

## Foresight For Prime Sites: Quest For Top-Rate Development Properties

At Children of America, we're seeking prime real estate in dynamic regional markets for continued expansion of our Children of America Educational Childcare Centers. As one of the nation's most experienced and fastest-growing commercial real estate investment, and development firms, we're focused on areas that are enjoying explosive growth fueled by innovative and energetic high-tech companies, corporate giants, and international companies seeking to establish a presence. The following listings detail the requirements for potential out-parcel site selections.

### Site & Submission Requirements: Two Story Building Seeking Build-To-Suit or Land Acquisitions



*In addition to appropriate zoning, the following criteria must be met:*

Lot size: 3/4 to 1 acre  
Building size: 10,000 - 12,600 square feet  
Parking spaces: 20  
Playground: 5000 square feet\*  
Elevation change: Maximum 8 feet across site  
Traffic count: 15,000 minimum per day. Ease of egress and ingress

#### Demographics:

Children: 1,000 minimum, age 4 and under in a one mile radius  
3,000 minimum, age 4 and under in a three mile radius  
Median income: \$60,000 within a three mile radius

#### Submission Requirements:

Site plan  
Set of demographics  
Area street map  
Zoning & proffers\*\*

\*May vary by county and municipality. \*\*Prefer sites with childcare "by right."

For More Information,  
Please Contact Us At:  
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