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P. O. Box 1361 – 1810 N Ashley St, #5
The Bajalia Building – Valdosta, GA 31603-1361
Office: 229-245-1328; Fax: 229-245-9029
E-Mail: fcree@surfsouth.com Web: www.firstcommercialrealestate.net
Scott Alderman, Broker & President; Cell: 229-561-1939

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ATTENTION CURRENT OR ASPIRING DAYCARE OWNERS

FOR SALE – Established, successful, complete turnkey operating daycare business and real estate

Co-Broker Offering by:

Scott Alderman, First Commercial Real Estate, Valdosta, GA
229-245-1328 / fcree@surfsouth.com

Alan Sutton, Alan Sutton Company, Inc., Valdosta, GA
229-247-8660 / alsutton@bellsouth.net

Location: 409 Connell Road, Valdosta, GA

Being offered is a daycare going concern business together with its underlying real estate. The site is ±1.26 acres with a ±5,384-sf building. The offering is an attractive opportunity for a current or aspiring owner-operator buyer seeking a turn-key, operating child daycare center with a strong, long-term operating history.

Price: The price of the business and real estate together is \$550,000, cash to owners. Floor and site plans are attached or available.

409 Connell Road – Daycare business property:

The daycare property at 409 Connell Road contains ±1.26 acres and a ±5,384-sf building which was completely renovated in 1992. The daycare is licensed for 124 children and has been in operation since 1993. The property is zoned C-C (Community Commercial). The daycare property/business is not for lease. There is a daycare annex building with ±1,620 sf located on the adjacent office-warehouse property, which is also for sale by the same owner. (More details below.)

The daycare property/business includes various activity/classrooms for different age groups; four restrooms (one handicap); owner/manager office; fully-equipped kitchen; separate pantry; laundry

with equipment; sick room; storage areas; security systems; mechanical/maintenance room; fully-equipped, fenced, and locked playgrounds; separate play area for small children; good parking; two driveways in & out; and child pick-up area. The building and grounds have been consistently and well-maintained and are in good condition. Property taxes were \$5,281 in 2016.

The daycare business and property have been owned, occupied and operated since 1993 as a prosperous & successful daycare business with a state-approved capacity of 124 children. The business is complete turn-key, open & operating, with revenue and net income in place. Included are the full package of real estate (land, building, all permanent attachments) and all business assets, both tangible (furniture, fixtures, equipment, appliances, supplies, inventory, learning and play materials, etc), and intangible (goodwill, existing enrollment and income). Two transport vans used by the business are available separately by negotiation.

There is much goodwill, value and credibility in the 24-year name of the business, Precious Treasures Christian Learning Center, Inc. The owners, a local husband-and-wife team, have worked very hard for many years to develop and build this business into a successful and prosperous enterprise. They will be transitioning to a well-deserved retirement, and prefer to sell the entire business and real estate package to one buyer for all cash, with turn-key income in place starting on day one. The owners have created tremendous goodwill with a sterling reputation locally by providing a Christian-based learning and activity environment for thousands of children here, from infants to 13-yr olds.

The daycare property and business are for sale together for \$550,000. As to how the purchase price would be allocated between the real estate and the business assets, this would be negotiated and decided among the seller, buyer, buyer's lender (if applicable), and their tax advisors and brokers.

According to the owners, gross income from the daycare business for the last three years has exceeded an average of \$400,000/yr. Financial details on the daycare business may be available to qualified prospects with a signed Confidentiality Agreement, during a short-term Due Diligence Period with the property under contract.

The daycare after-school program operates out of one of the buildings (413-Connell Rd) located on the adjacent office-warehouse property, also for sale by the same owners. This building was constructed in 1995 and has ±1,620 sf. The after-school building is not included in the daycare property or price, but it is a part of the daycare business and its revenue stream. A buyer of the daycare property and business who doesn't buy the adjacent office-warehouse property would need to lease the after-school building from the adjacent owner. Projected market rent on the after-school building is \$7.50/sf or \$1,013/mo NNN. Alternatively, it might be possible to carve out a small lot with the after-school building and make it a part of the daycare property, with a price adjustment.

413 Connell Road – Office-warehouse adjacent property:

The adjacent property at 413 Connell Road with ±1.06 acres is also for sale by the same owners. It can be purchased together with the daycare property and business for \$895,000. It can also be purchased

separately (no price quoted), but only if the daycare property/business is sold first. For more on the 413 Connell Rd property, see the separate listing for both properties together by contacting one of the two listing brokers.

Valdosta-Lowndes County, Georgia – Market Summary

“TitleTown USA, Winnersville USA, Gateway to Florida”

Valdosta-Lowndes County is a Metropolitan Statistical Area and a regional hub in South Central Georgia for business, education, health care, transportation and government. It was designated an MSA in 2003 by the U.S. Commerce Department following the 2000 census. The 2010 MSA population was 139,588 in the four-county metro area (Lowndes, Echols, Lanier and Brooks). The MSA is also a major trade hub for 12 counties (10 in Georgia, two in Florida) with an estimated population of over 500,000. The city is known to many as the “Gateway to Florida” because of its location adjacent to the Florida state line and Interstate 75, and being the midway point (3.5 hours) between Atlanta and Orlando. The community is a favorite stopover point for the thousands who travel daily into and out of Florida. The lodging and hospitality industries, and other interstate-related retailers here, thrive as a result.

The community has a positive and rare mix of assets and institutions that have enabled it to enjoy steady growth over the years with an unusually-strong cosmopolitan flavor: Valdosta State University (± 11,500 students and two campuses); Moody AFB (± 6,000 personnel, with a resulting 12,000-15,000 addition to the population); Interstate 75 (with ± 45,000 vehicles per day); South Georgia Medical Center (with two campuses); Wiregrass Technical College (± 8,000 students); GMC Community College (± 2,500 students); Wild Adventures Theme Park; a strong and diverse industrial base focused on distribution, technology and manufacturers; and a long track record of strong and pro-active private and public leadership. Long known as “Winnersville USA” for its long and outstanding tradition of multiple championships in sports and athletics, the community a few years ago was also awarded the first-ever nationwide “Titledown USA” trophy by ESPN. Football is where most of the titles came from, but the community has a long list of team and individual state and national championships in other sports over many decades.

Winning is pervasive and contagious. As a result, the community has long been a center of success and victories in business, trade and commerce, with a strong and steady real estate market to go with it. Growth here has been stable and steady for many years, even during the recent national economic downturn. The impact here was minimized because of the hub-type nature of the local community, its strong community institutions, and diverse business base. Recent new-home construction here has expanded to near-record levels, almost all in the northern suburbs. Commercial growth and activity are right on the heels of the residential expansion.

Subject Property Sub-Market – North Central Valdosta

The subject property is located in north central Valdosta, one of the strongest, most stable and consistent sub-markets in the metro area. Connell Road is a short but strategic and popular connector between the two major arteries of North Ashley Street (a/k/a US Hwy 41), and Bemiss Rd (a/k/a GA Hwy 125). Bemiss Road is the primary connector between Valdosta and Moody AFB about eight miles from the City, and these two endpoints continue to grow together. Connell Road is very convenient and strategic for a daycare business because it is central to so many residences and businesses in the area. This makes it easy for parents to drop off and pick up their children as they go to and from work.

Adding to the strong location are a strong and versatile mix nearby of retail, restaurants, wholesale, school, churches, single- and multi-family residential. Connell Road is also one block north of Northside Drive. This strategic thoroughfare, with five separate names spread over a continuous route, connects the northeast, north, northwest, and west sectors of the City, all the way out to Interstate 75. Just north of Connell Road is Inner Perimeter Road, an even larger route, fully connecting the north, east and south sections of the suburban areas of the City outside the main core.

This “northern arc” of Valdosta and environs is home to numerous national chain name-brand businesses, and smaller independents that have been around for many years. More growth is on the way. The subject location will continue to enjoy the benefits of its strategic location for many years.