



A Modern Move-In Space for a Preschool or Day Care

285 Lyons Plain Road
Weston, Connecticut
Fairfield County



Executive Summary

Weston, CT is among the most affluent communities in the entire United States. Recent data show that Weston has the highest Median Household Income in Fairfield County, at \$212,423: with this, comes a large disposable income

In 2011 Connecticut magazine rated Weston number one town in Connecticut among towns with population 10,000 to 15,000 considering education, crime, economy, cost and leisure.

285 Lyons Plain Road represents a unique opportunity to lease a safe, modern, move-in condition pre-school or day-care center located directly in the middle of a residential area in need of this type of services.

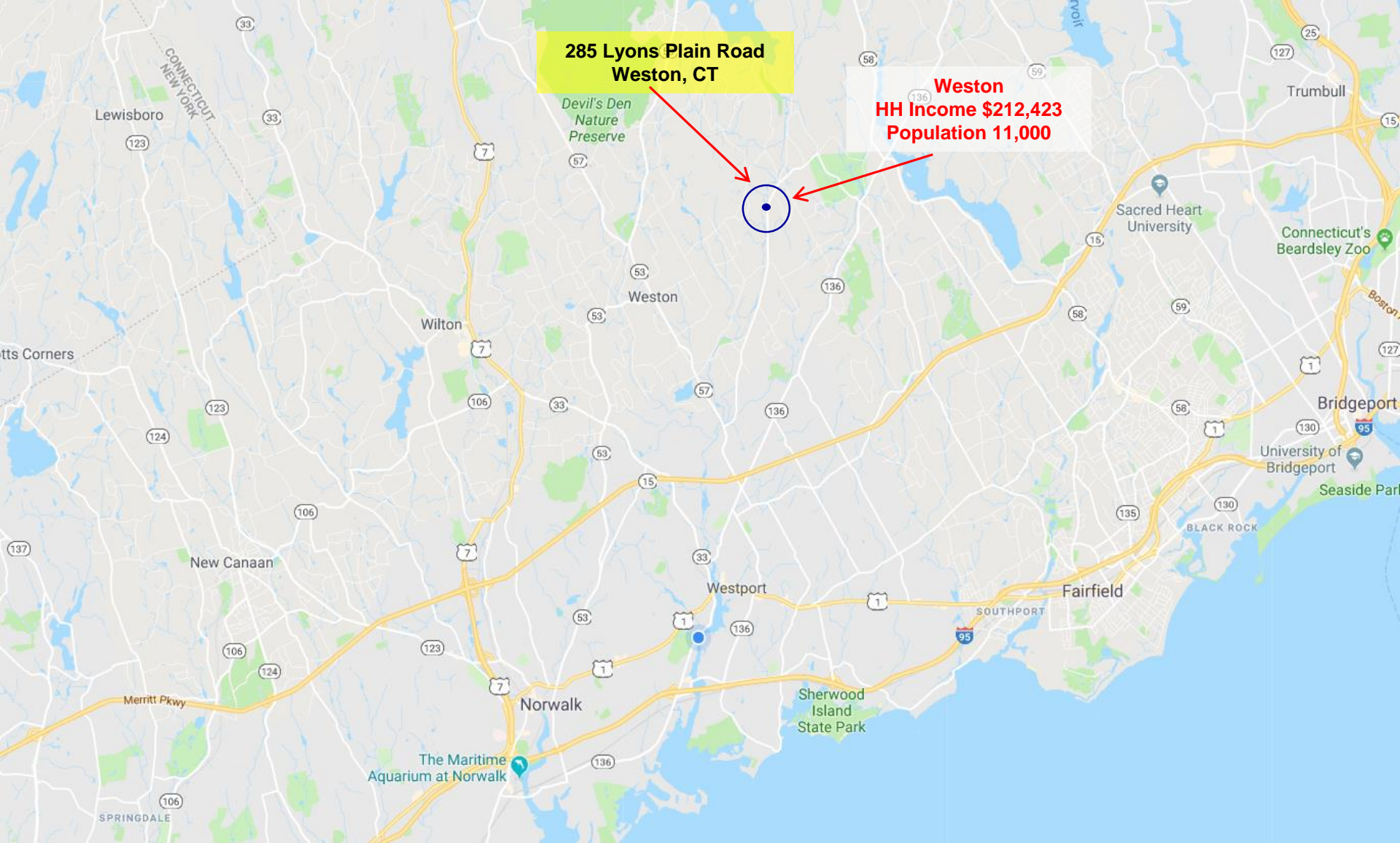
The school has four classrooms and has been previously approved for 40 children, has a Director's office, staff bathroom, kitchenette and storage.

A beautiful, large, fenced outdoor playground is one of the main features of the school.

Additionally, part time use of the Great Hall Room and a full commercial kitchen next to it can be negotiated.

The school section was built in 2009: it is fair to say that it is very unusual to find a recently built space for lease in move-in condition such as 285 Lyons Plain Road.





Great location close to the Merritt Parkway

All information subject to errors and omissions



About the Property

Address:	285 Lyons Plain Road Weston, CT 06883
Land size:	3.9 Acres
Building size:	Approximately 26,000 SF
Year built:	Original Church building 1845 – School wing 2009
Use:	The Emanuel Episcopal Church owns and uses the premises. The school space is currently available for lease.
Parking:	Main paved parking lot for 28 cars (2 handicap). Additional large unpaved parking lot and drop-off area is available.

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About the Space

Space size:	Preschool 2,511 SF +/- Great Hall 2,100 SF +/- Commercial kitchen 700 SF +/- Outdoor playground: 3,000 SF +/-
HVAC:	Forced air oil heat and central A/C
Water:	Well Water
Waste:	Septic system
Approvals:	Previous State of CT approval for 40 children
Configuration:	4 classrooms with sinks, each with one children bathroom Director's office Staff bathroom Kitchenette Storage Additional bathrooms available on the Church side of the building

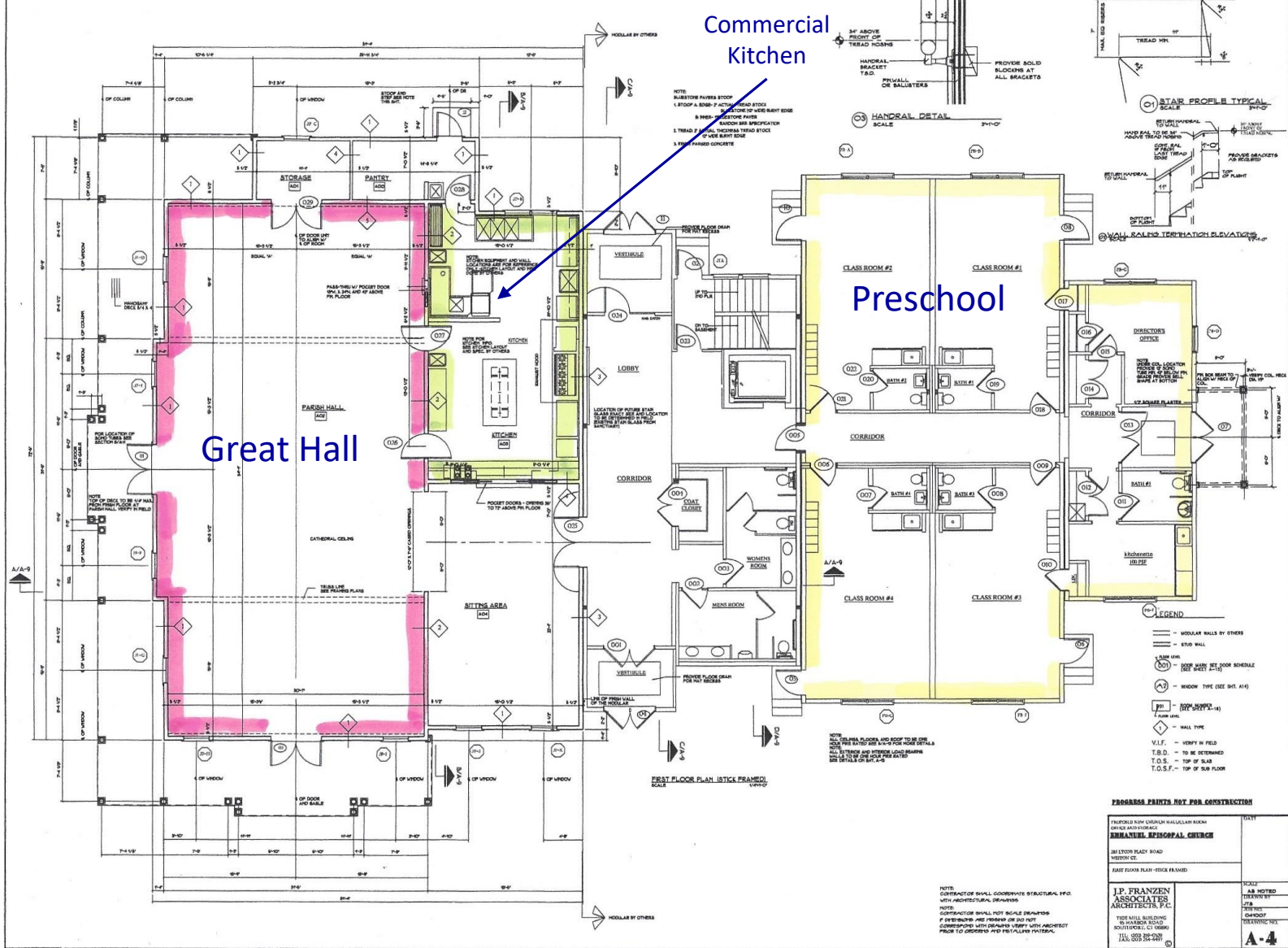


About the Space

- Rent: \$22 SF Modified Gross for the school space only (3,000 SF+/-)
Depending on the school needs, part time use of the Great Hall and commercial kitchen can be negotiated at additional cost.
- Utilities: The school pays a pro-rata share of utilities (oil, electric, refuse, septic cleaning, water, snow plowing)
- Lease term: Negotiable
- Available: Immediately

All information subject to errors and omissions





Floor Plan

All information subject to errors and omissions





Front View of the Building





Aerial View of the Beautiful Emanuel Episcopal Church Complex





The Outdoor Playground





The Main Parking Lot





Sample Classrooms





Classroom





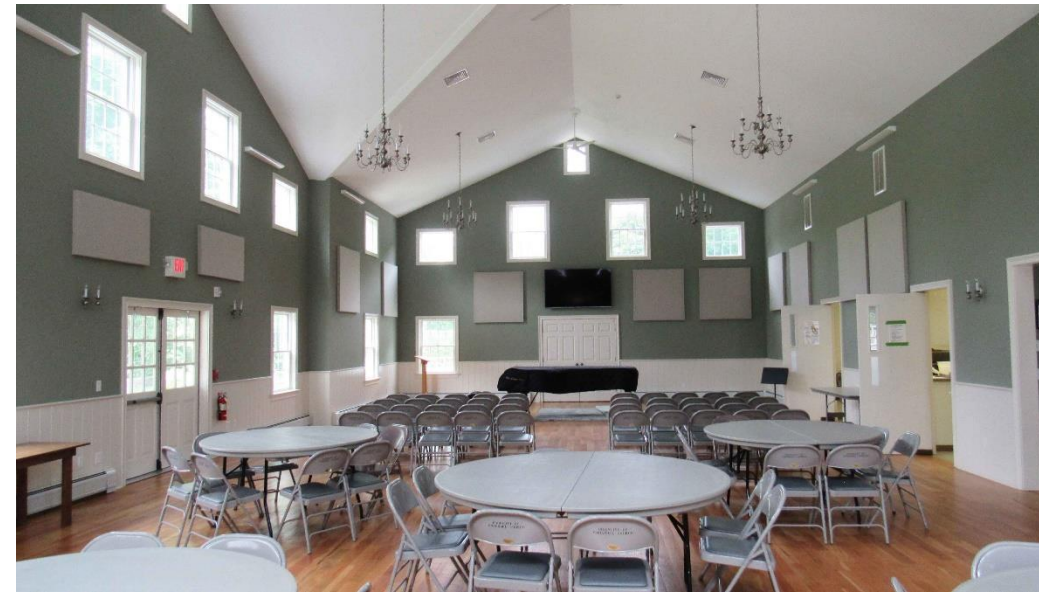
Children Bathroom



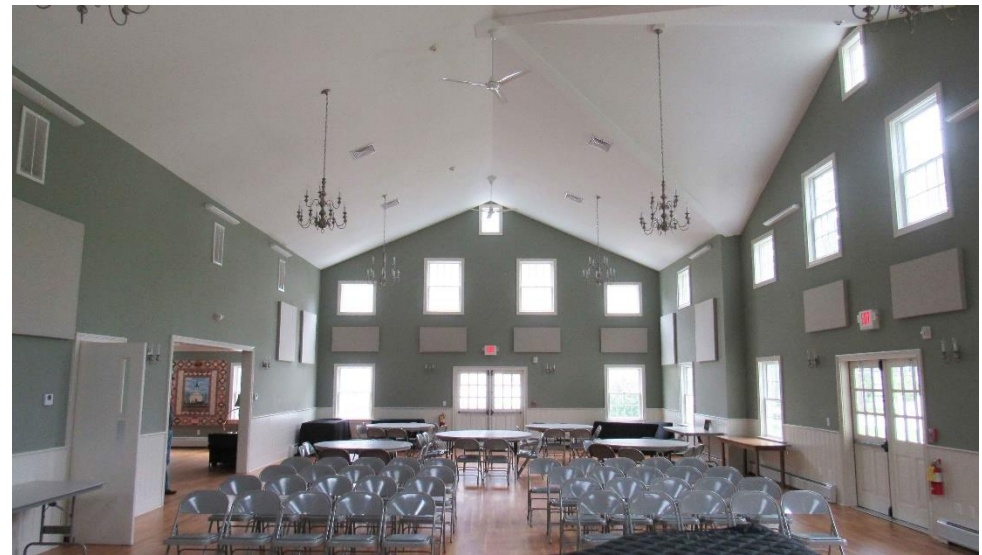


Large Additional Parking and Drop Off Area





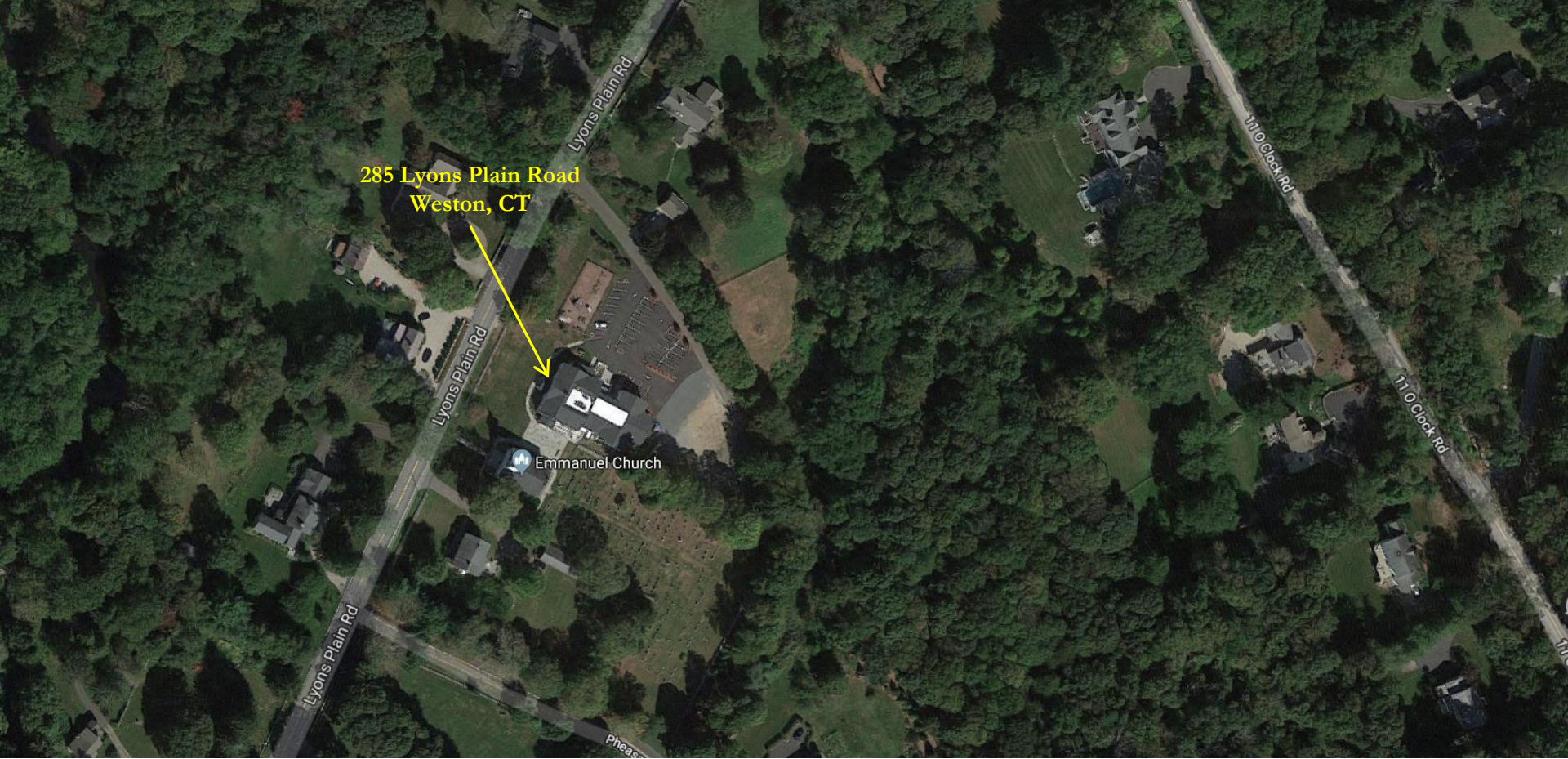
The Great Hall





Commercial Kitchen

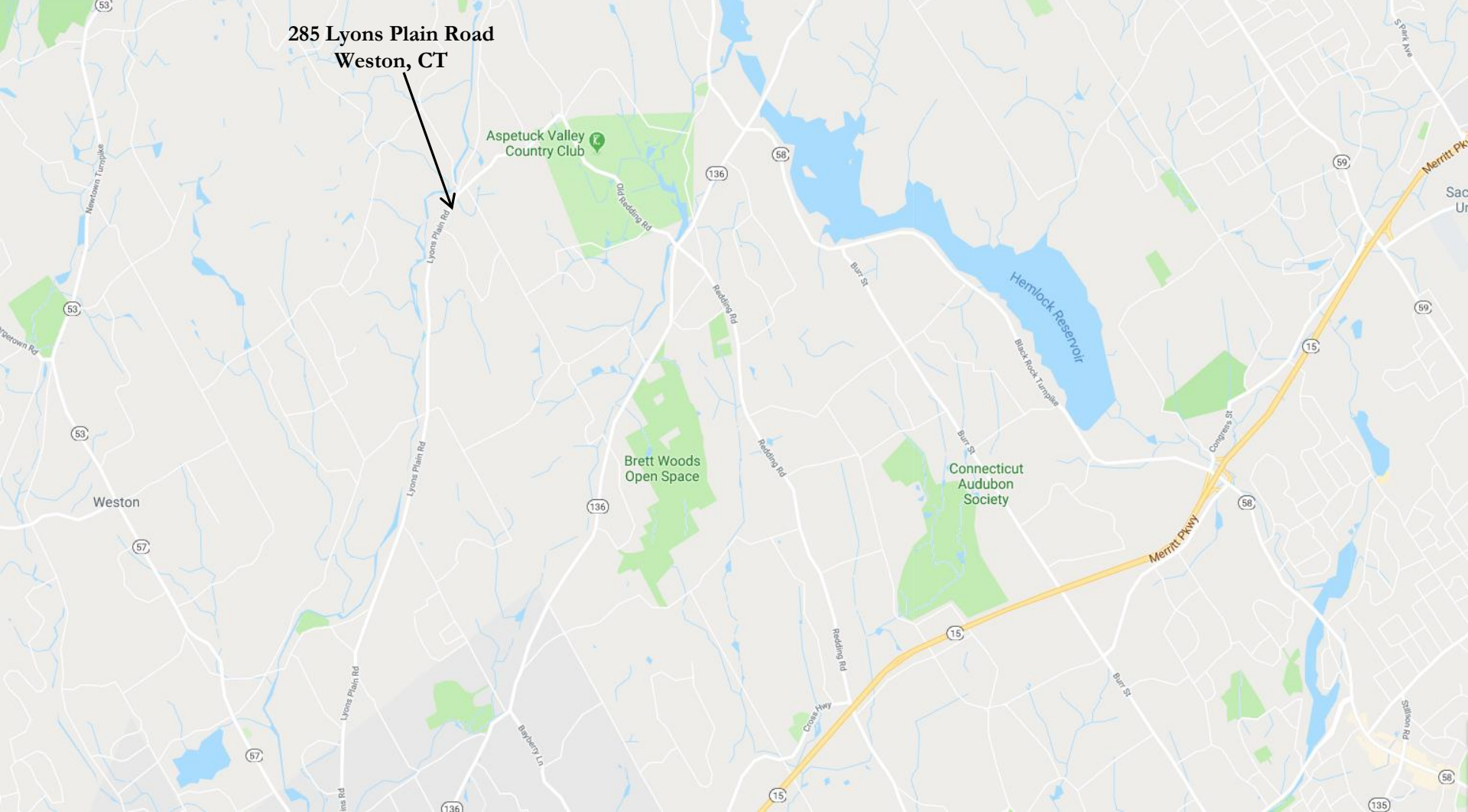




Aerial



285 Lyons Plain Road
Weston, CT



Street Map



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The logo consists of the letters 'H' and 'K' in a blue, serif font, positioned inside a white square with a thin blue border. The 'H' and 'K' are closely spaced and share a common baseline.

HK