



Ballenger Center Drive KinderCare

Address: 313 Ballenger Center Drive Frederick, MD

Square Feet: 10,194 SF

Lot Size: 1.22 Acres

Sales Price: \$3,000,000 (294.29 PSF)

Lease Rate: \$20.00 /PSF NNN

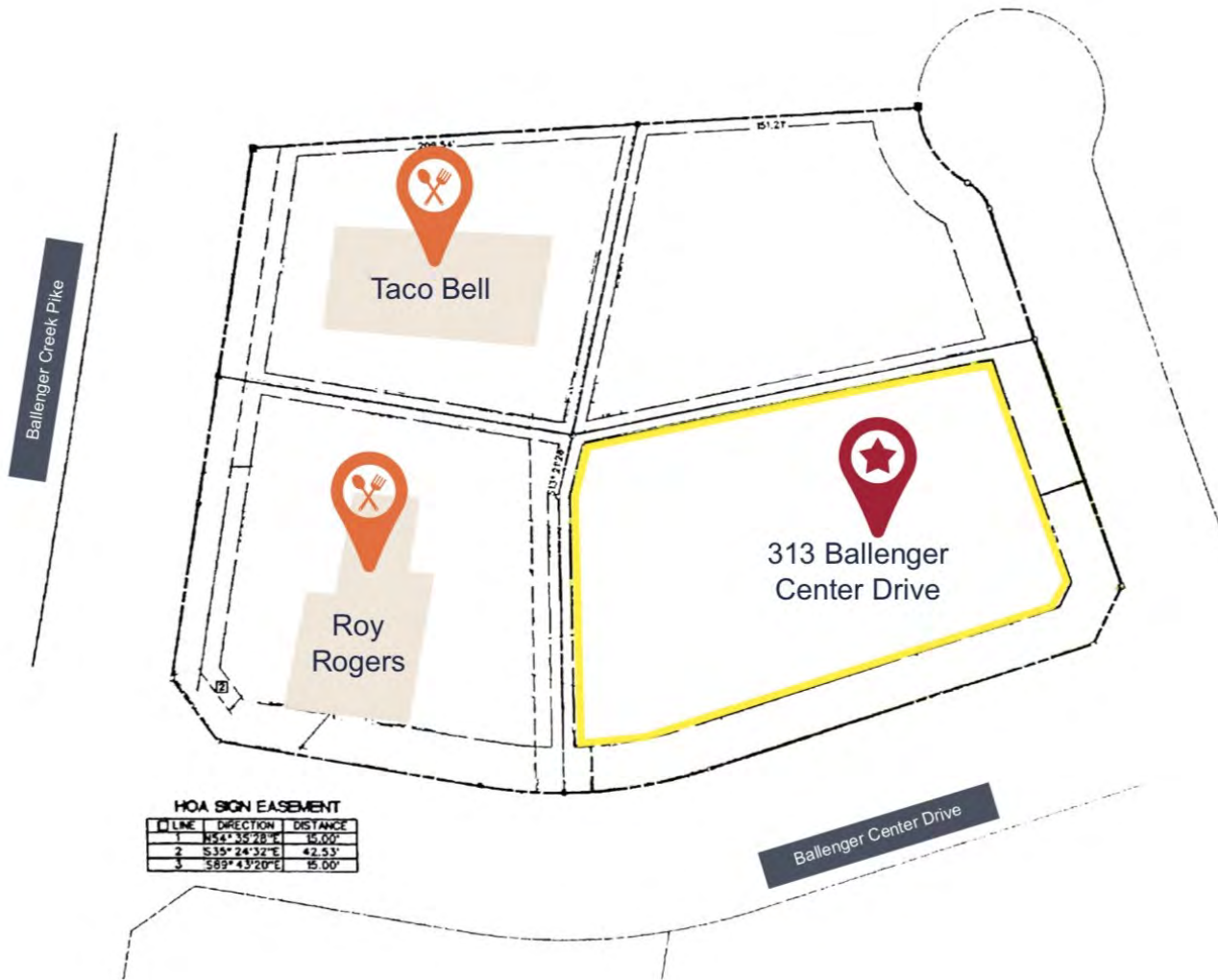
Property Highlights

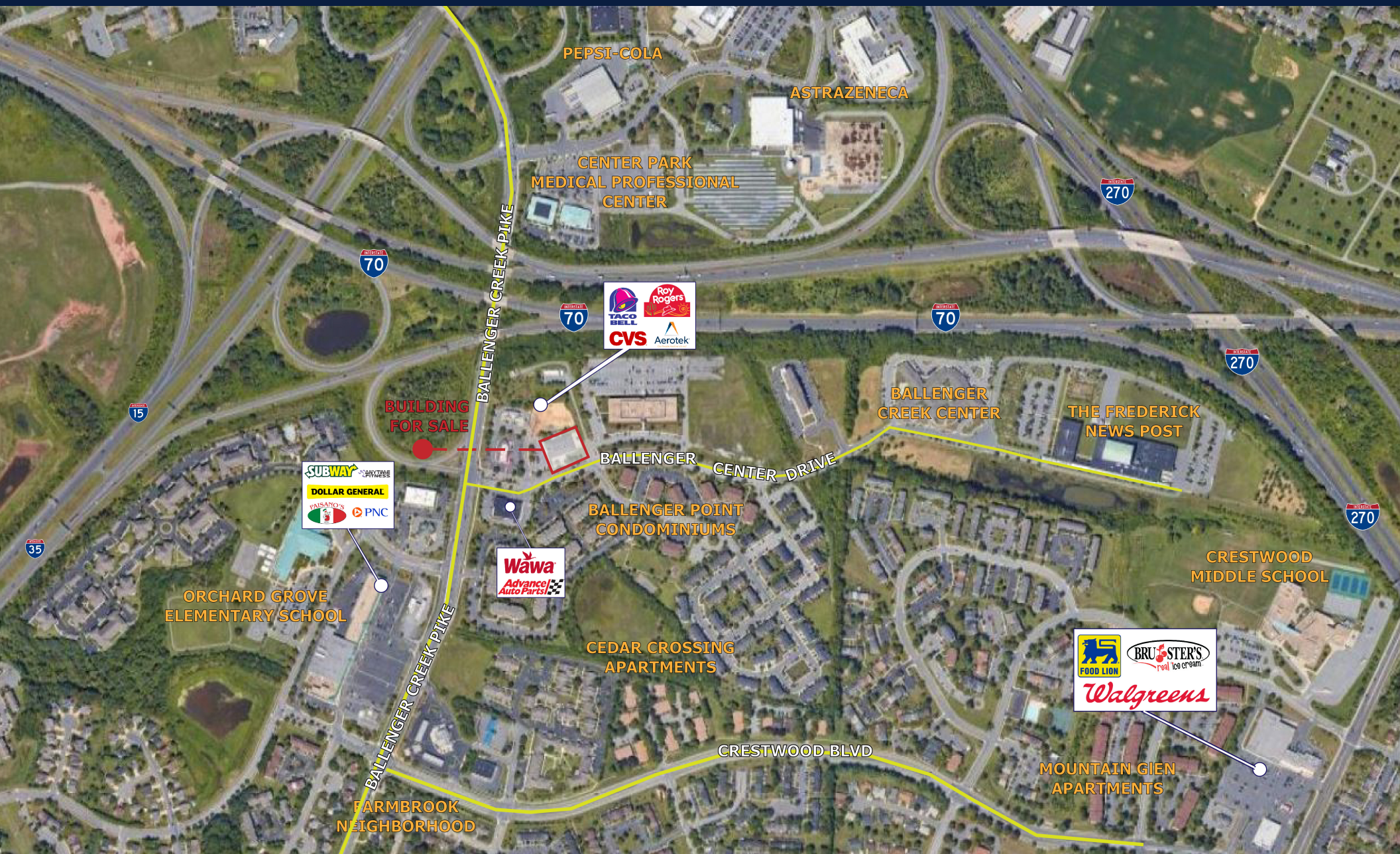
- ▶ 10,194 SF daycare building for immediate sale or lease with outdoor playground.
- ▶ Previous KinderCare Building
- ▶ Ready for occupancy July 1, 2020
- ▶ 36 Free Surface Parking Spaces
- ▶ General Commercial Zoning

Location Details

- ▶ Strategically located directly off Route 70 in Frederick County, Maryland
- ▶ Multiple residential communities nearby includes: The Reserve, Cedar Crossing and Mountain Glen apartments.
- ▶ Abundance of retail amenities within close proximity including: Taco Bell, Roy Rogers, CVS, Costco, Paisanos, etc.







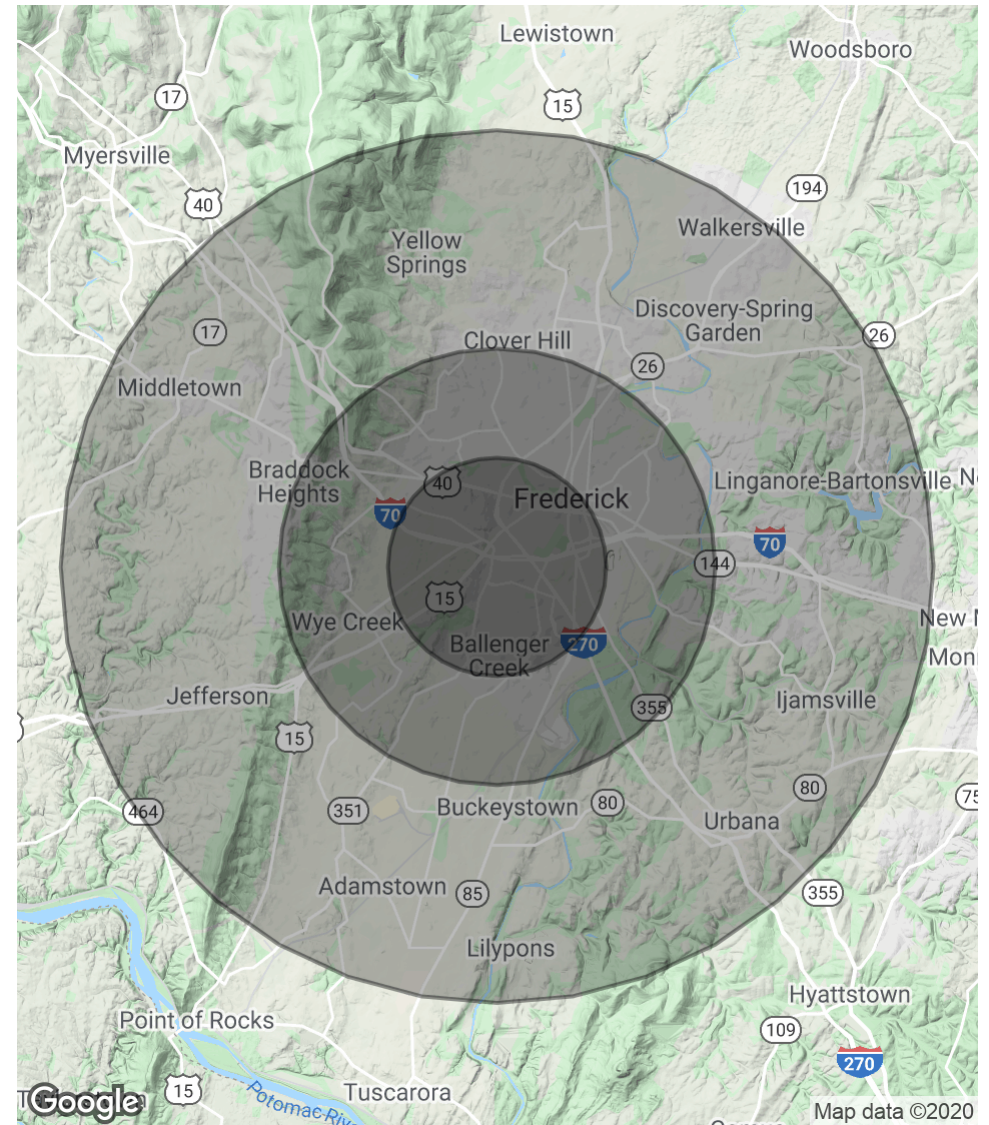
Demographics (2,4,8 Miles)

POPULATION

	2 MILES	4 MILES	8 MILES
Total Population	37,646	92,483	167,026
Average age	32.1	33.5	36.0
Average age (Male)	32.2	33.7	35.6
Average age (Female)	32.4	33.7	36.6

HOUSEHOLDS & INCOME

	2 MILES	4 MILES	8 MILES
Total households	14,260	36,268	62,976
# of persons per HH	2.6	2.5	2.7
Average HH income	\$74,909	\$77,842	\$90,706
Average house value	\$382,226	\$341,139	\$374,114



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