

FOR SALE

2451

WILLOTT ROAD

St. Peters, MO





2451 Willott Rd

PHOTOS + DETAILS

EMILY ACKLEY

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JOSH JENKINS

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Price & What's Included

- \$1,025,000 includes real estate, operating business, all equipment, curriculum, licenses, enrolled clientele, and staff relationships. Walk in and operate day one.

Property

- Purpose-built ±4,172 SF building in excellent condition with a new roof installed and minimal near-term capital needs.
- Purpose-built building in excellent condition. New roof installed, minimal near-term capital needs.
- Multi-room layout: dedicated classrooms, Pre-K rooms, commercial kitchen, admin office, and support spaces. Every square foot is purpose-assigned.
- 1 full acre of commercially zoned land. St. Charles County land values support the real estate independently of the business.
- Full perimeter white vinyl and aluminum rail fencing. Child safety, security, and strong curb appeal.
- 15± paved parking spaces including ADA-designated. Safe drop-off and pick-up flow.

Business

- 27+ years of continuous operation since 1997 with multigenerational clientele and deep community roots.
- Active Missouri childcare license, enrolled children, trained staff, curriculum, and supplies all transfer with the sale.
- Two Discovery Kids branded Chevrolet school buses included. Transportation program is operational and conveys with the sale.
- Experienced staff in place. Institutional knowledge and family relationships transfer with ownership.





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Pavilion

- 1,800 SF covered outdoor pavilion: permanent post-and-beam structure with architectural shingle roof and poured concrete slab. Not a tent or shade sail.
- Seats 50+ children simultaneously. Functions as an outdoor classroom, lunch hall, and activity center.
- Extends the usable outdoor season across rain, heat, and mild cold. A premium differentiator parents notice immediately.

Outdoor Play

- Three fully distinct, age-separated play environments. Exceeds Missouri DHSS licensing standards and supports higher licensed child capacity. Few competing facilities in the region match this.
- Dedicated infant/toddler yard: separately fenced rubber mulch area with age-appropriate equipment. Meets licensing age-separation requirements.
- School-age hardcourt: 3,000 SF of poured concrete with basketball hoops, soccer goals, and open court space. Fully fenced within the campus perimeter.
- Full rubber mulch surfacing throughout play zones. Safety-compliant and well-maintained.
- Generous green space and grassed areas between play zones. The full acre gives a buyer room the vast majority of urban childcare operators simply do not have.



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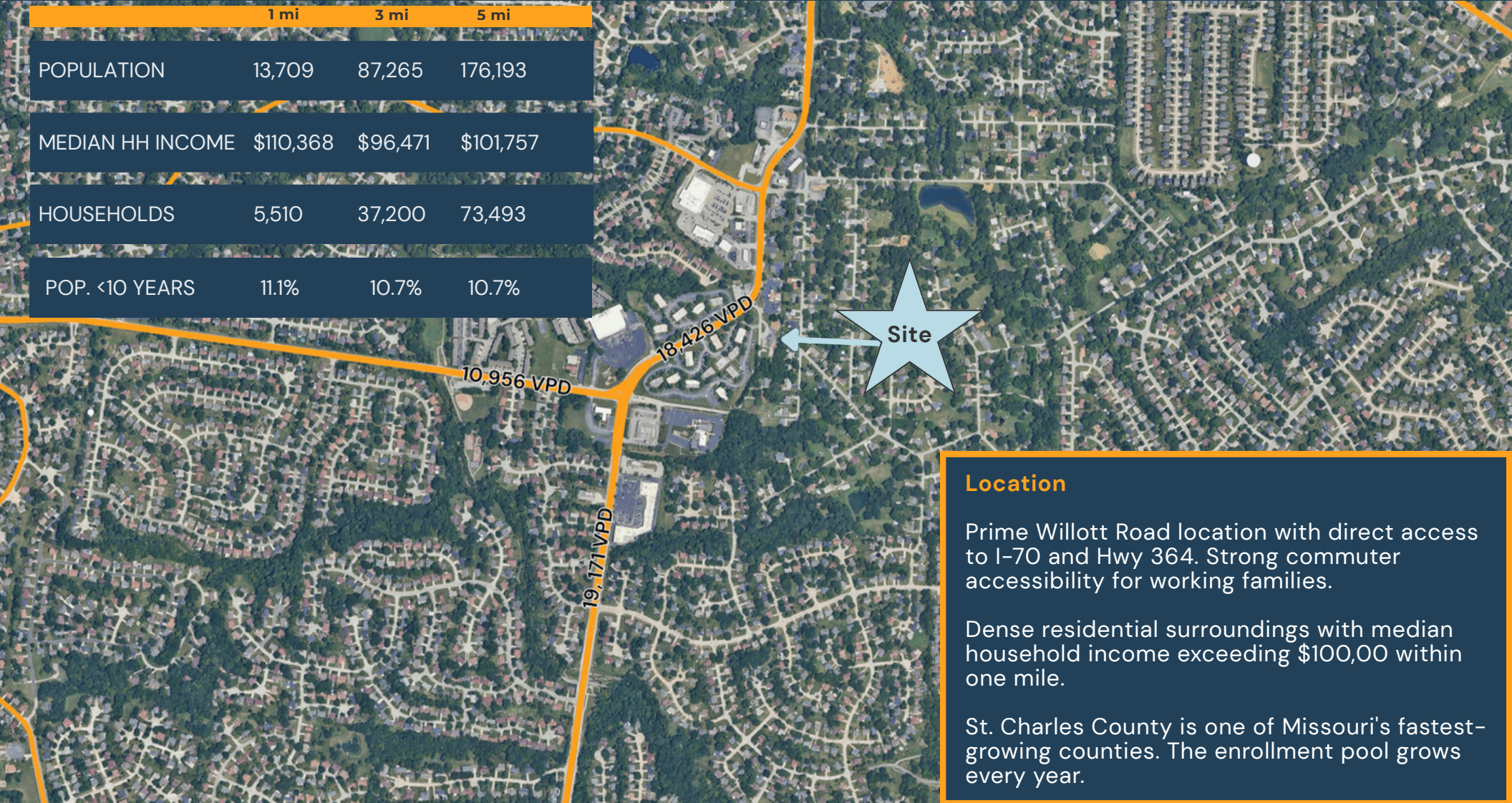
AERIAL + DEMOGRAPHICS

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	1 mi	3 mi	5 mi
POPULATION	13,709	87,265	176,193
MEDIAN HH INCOME	\$110,368	\$96,471	\$101,757
HOUSEHOLDS	5,510	37,200	73,493
POP. <10 YEARS	11.1%	10.7%	10.7%



Location

Prime Willott Road location with direct access to I-70 and Hwy 364. Strong commuter accessibility for working families.

Dense residential surroundings with median household income exceeding \$100,00 within one mile.

St. Charles County is one of Missouri's fastest-growing counties. The enrollment pool grows every year.