

**200 Winding Road
Kingsland, Georgia 31548**



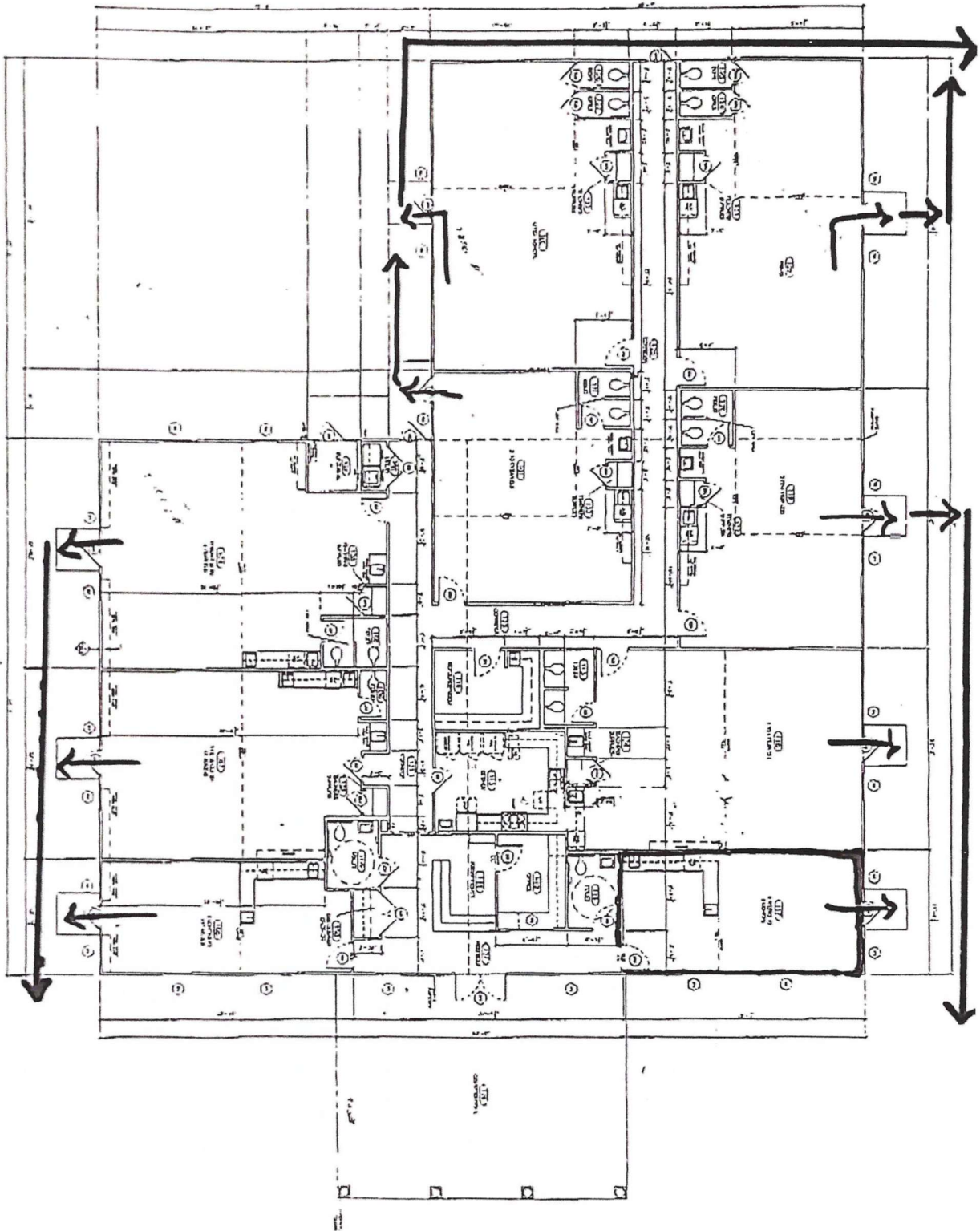
Location	200 Winding Road, Kingsland, GA 31548 This well established Pre-K and Childcare Learning Center is licensed for 153 students and has been operating since 2006.
Land Size	1.67 Acres Approximately 1.4 acres available for additional development
Zoning	C3 Commercial
Building Size	8,140 sq. ft. <ul style="list-style-type: none"> • Pre-K & Childcare Learning Center • Operating for 15+ years (Turn-key operation) • Owner, who is the current center director and general manager, will be retiring
Property Highlights	<ul style="list-style-type: none"> • Fully staffed • Close proximity to Wal-Mart, Southeast Georgia Health System, several residential developments, and local schools • Close proximity to Interstate 95 and GA Highway 40 • Approximately 2.25 mile from Naval Submarine Base Kings Bay • Excellent equity builder
Business Opened	2006
Asking Price	\$750K (10 CAP) Business Only Current lease obligation of \$7,000/mo. for 5 years. \$2.195 million for business and real estate

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