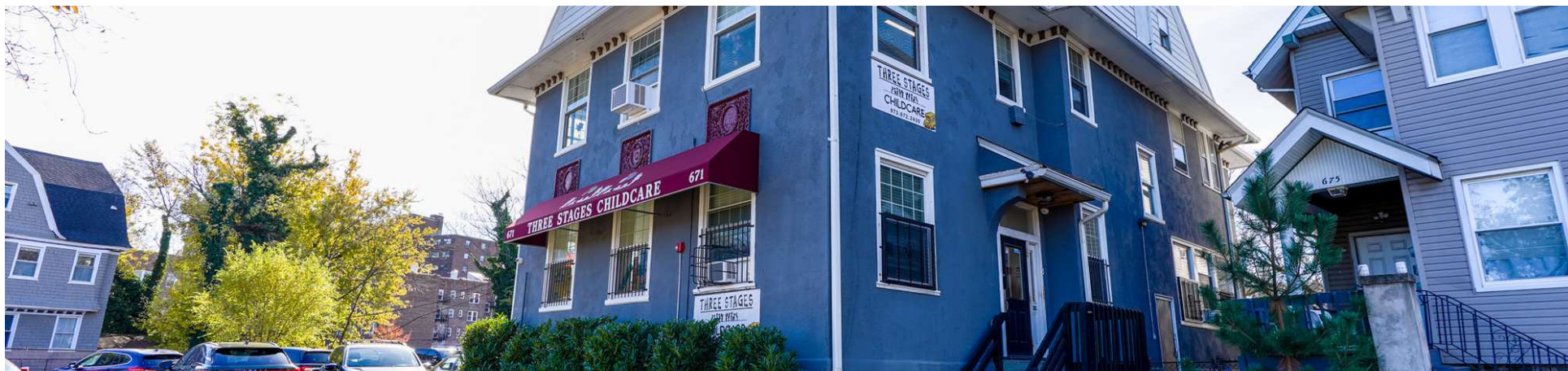


# FOR SALE

## THREE STAGES LEARNING CENTER

671 Park Ave East Orange, NJ 07017



### VIDEO

#### PROPERTY DESCRIPTION

Introducing 671 Park Ave, a 3-story Class C commercial property with overall site utility primed for early childhood learning/daycare use. This free-standing frame/concrete combo structure offers new ownership an opportunity to acquire a turnkey facility inclusive of large open learning areas, private office space, restroom facility and emergency egress on each level, full size finished basement and ample fenced-in playground area in the rear lot. Built in 1914, the site erected on a well-manicured 0.14 AC land parcel features 48' lot frontage with exposure along the county thoroughfare of Park Ave and immediate access to public bus transportation. Building Size excludes basement space.

**Paul E. Washington**  
(646) 344-9964

#### OFFERING SUMMARY

Sale Price:	\$776,000
Number of Units:	1
Lot Size:	4,779 SF
Building Size:	4,357 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	21,455	137,999	291,057
Total Population	53,813	371,111	792,535
Average HH Income	\$71,951	\$95,414	\$110,213

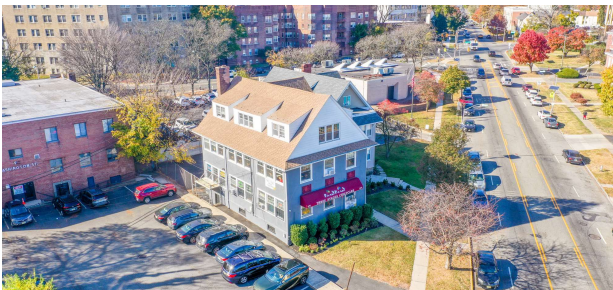


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# ADDITIONAL PHOTOS

## THREE STAGES LEARNING CENTER

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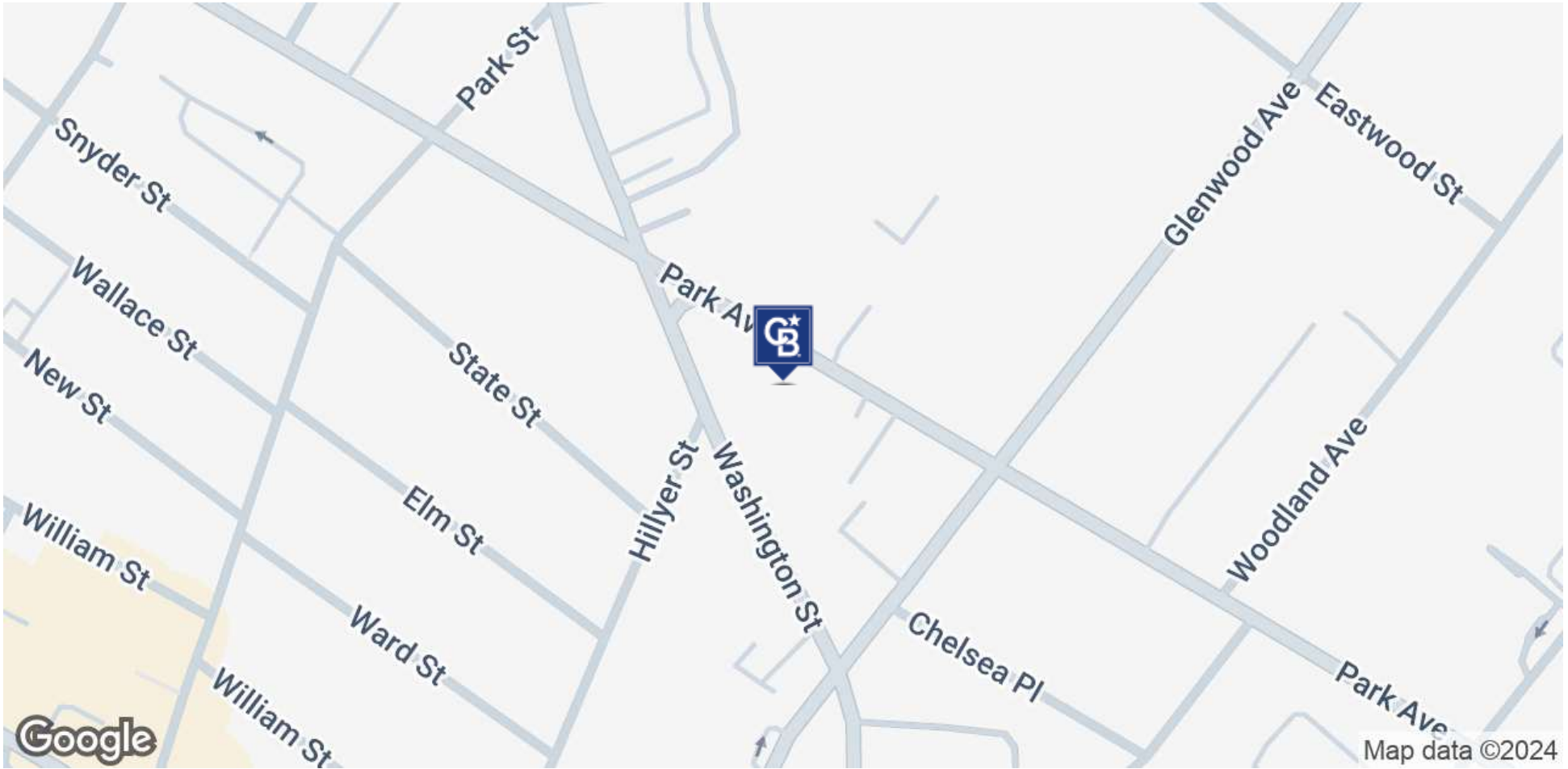


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LOCATION MAP

## THREE STAGES LEARNING CENTER

671 Park Ave East Orange, NJ 07017



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# DEMOGRAPHICS

## THREE STAGES LEARNING CENTER

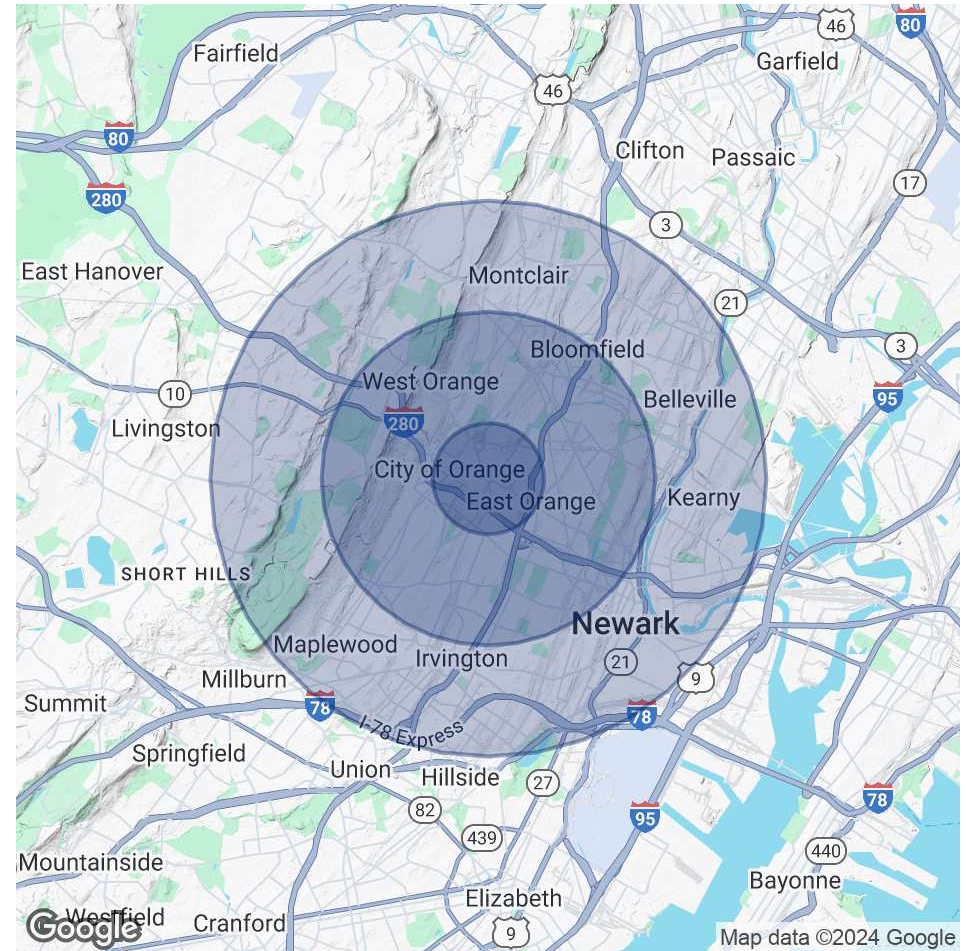
671 Park Ave East Orange, NJ 07017

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	53,813	371,111	792,535
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	21,455	137,999	291,057
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$71,951	\$95,414	\$110,213
Average House Value	\$346,809	\$441,002	\$480,134

Demographics data derived from AlphaMap



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