

OFFERING MEMORANDUM

CUMBERLAND COUNTY  
NEW JERSEY

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# BUILDING & BUSINESS FOR SALE

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EXCLUSIVELY LISTED BY:

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# THE OFFERING

## Child Care Center

PROPERTY ADDRESS

1185 Highway 77, Bridgeton, NJ

SQUARE FEET

6,825

LOT SIZE

+/- 2 acres

ASKING PRICE

\$1,500,000.00 (Building & Business)  
\*Business information available with NDA

ZONING

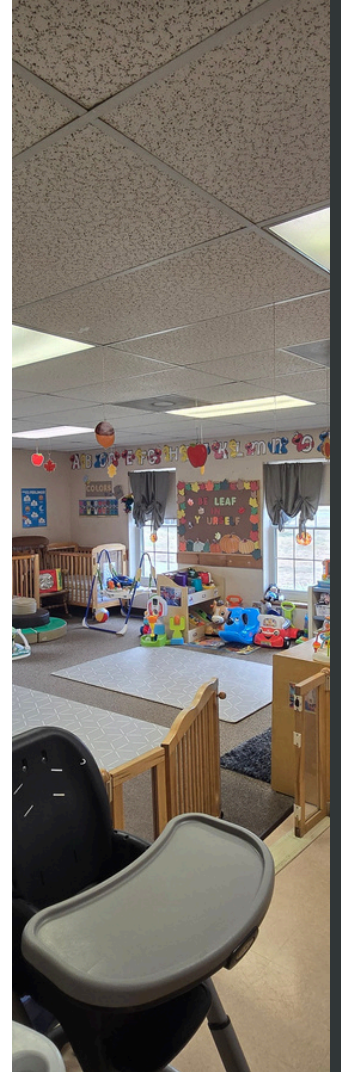
AB Primary Zone - Redevelopment Zone  
with an EA Overlay

BUILDING FEATURES

Fit-out for an early childcare learning  
center with playground

CLASSROOMS

7 Classrooms (130 Student License  
Capacity)





# PROPERTY SUMMARY



This commercial property is a purpose-built day care facility situated on a spacious 2-acre lot in Upper Deerfield, NJ. The 6,825-square-foot building is designed to accommodate the needs of a childcare operation, with ample space for classrooms, play areas, administrative offices, and child-friendly amenities. The facility offers a safe, nurturing environment tailored specifically for child care services.

The surrounding 2-acre lot provides potential for outdoor play areas, expansion, or additional parking, making it ideal for a growing day care business. Located in Bridgeton, this property has served as a day care for close to 36 years.

## BUILDING HIGHLIGHTS

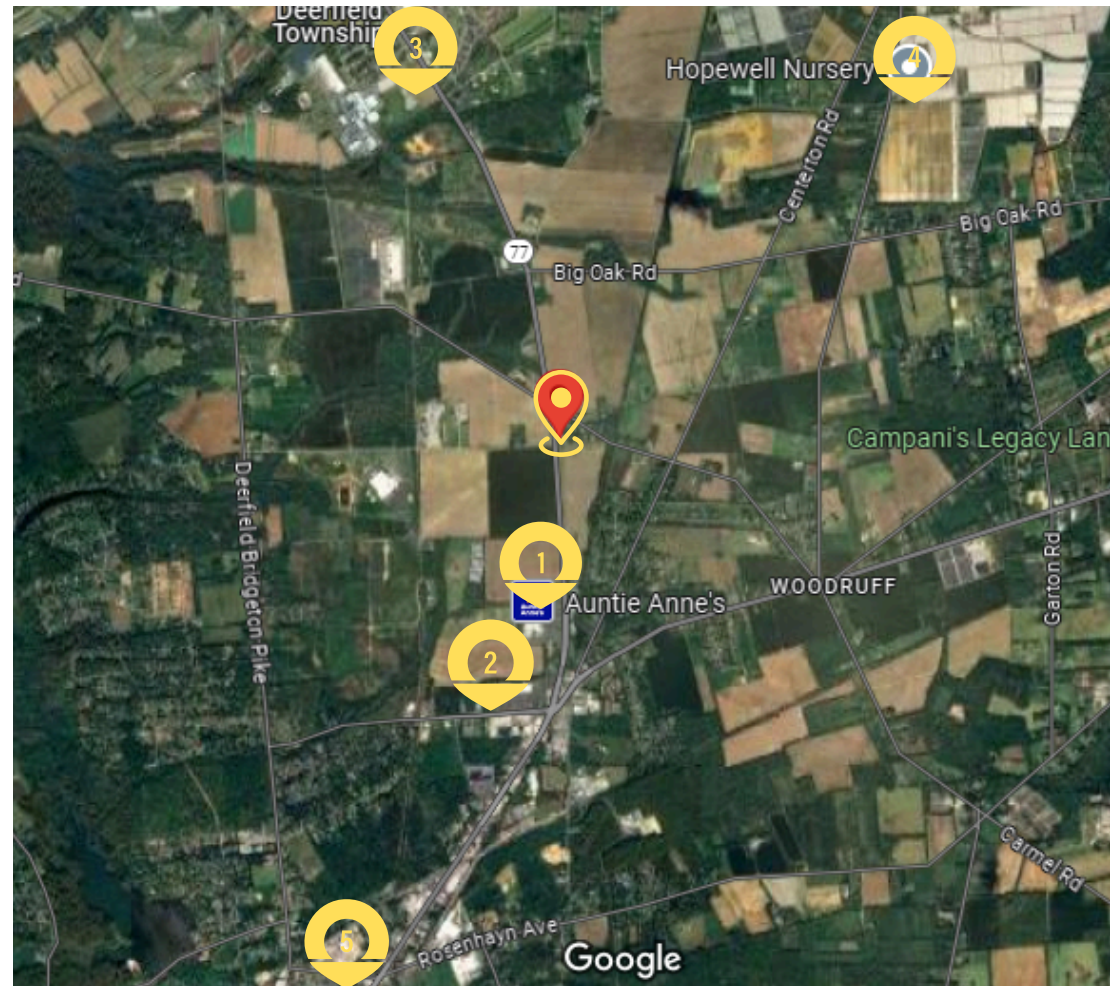


- Built for purpose day care facility
- Seven (7) classrooms
- Licensed capacity +/- 130 students
- Corner lot on Route 77 in Upper Deerfield (Bridgeton, NJ mailing address)
- Exterior fenced in playground area
- The building is located in New Jersey School Development Authority District and services the Abbott District



## NEARBY AMENITIES

- 1 Walmart
- 2 Ollie's Bargain Outlet, Tractor Supply, Aldi's
- 3 Upper Deerfield Township Schools
- 4 Hopewell Nursery
- 5 Bridgeton City Center



## DEMOGRAPHICS

Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	13,519		39,386		91,162	
2024 Population by Age	13,700		39,988		92,349	
Age 0 - 4	909	6.64%	2,675	6.69%	5,498	5.95%
Age 5 - 9	977	7.13%	2,964	7.41%	6,025	6.52%
Households						
2029 Projection	4,478		12,759		31,708	
2024 Estimate	4,542		12,958		32,129	



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# LICENSED CHILD CARE FACILITY

CUMBERLAND COUNTY, NEW JERSEY



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