

# Turnkey Childcare Facility with Real Estate

1805 Princeton Ave | Lawrence Township, NJ 08648

# \$2,000,000



## Executive Summary

This offering presents a rare opportunity to acquire a fully operational, state-licensed childcare facility together with the underlying commercial real estate. The property is strategically located along the Princeton Avenue corridor in Lawrence Township, New Jersey and is currently occupied by Explorations Community Preschool.

Ownership is offering the business and real estate together, creating a turnkey opportunity for an owner-operator or experienced childcare group. This unique combination provides immediate cash flow from an established operation while securing valuable commercial real estate in a prime location.

The facility benefits from full state licensing, on-site management infrastructure, and recent capital improvements funded through grant programs. With licensed capacity for 99 children and expansion potential to approximately 150 children, this represents a scalable investment opportunity in the growing childcare sector.

### Investment Highlights

- Fully operational turnkey facility
- State-licensed childcare business
- Commercial real estate included
- Established multi-year operating history
- Expansion capacity available
- Recent capital improvements completed

## Property Specifications

### Building Size

Approximately 9,800 SF of well-maintained commercial space

### Lot Size

Approximately 0.69 acres with ample outdoor space

### Year Built

1978 construction with modern updates and improvements

### Zoning

HC Highway Commercial designation supporting childcare operations

### Parking

Approximately 20 dedicated parking spaces for staff and parent drop-off

### Frontage

Approximately 150 feet of visibility on Princeton Avenue

### Occupancy

100% leased to established childcare operator  
Owner Occupied

## Business Operations Overview



### [Child Care Center in Lawrence Township, NJ](#)

Explorations Community  
Preschool

Explorations Community Preschool is an established childcare operator with a multi-year operating history serving the Lawrence Township community. The facility maintains full state licensing and operates with experienced on-site management already in place, ensuring continuity of operations for a new owner.

The business currently serves families throughout the region with a reputation for quality early childhood education and care. The existing management infrastructure, combined with established enrollment patterns and operational systems, provides a stable foundation for continued success under new ownership.

All operational procedures, licensing requirements, and staff management protocols are well-documented and transferable, making this a true turnkey acquisition opportunity for qualified buyers in the childcare industry.

## Capacity and Growth Potential

99

Current Licensed Capacity

Children currently approved under  
state licensing regulations

150

Expansion Potential

Maximum capacity achievable  
with sprinkler system installation

51%

Growth Opportunity

Potential enrollment increase  
through facility upgrades

The facility's current licensed capacity of 99 children represents a strong operational baseline, but the true value proposition lies in the significant expansion potential. Subject to sprinkler system installation, capacity can be increased to approximately 150 children, representing a 51% growth opportunity.

This expansion pathway provides a clear value-creation strategy for a new owner. The building's existing square footage and layout can accommodate the increased enrollment without requiring structural additions, making the expansion both cost-effective and operationally feasible. The investment in sprinkler infrastructure would unlock substantial additional revenue potential while maintaining compliance with all state licensing requirements.

## Recent Capital Improvements

### Facility Enhancements

The property has benefited from significant recent capital improvements, many of which were completed through grant funding, reducing the deferred maintenance burden for a new owner. These strategic upgrades enhance both the operational efficiency and aesthetic appeal of the facility.



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### New LED Lighting

Energy-efficient LED lighting installed throughout the entire facility, reducing operating costs and improving illumination



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### Rear Door Replacement

New secure entry points installed to improve safety and access control



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### Playground Upgrades

Outdoor play areas enhanced with modern equipment and safety surfacing



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### Interior & Exterior Refresh

Comprehensive cosmetic updates completed via grant funding

## Location Advantages

### Princeton Avenue Corridor

The property's location along the Princeton Avenue corridor in Lawrence Township provides exceptional visibility and accessibility for families throughout the region. This major thoroughfare ensures consistent traffic flow and convenient access for morning drop-off and afternoon pickup, critical factors in childcare facility success.

Lawrence Township offers a stable demographic base with strong demand for quality childcare services. The area's mix of residential neighborhoods and commercial development creates an ideal environment for childcare operations, with working families seeking convenient, reliable early education options.

#### High Visibility

150 feet of frontage on Princeton Avenue ensures maximum exposure to passing traffic

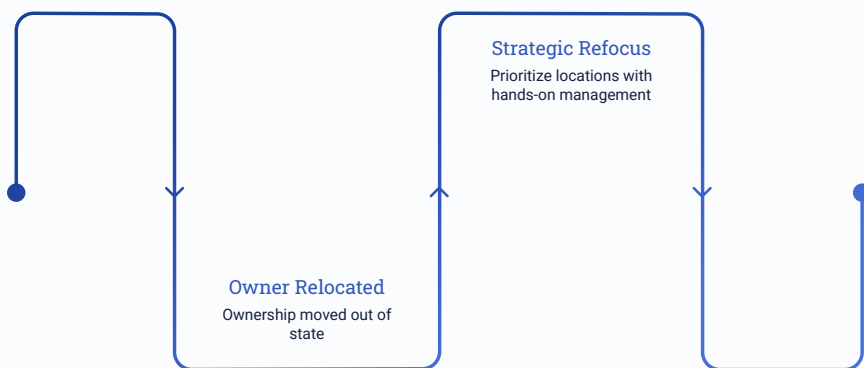
#### Highway Commercial Zoning

HC zoning designation supports childcare operations and provides flexibility for future use

#### Established Community

Located in a mature market with consistent demand for childcare services

## Reason for Sale



This sale represents a strategic operational decision rather than business distress, providing confidence for prospective buyers.

### Operational Logistics

Ownership has relocated out of state and is seeking to simplify operations by focusing on locations where hands-on management is possible. The decision to sell is driven purely by geographic considerations and the owner's preference for direct operational oversight.

This represents an ideal acquisition scenario for buyers, as the sale is motivated by the seller's personal circumstances rather than any underlying business challenges. The facility continues to operate successfully with strong enrollment and established systems in place.

The current owner's relocation creates an opportunity for a local operator or experienced childcare group to acquire a proven business with immediate cash flow and significant growth potential through the capacity expansion pathway.



## Investment Structure



### Combined Offering

Business and real estate offered together as a complete package



### Financial Documentation

Complete financials available upon execution of Non-Disclosure Agreement



### Seller Cooperation

Ownership open to conference calls with qualified buyers to discuss operations after LOI is presented

The offering structure combines both the operating business and underlying real estate, providing buyers with complete control over the asset and eliminating landlord-tenant complications. This integrated approach ensures operational stability and maximizes long-term value creation potential.

Detailed financial information, including historical operating statements, enrollment data, and expense breakdowns, will be made available to qualified buyers who execute a confidentiality agreement. The seller is committed to transparency and will participate in discussions to facilitate a smooth transition of ownership.

## Next Steps for Qualified Buyers

### Confidential Review Process

This Offering Memorandum is confidential and intended solely for qualified prospective buyers. All information contained herein is subject to independent verification by interested parties.

Qualified buyers interested in pursuing this opportunity should be prepared to demonstrate financial capability and relevant industry experience. The seller seeks a buyer who can maintain the facility's reputation for quality childcare while capitalizing on the significant growth opportunities available through capacity expansion.

To receive detailed financial information and schedule a property tour, interested parties must first execute a Non-Disclosure Agreement. The seller is committed to working cooperatively with serious buyers to facilitate due diligence and ensure a successful transaction that benefits all stakeholders, including the families currently served by the facility.

