



COMMERCIAL / OFFICE PROPERTY

BUILDING FOR SALE - MAY BE DELIVERED VACANT

FOR SALE - FORMER CHILD DAY CARE FACILITY

635 Cranbury Road, East Brunswick, NJ 08816

For More Information, Contact the Exclusive Broker

JOHN R. LONGO

Senior Director

jlongo@blauberg.com

973.379.6644 x129



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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635 Cranbury Road, East Brunswick, NJ 08816



PROPERTY DESCRIPTION

For Sale - Former Child Day Care Facility

PROPERTY HIGHLIGHTS

- ±10,000 SF Adult Day Care Center
- ±2.09-acre lot
- Built in 2002
- Approx. 25 spots off-street parking
- Corner lot location at Cranbury Road and Fern Road
- Zoned R-2
- Taxes at \$61,083.75 (2023)

LOCATION DESCRIPTION

- Approx. 2.97 Miles to Route 18
- Approx. 6 Miles to NJ Turnpike Exit 8A and Exit 9
- Approx. 11.2 Miles to I-287
- Approx. 32 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price: \$3,750,000

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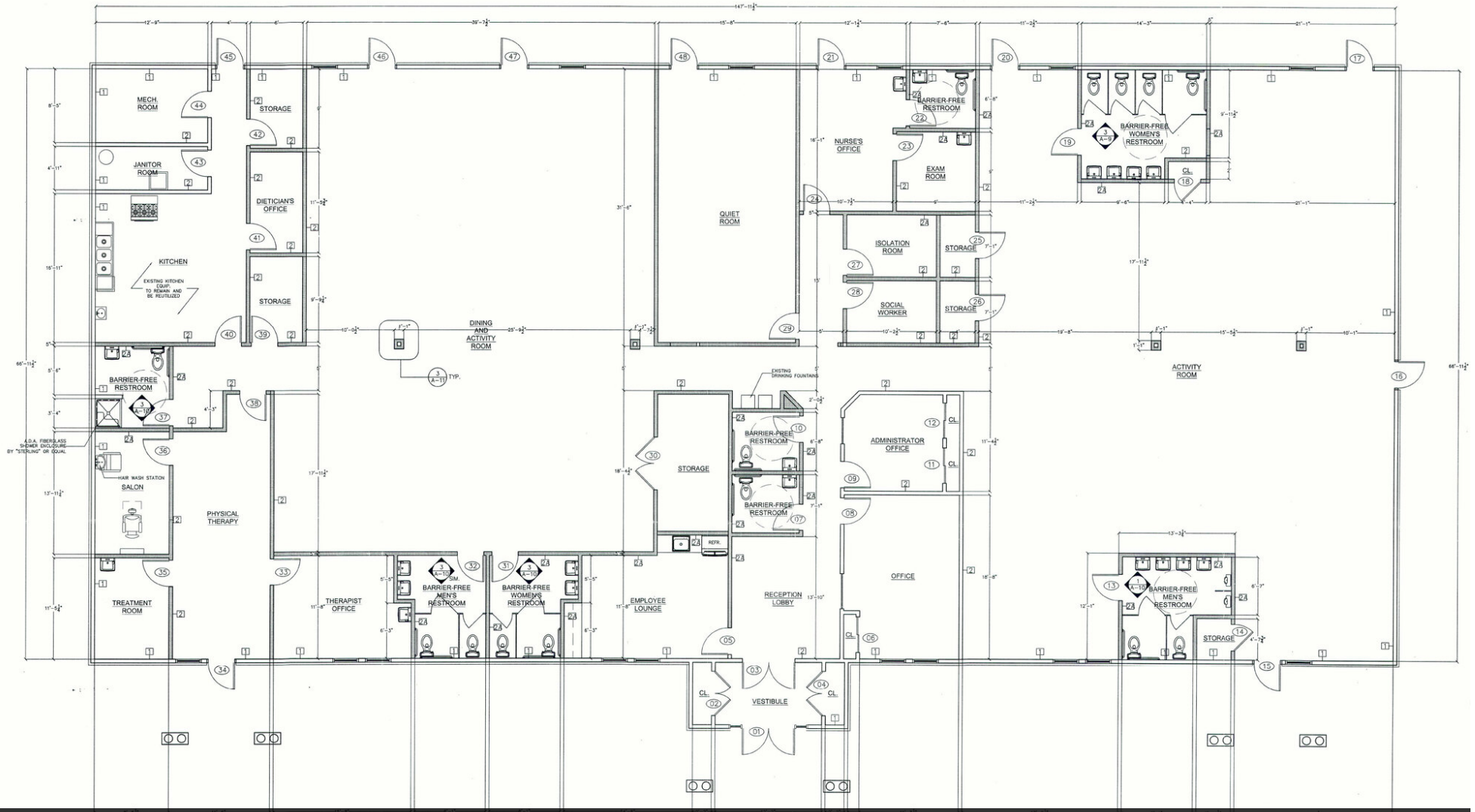
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Current Approved Site Plan

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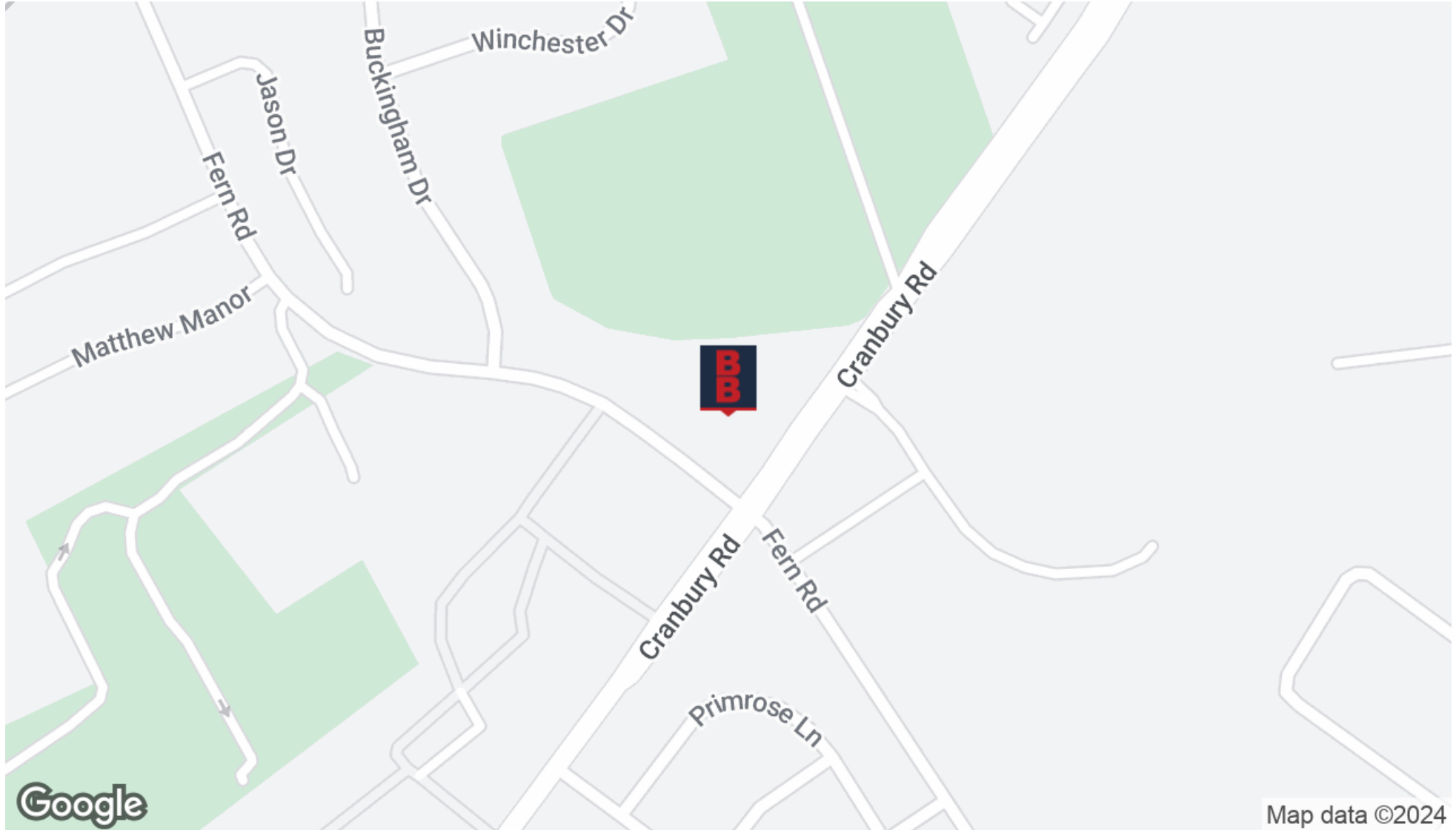
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| Radius | 1 Mile | 3 Mile | 10 Mile |
|--|------------------|------------------|------------------|
| Population: | | | |
| 2025 Projection | 9,503 | 55,305 | 632,136 |
| 2020 Estimate | 9,602 | 55,196 | 629,111 |
| 2010 Census | 10,213 | 55,117 | 617,159 |
| Growth 2020-2025 | (1.03%) | 0.20% | 0.48% |
| Growth 2010-2020 | (5.98%) | 0.14% | 1.94% |
| 2020 Population Hispanic Origin | 675 | 4,726 | 102,833 |
| 2020 Population by Race: | | | |
| White | 6,323 | 40,547 | 386,646 |
| Black | 437 | 2,370 | 77,557 |
| Am. Indian & Alaskan | 16 | 88 | 3,269 |
| Asian | 2,672 | 11,260 | 148,278 |
| Hawaiian & Pacific Island | 5 | 15 | 480 |
| Other | 147 | 916 | 12,880 |
| U.S. Armed Forces: | 0 | 0 | 100 |
| Households: | | | |
| 2025 Projection | 3,678 | 19,480 | 222,068 |
| 2020 Estimate | 3,715 | 19,449 | 221,063 |
| 2010 Census | 3,943 | 19,464 | 217,142 |
| Growth 2020 - 2025 | (1.00%) | 0.16% | 0.45% |
| Growth 2010 - 2020 | (5.78%) | (0.08%) | 1.81% |
| Owner Occupied | 2,722 | 16,946 | 153,783 |
| Renter Occupied | 993 | 2,503 | 67,280 |
| 2020 Avg Household Income | \$138,215 | \$132,892 | \$119,341 |
| 2020 Med Household Income | \$111,455 | \$112,353 | \$95,919 |
| 2020 Households by Household Inc: | | | |
| <\$25,000 | 467 | 1,952 | 26,235 |
| \$25,000 - \$50,000 | 584 | 2,397 | 31,180 |
| \$50,000 - \$75,000 | 377 | 2,222 | 31,616 |
| \$75,000 - \$100,000 | 276 | 2,012 | 25,694 |
| \$100,000 - \$125,000 | 335 | 2,310 | 24,595 |
| \$125,000 - \$150,000 | 357 | 1,928 | 20,503 |
| \$150,000 - \$200,000 | 426 | 3,177 | 29,158 |
| \$200,000+ | 893 | 3,451 | 32,082 |

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