



**FOR SALE**



# Childcare Building + Business For Sale

OFFERING MEMORANDUM | SOUTHAMPTON TOWNSHIP, NJ

Exclusively Listed by

**Lori Hascsak - Broker** | (973) 768-3976 | thehascsakgrp@gmail.com

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**KW COMMERCIAL**  
237 Lorraine Avenue  
Montclair, NJ

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# Professional Bio



## Lori Hascsak

Broker

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Cell: (973) 768-3976

111786, New Jersey

I am a seasoned entrepreneur with over two decades of expertise in the childcare industry. With a Master's Degree from Fairleigh Dickinson University, I initially ventured into corporate finance on Wall Street before transitioning to childcare center ownership, where I successfully managed multiple centers for over 20 years.

Driven by a desire for new challenges, I have shifted my focus to real estate, specializing in several key areas. Drawing on my extensive experience in childcare services, I excel in helping clients buy, sell, and expand childcare centers.

Additionally, I specialize in commercial real estate, particularly in investment sales and leasing. I work closely with tenants, sellers, and buyers to navigate the complexities of commercial transactions, leveraging her expertise to ensure successful outcomes for my clients.

I specialize in assisting clients with buying, selling, and expanding childcare centers, as well as in commercial real estate, focusing on investment sales and leasing. My diverse skill set and unwavering dedication to my clients' success set her apart in the industry.

# Property Summary



## Property Summary

Building SF:	3,000
Land Zoning:	Commercial
Lot Size:	2.86 Acres
Licensed Capacity:	60
Current Enrollment:	37
Building Price:	\$875,000
Renovated:	2021
Staff:	11-12 Staff (Curriculum Director + Administrator in place)
Business Price:	\$580,000
Year Built:	1988
Zoning:	HC70

## Property Overview

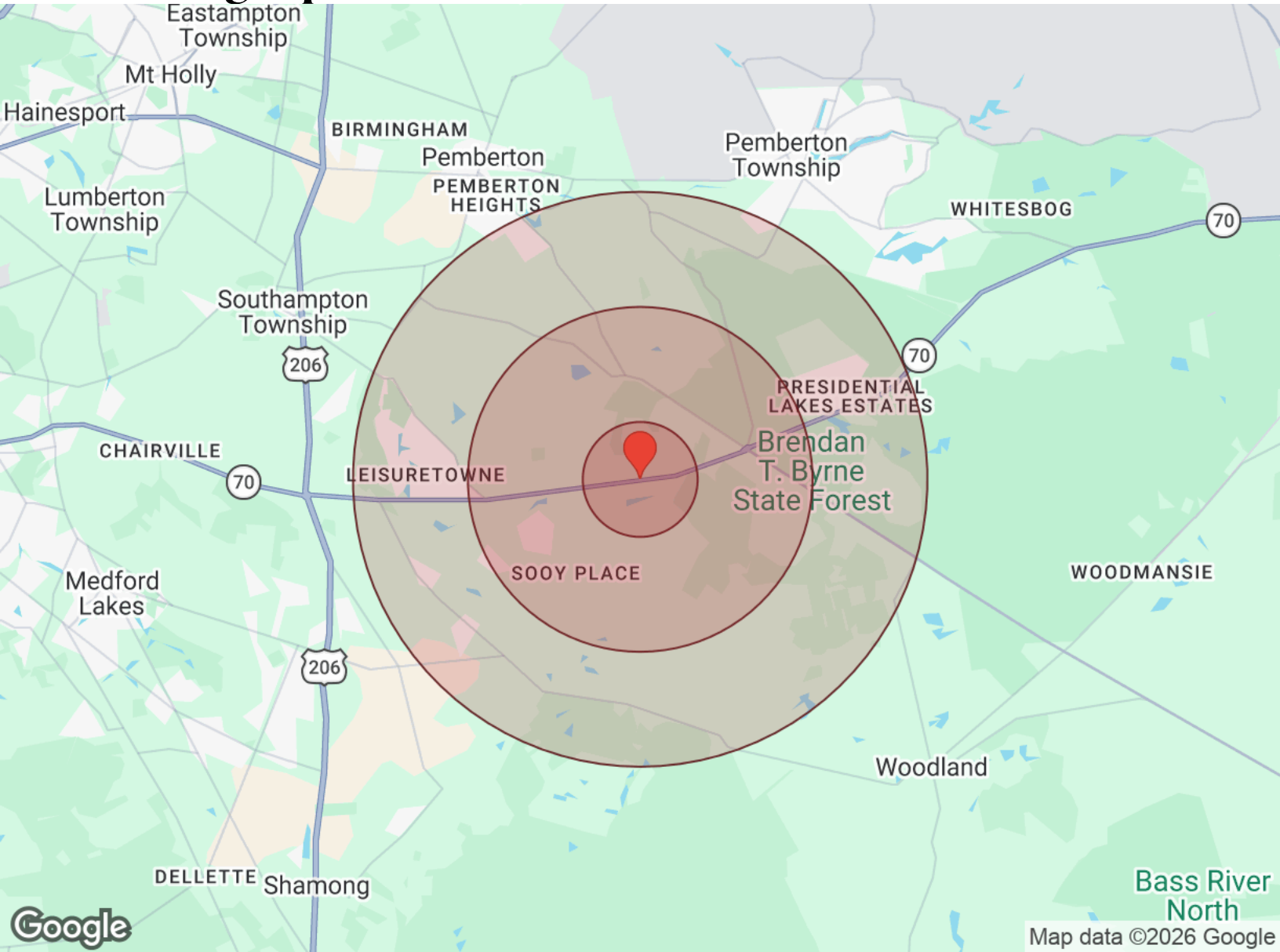
2.86-acre commercial site with expansion potential  
Licensed childcare facility (60-child capacity)  
Strong value-add opportunity (currently ~62% occupied)  
Major capital improvements completed (2021)  
Certified playground (2024)  
Turnkey operation with staffing in place  
HC70 zoning allows for continued use or alternative redevelopment  
No known environmental or structural issues

## Location Overview

Strategically located along Route 70 in Southampton, NJ, the property benefits from strong visibility and accessibility within a growing suburban corridor. The surrounding area includes established residential neighborhoods and retail amenities, supporting consistent demand for childcare services.

Its proximity to major roadways, including Route 70 connections to I-295 and the New Jersey Turnpike, provides convenient regional access for families, staff, and operators.

# Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	302	1,435	6,481
Female	297	1,335	6,787
Total Population	600	2,770	13,268

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	496	2,306	10,406
Black	35	152	1,218
Am In/AK Nat	N/A	3	11
Hawaiian	1	2	7
Hispanic	41	186	975
Asian	14	50	284
Multiracial	12	66	337
Other	N/A	6	32

Housing	1 Mile	3 Miles	5 Miles
Total Units	209	977	5,851
Occupied	204	954	5,686
Owner Occupied	189	872	5,001
Renter Occupied	15	82	685
Vacant	6	23	166

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	94	408	1,558
Ages 15 - 24	77	321	1,193
Ages 25 - 54	219	980	3,818
Ages 55 - 64	95	481	2,102
Ages 65+	113	581	4,597

Income	1 Mile	3 Miles	5 Miles
Median	\$149,056	\$134,902	\$85,333
Under \$15k	6	61	290
\$15k - \$25k	N/A	9	295
\$25k - \$35k	6	34	405
\$35k - \$50k	N/A	38	743
\$50k - \$75k	N/A	51	770
\$75k - \$100k	14	94	819
\$100k - \$150k	77	263	943
\$150k - \$200k	27	113	585
Over \$200k	73	290	835

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