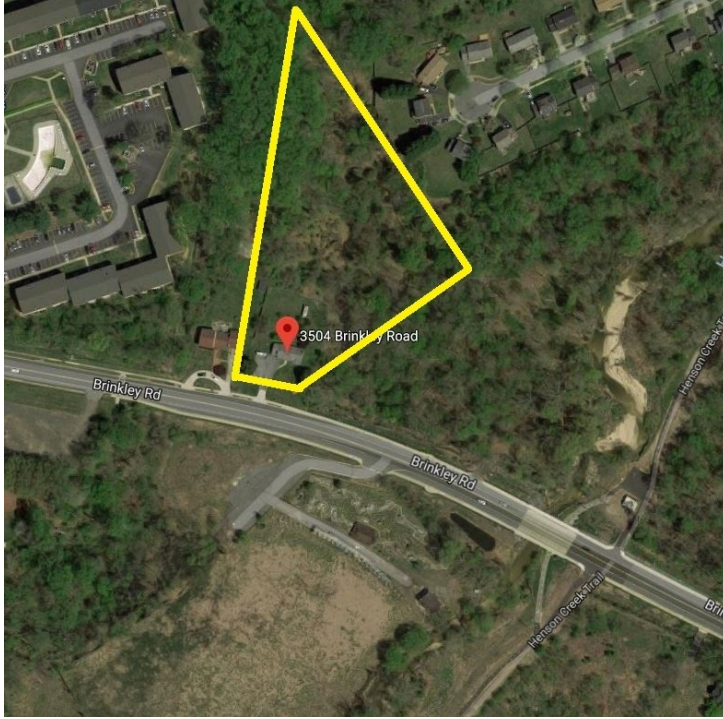


Daycare Facility w/ Lots of Room for Expansion



**OFFERING SUMMARY**

Sale Price: Subject To Offer

Building Size: 1,225 SF

Lot Size: 2.47 (+/-) Acres

Zoning: R80

Special Exception Use:  
Church, Daycare and  
other

**PROPERTY OVERVIEW**

Great Opportunity for Daycare Expansion: 2.47 Acres for Sale with building structure previously used as a Daycare Facility

**PROPERTY HIGHLIGHTS**

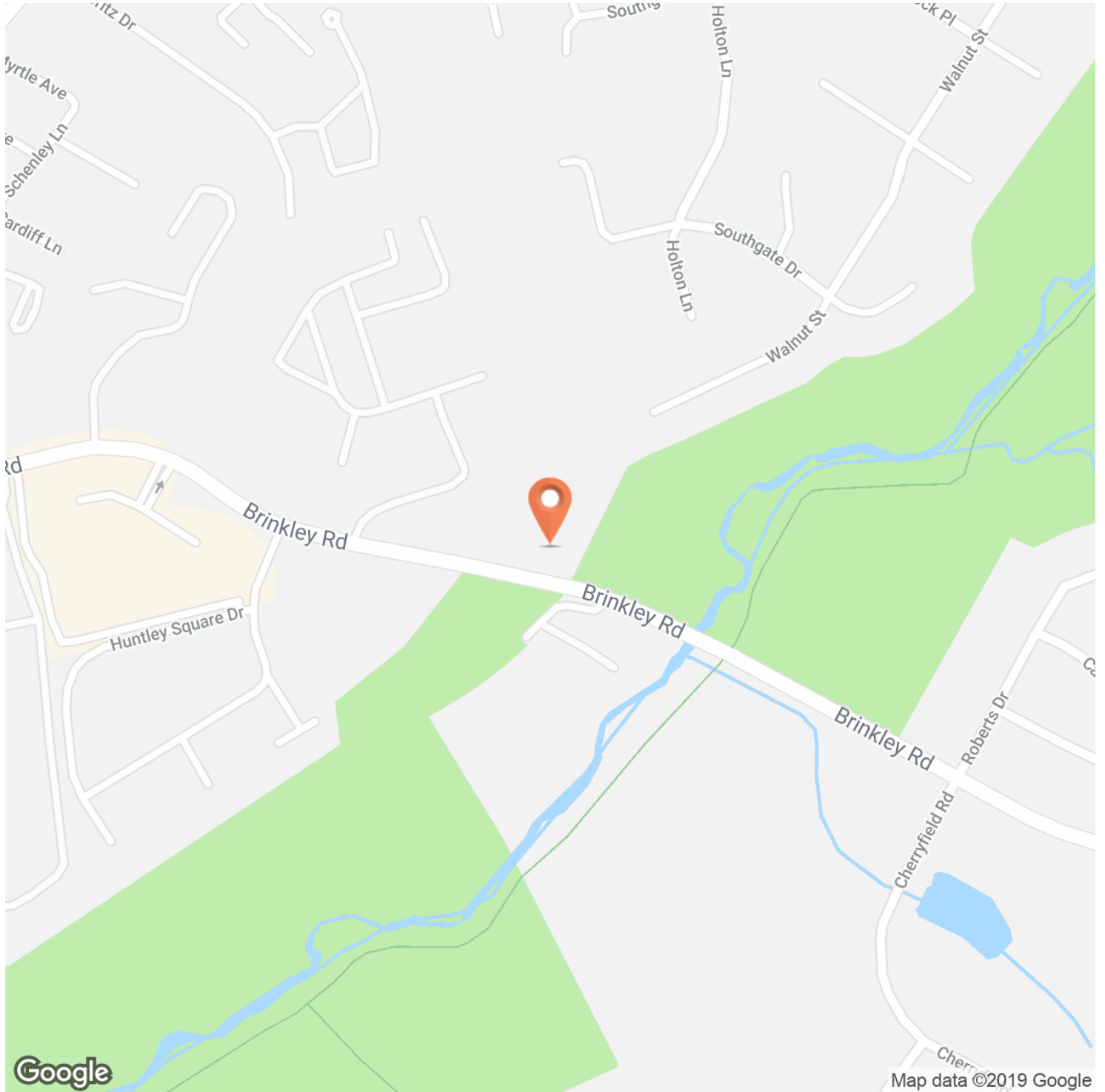
- Minutes to Capitol Beltway
- Short distance to National Harbor and MGM
- Located on high traffic main road
- Utilities on site
- Room for Parking



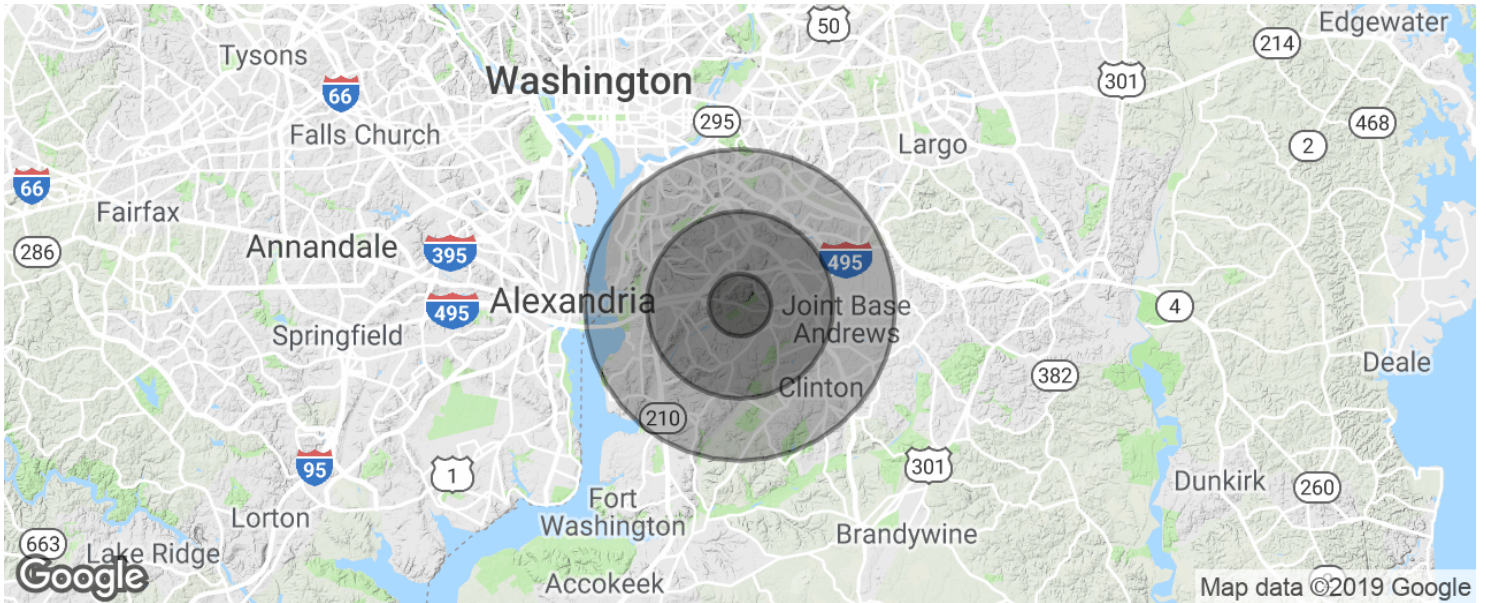
Additional Photos



Location Maps



Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,275	99,725	297,520
Median age	35.7	36.6	34.8
Median age (Male)	31.5	34.2	32.4
Median age (Female)	37.9	38.5	36.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,053	38,901	115,227
# of persons per HH	2.4	2.6	2.6
Average HH income	\$74,604	\$75,419	\$65,564
Average house value	\$305,785	\$317,534	\$317,618

\* Demographic data derived from 2010 US Census

