



# 150 LIBERTY CORNER ROAD

WARREN, NEW JERSEY

THE GODDARD SCHOOL | 15-YEAR NNN LEASE



SINGLE-TENANT EARLY CHILDHOOD EDUCATION INVESTMENT OPPORTUNITY

## INVESTMENT HIGHLIGHTS

- Brand new ground up construction
- Designed by The DeRosa Group
- 10,922 SF early childhood education facility\*
- Approximately 1.66-acre site with 37 parking spaces\*
- Minimal landlord responsibilities under NNN structure
- Affluent Warren / Liberty Corner trade area
- 3-mile median household income: \$185,894
- 3-mile median home value: \$805,967
- Strong fit for private capital and 1031 exchange buyers

## PROPERTY SNAPSHOT

|              |                         |
|--------------|-------------------------|
| PROPERTY     | 150 Liberty Corner Road |
| MUNICIPALITY | Warren, New Jersey      |
| COUNTY       | Somerset County         |
| TENANT       | The Goddard School      |
| LEASE        | 15-Year NNN             |
| BUILDING     | 10,922 SF*              |
| SITE         | Approx. 1.66 Acres      |
| PARKING      | 37 Spaces*              |
| PRICING      | Contact Brokers         |

OKORO REALTY GROUP, LLC

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## RENT SCHEDULE & AERIAL OVERVIEW

### 15-YEAR ANNUAL RENT SCHEDULE

| LEASE YEAR | ANNUAL BASE RENT | LEASE YEAR | ANNUAL BASE RENT |
|------------|------------------|------------|------------------|
| Year 1     | ABATED           | Year 8     | \$431,685.22     |
| Year 2     | \$372,372.00     | Year 9     | \$440,318.92     |
| Year 3     | \$379,819.44     | Year 10    | \$462,334.87     |
| Year 4     | \$387,415.83     | Year 11    | \$471,581.56     |
| Year 5     | \$395,164.15     | Year 12    | \$481,013.19     |
| Year 6     | \$414,922.35     | Year 13    | \$490,633.46     |
| Year 7     | \$423,220.80     | Year 14    | \$515,165.13     |
|            |                  | Year 15    | \$540,923.39     |



**15-YEAR TOTAL BASE RENT**  
**\$6,514,567.31**

*\*Year 1 is abated. Rent begins in Year 2.*

### THE GODDARD SCHOOL – TENANT HIGHLIGHTS



THE  
**GODDARD SCHOOL**<sup>®</sup>  
FOR EARLY CHILDHOOD DEVELOPMENT

- ✓ Established in 1988 with nearly 40 years of experience in early childhood education
- ✓ One of the nation's largest premium early childhood education providers with over 675 schools in 39 states serving nearly 100,000 children and families
- ✓ Proprietary Wonder of Learning<sup>®</sup> curriculum focused on inquiry, creativity, and whole-child development
- ✓ Cognia<sup>®</sup> accredited – meeting the highest standards in education and operational excellence
- ✓ Locally owned and operated franchise model with the strength of a nationally recognized brand behind it
- ✓ Purpose-built facilities designed specifically for safety, security, and learning
- ✓ Strong demographic fit with the affluent Warren / Basking Ridge trade area and convenient access to I-78 and surrounding employment centers

### AERIAL OVERVIEW

#### CLOSE-UP AERIAL – SUBJECT PROPERTY



Approximately 1.66-acre site with 10,922 SF building and 37 parking spaces.

#### TRADE AREA AERIAL – SURROUNDING AMENITIES



EXCLUSIVE OFFERING

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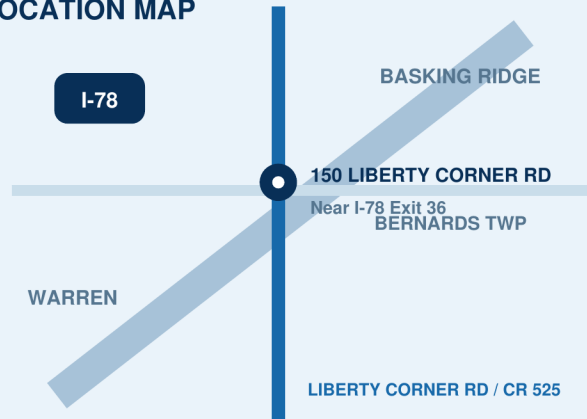
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LOCATION | TENANT | DEMOGRAPHICS



CURRENT CONSTRUCTION

## LOCATION MAP



## 2025 AREA DEMOGRAPHICS

Immediate Liberty Corner Road trade area

| RADIUS  | POP.   | HOUSEHOLDS | MEDIAN HH INCOME | MEDIAN HOME VALUE |
|---------|--------|------------|------------------|-------------------|
| 1 MILE  | 2,727  | 1,126      | \$147,726        | \$488,083         |
| 3 MILES | 32,473 | 11,875     | \$185,894        | \$805,967         |
| 5 MILES | 85,963 | 31,988     | \$176,484        | \$749,229         |



EXCLUSIVE OFFERING CONTACTS  
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Information from sources believed reliable but not guaranteed. Prospective purchasers should independently verify all facts.