

LISTING #17 - 2884 SUMMIT BRIDGE RD, BEAR, DE



OFFERING SUMMARY

Sale Price:	\$1,490,000
Building Size:	8,450 SF
Lot Size:	2 Acres
Zoning:	S - UDC - Suburban

PROPERTY OVERVIEW

SB Real Estate is proud to be offering this fully operational daycare for sale in Bear, DE. It is highly visible and strategically located on heavily traveled Summit Bridge Rd / Rte 896 contiguous to Reach Church. Current owner operates a licensed private early education center. Prospective buyers are encouraged to verify permissible uses with New Castle County.

PROPERTY HIGHLIGHTS

- Freestanding building
- High visibility
- 3 Playground areas
- Private parking lot (paved)
- Public water, private septic and fire sprinkled
- Operational daycare approved for 109 Children
- FF&E included in the sale

JEFF SELLERS

302.275.5566

sellers@sbrealtyco.com

JON MCCONOMY

302.229.8874

jon@sbrealtyco.com

DAYCARE PROPERTY
FOR SALE

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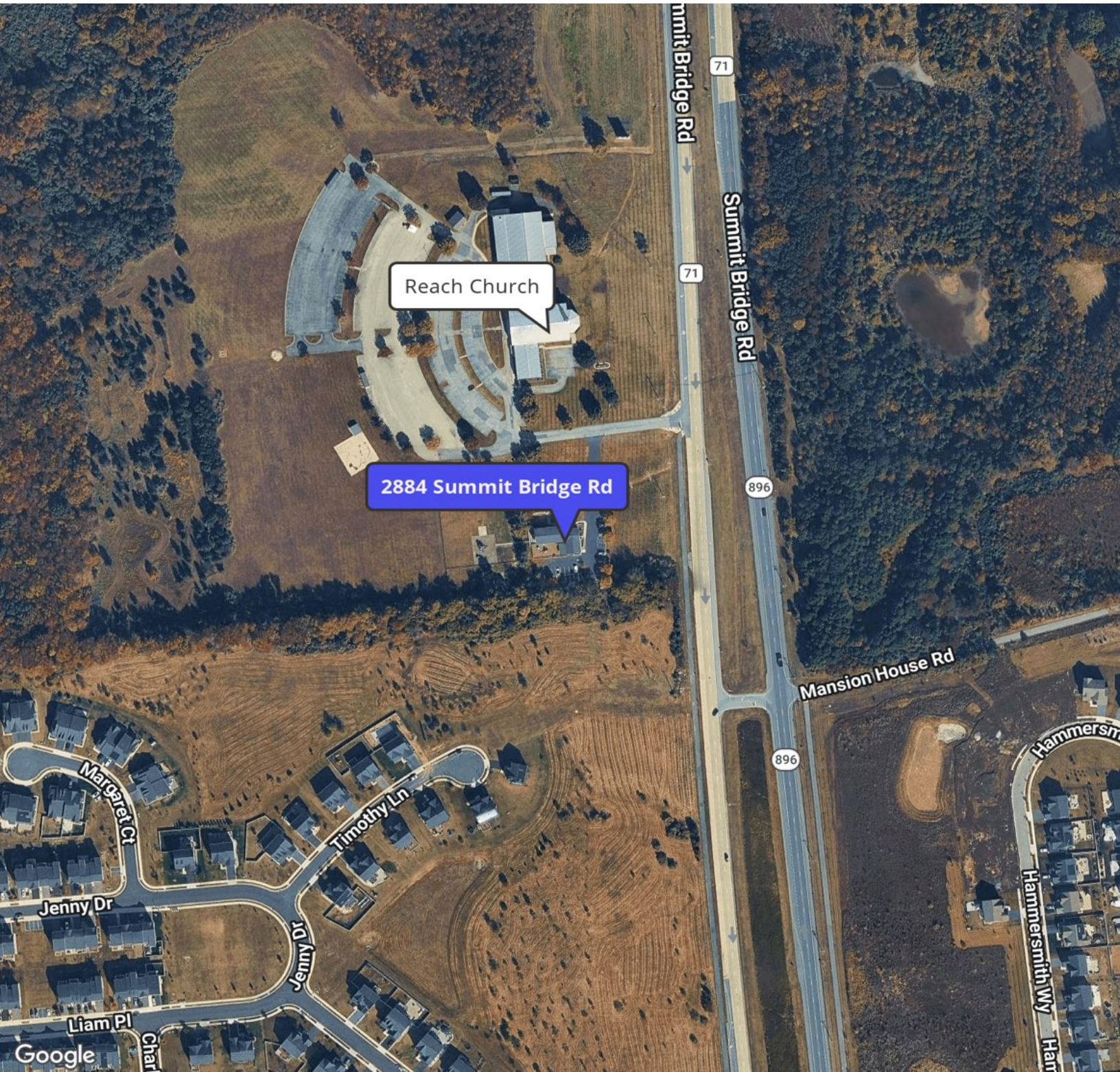
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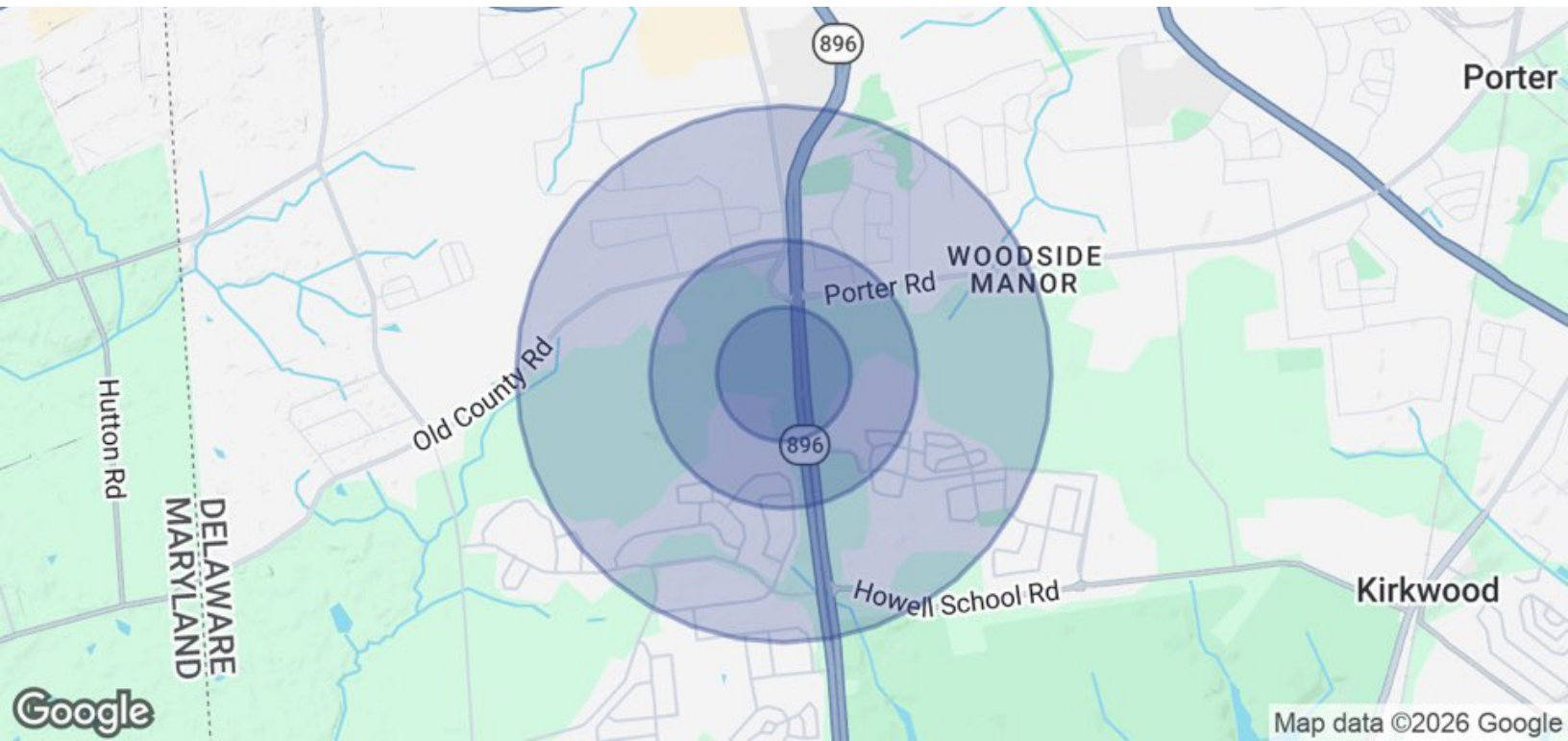
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	106	528	3,328
Average Age	40.4	41.8	42.6
Average Age (Male)	39.2	41.1	41.6
Average Age (Female)	41.2	41.5	42.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	40	194	1,131
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$164,163	\$155,854	\$149,710
Average House Value	\$468,677	\$440,109	\$434,008

2023 American Community Survey (ACS)