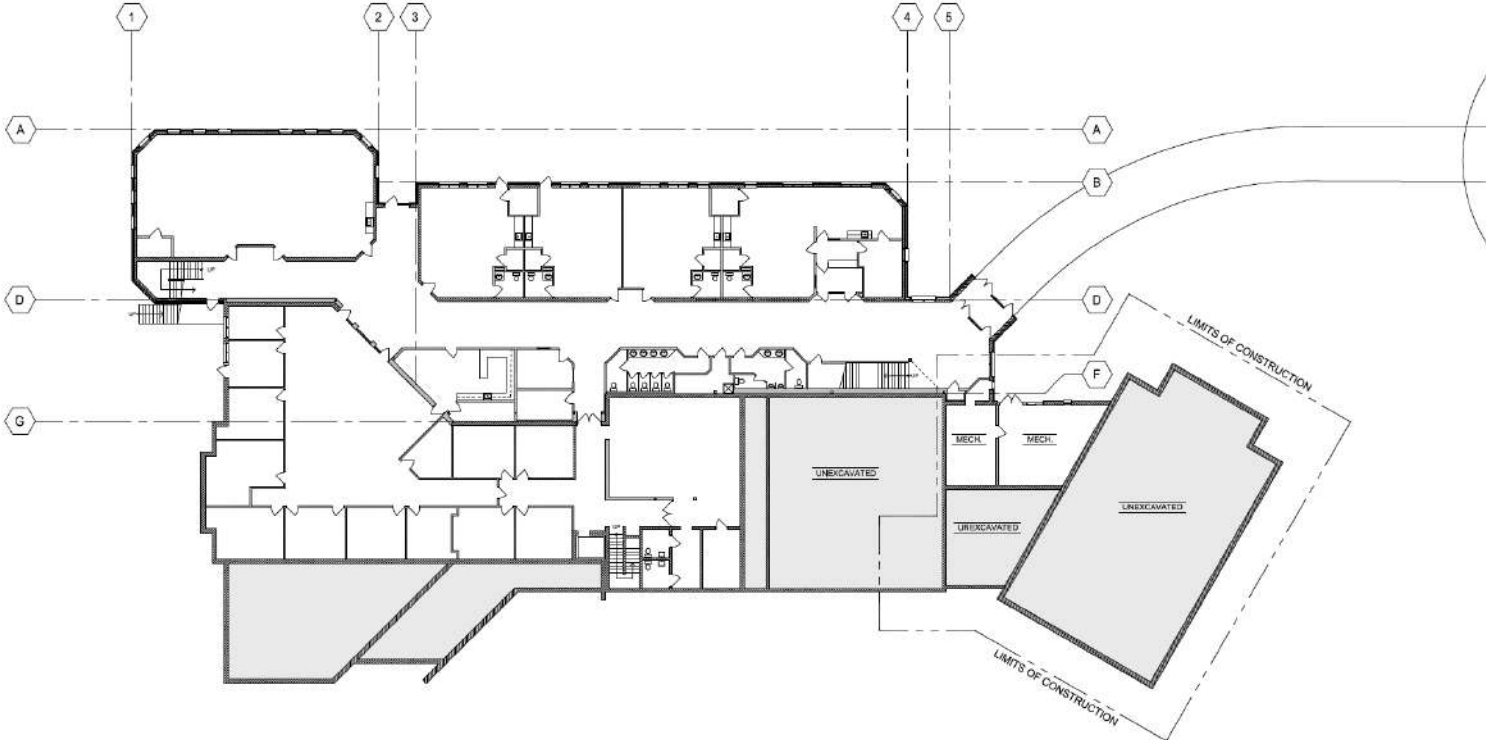


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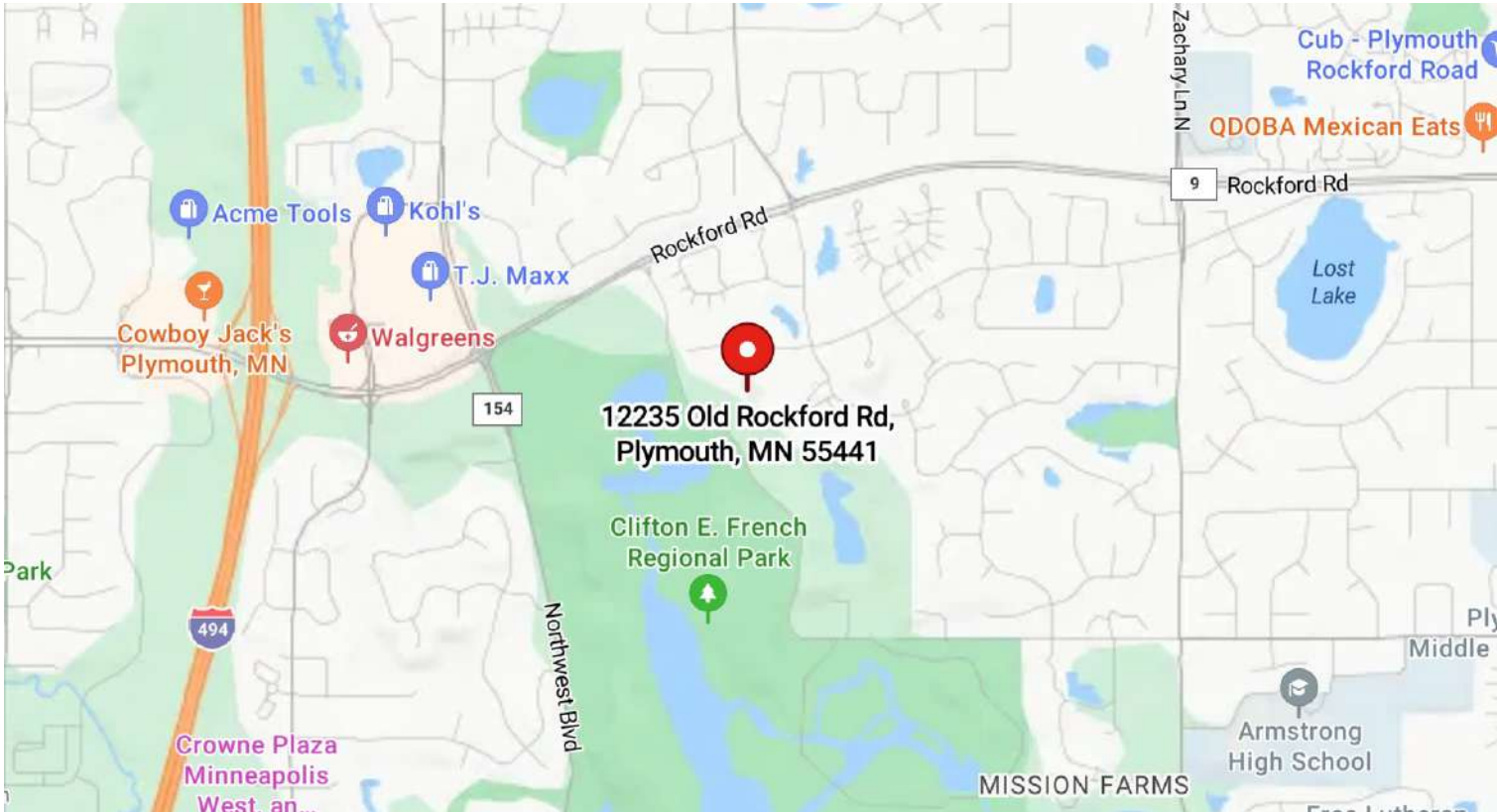
Interior Photos



Lower Level Floor Plan



Map



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