



**COLDWELL
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COMMERCIAL**
NRT

SALE/LEASE

CBCWORLDWIDE.COM

SUNSHINE DAYCARE CENTER

\$599,999 - Sale
\$8.50 SF/NNN - Lease

6907 Mackson Dr
Temple Hills, MD 20748

AVAILABLE SPACE
6,200 SF



OFFICE

Faraz Cheema, MSRE, CCIM
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Barbara Bouvier
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12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200



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OFFERING SUMMARY

Sale Price:	\$599,999
Lease Price (Per Month):	\$4,391.67
Available SF:	6,200 SF
Lot Size:	0.49 Acres
Year Built:	1955
Building Size:	6,200 SF
Zoning:	R80 (Prince George's County)
Market:	Washington, DC
Submarket:	Branch Avenue Corridor
Traffic Count:	16,663
Sale Price / SF:	\$96.77
Lease Price / SF:	\$8.50 NNN

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is please to present Sunshine Daycare Center (6907 Mackson Dr, Temple Hills, MD 20748) for sale and for lease.

Sunshine Daycare has a history of operating in the temple hill's community for 40+ years with an average 5 star customer satisfaction rating. Recognized by two Maryland Governor's for leadership and dedication to educational excellence, with 90% of the children who completed the Preschool and Prekindergarten programs entering kindergarten were Demonstrating Readiness as compared to 41% and 36%, respectively, of Judy Centers and Public Prekindergarten programs (based on 2018 data)

Sales and lease price does not include an estimated \$150,000 in FF&E which will be negotiated along with the sale or lease of the asset.

For more information please contact:
Faraz Cheema, MSRE, CCIM or Barbara Bouvier

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,993	24,310	82,131
Total Population	8,699	66,450	215,583
Average HH Income	\$96,066	\$86,781	\$76,547

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LOCATION DESCRIPTION

Walk Score:
Car-Dependent (26)
Transit Score:
Some Transit (26)

Parking:
12 Surface Spaces
1.9/1,000 SF Parking Ratio

Airport:
Ronald Reagan Washington National Airport
26 min (Drive Time), 15.9 mi

Traffic Count:
Allentown Road & Waldran Ave E - 19,450 VPD
Temple Hill Rd & Farmer Dr S - 13,538 VPD
Temple Hill Rd & Mansfield Manor Dr SE - 13,362 VPD
Temple Hill Rd & Brinkley Rd NW - 12,764 VPD

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LOCATION INFORMATION

Building Name	Sunshine Daycare Center
Street Address	6907 Mackson Dr
City, State, Zip	Temple Hills, MD 20748
County	Prince George's
Market	Washington, DC
Sub-market	Branch Avenue Corridor
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	MD-5
Nearest Airport	Ronald Reagan Washington National Airport

BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	9 ft
Number of Floors	3
Year Built	1955
Gross Leasable Area	6,200 SF
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

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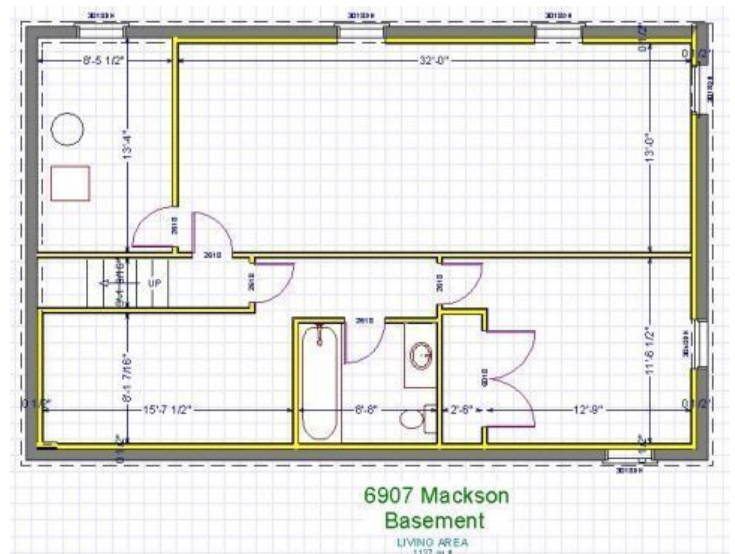
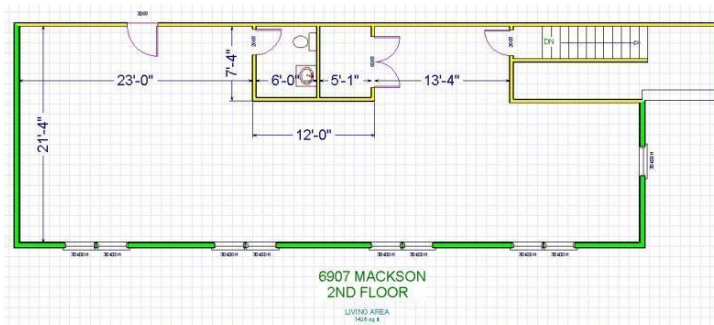
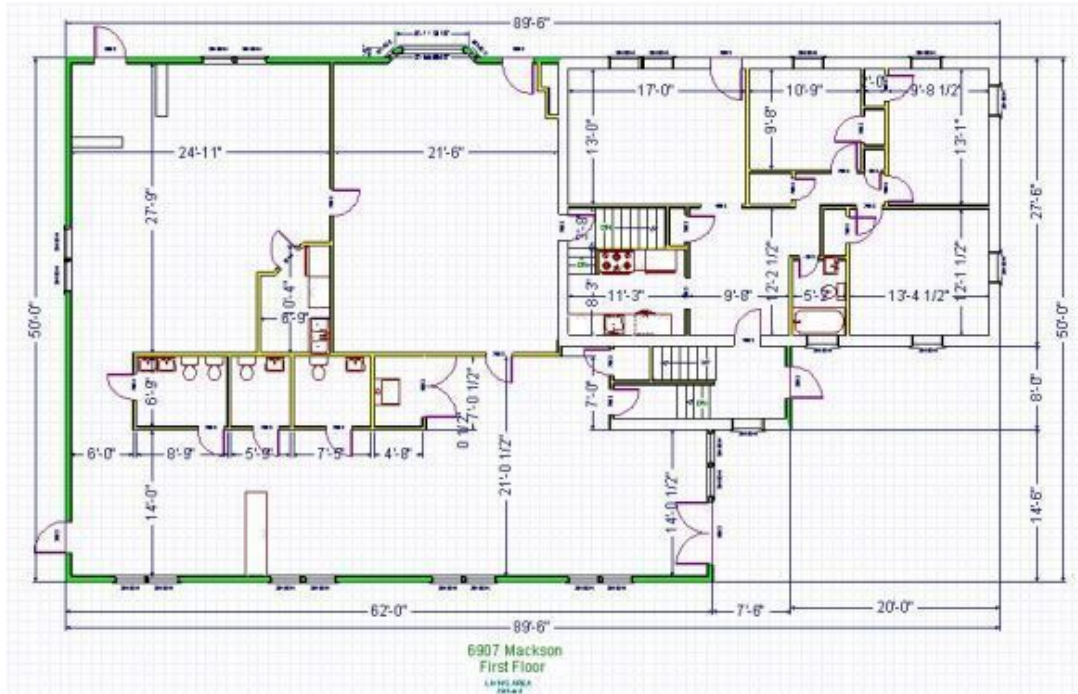
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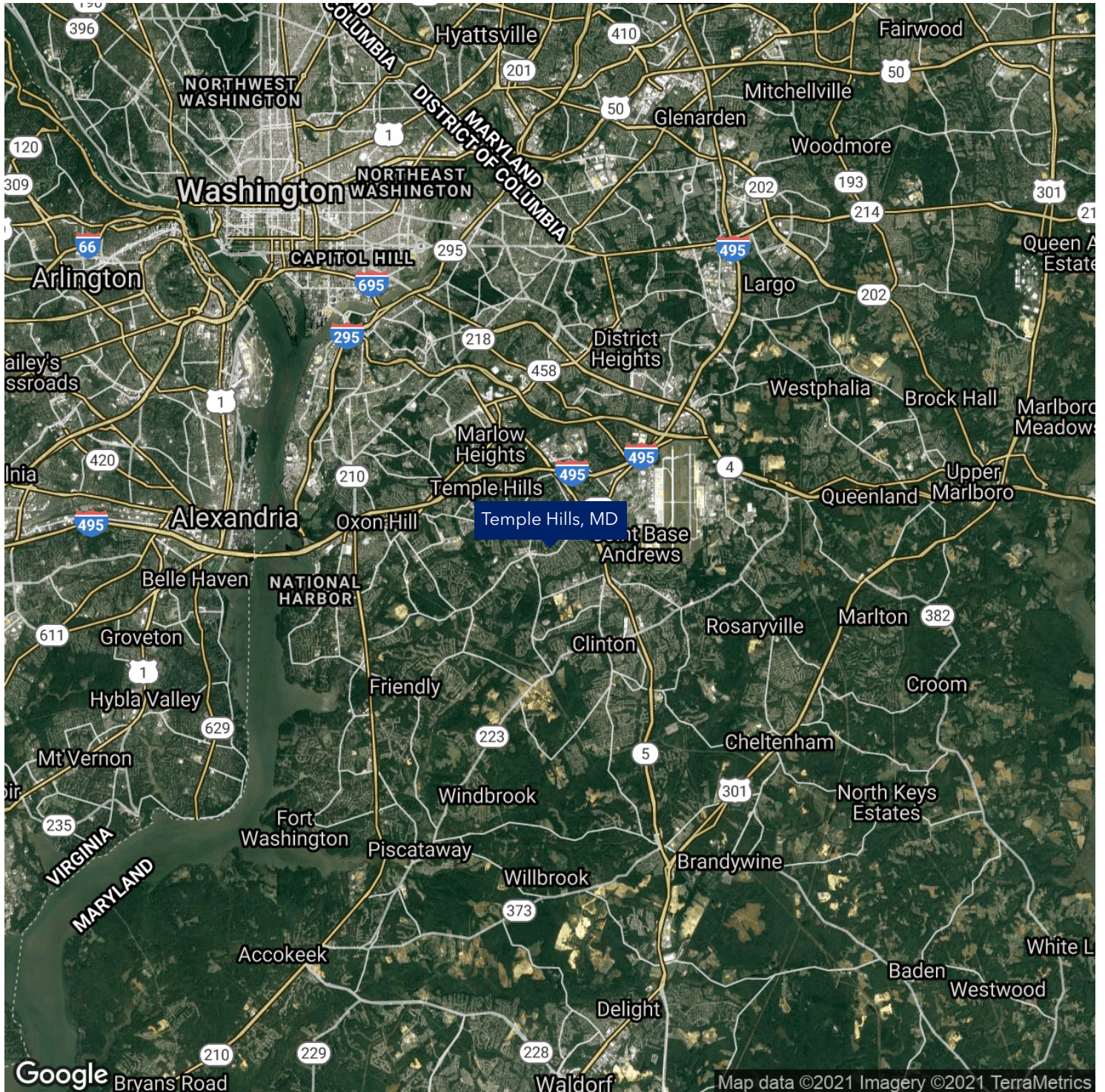
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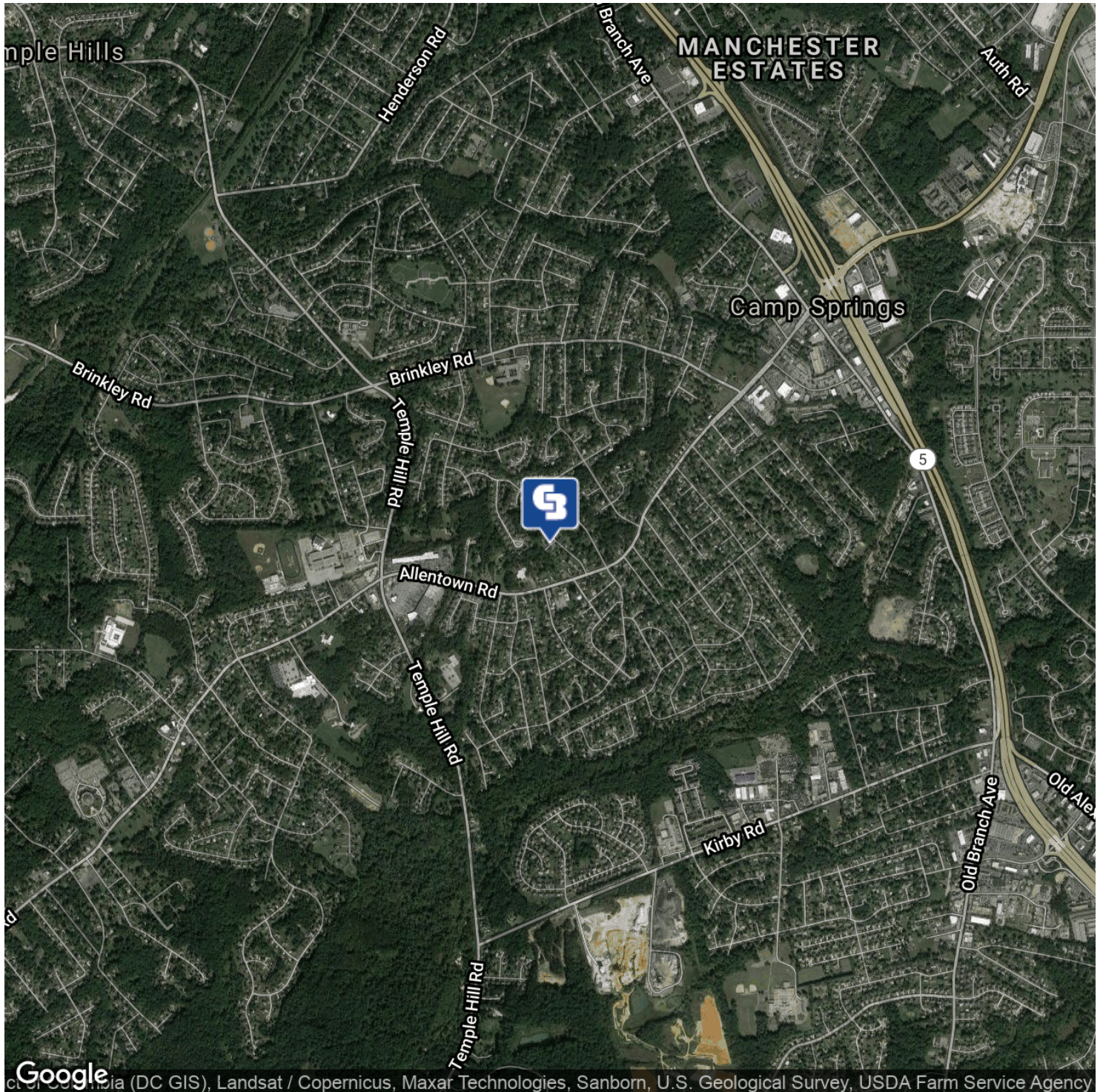
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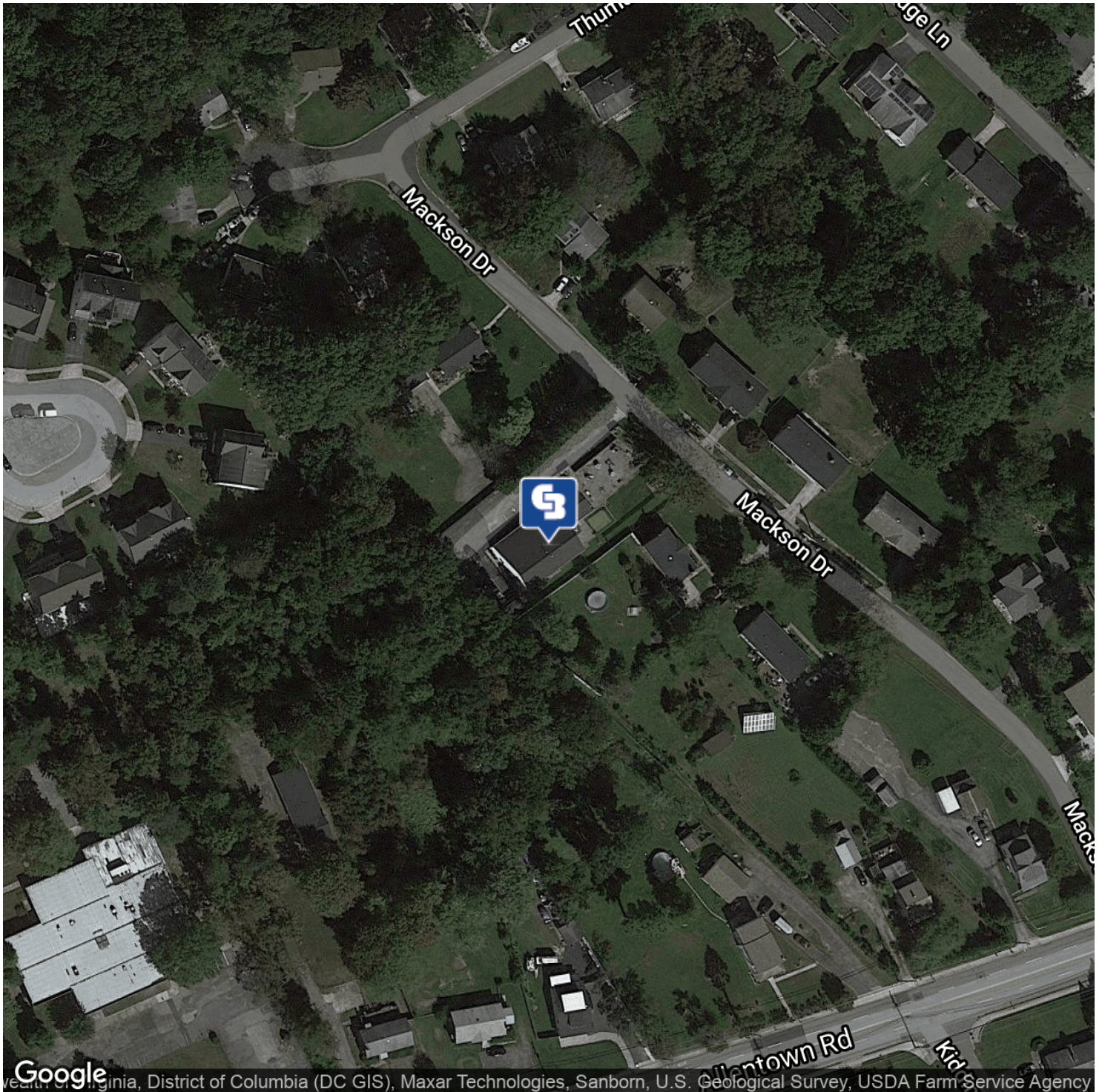
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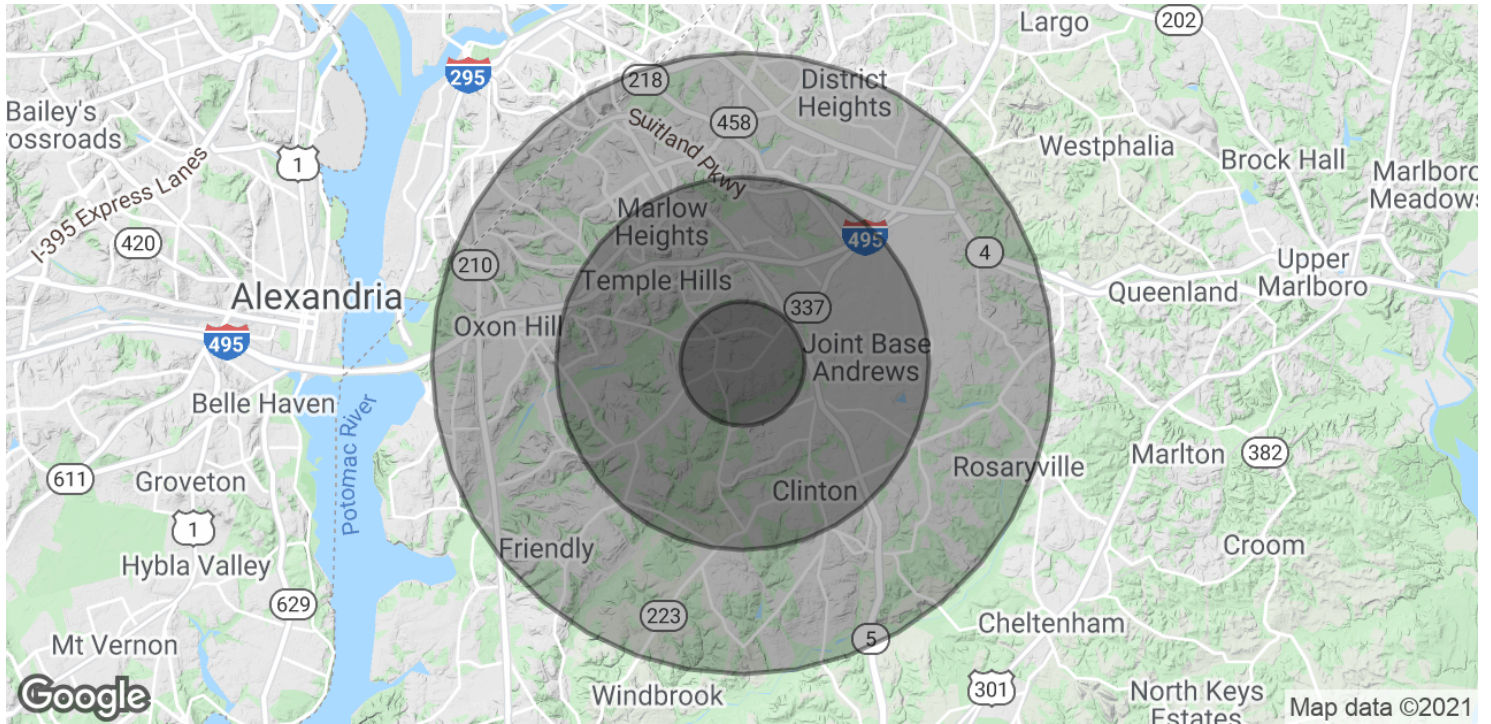
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,699	66,450	215,583
Average age	41.3	38.4	36.3
Average age (Male)	40.0	37.0	34.2
Average age (Female)	42.7	39.5	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,993	24,310	82,131
# of persons per HH	2.9	2.7	2.6
Average HH income	\$96,066	\$86,781	\$76,547
Average house value	\$349,518	\$330,022	\$319,961

* Demographic data derived from 2010 US Census

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