



# SILBERT REALTY & MANAGEMENT COMPANY, INC.

## *Seeking Sites For* PRIMROSE SCHOOLS

The Leader in Educational Child Care ®

*We are aggressively seeking sites within Northern & Central New Jersey for expansion*

### TARGET MARKETS

Bergen, Union, Somerset, Essex, Morris and Passaic counties, but will consider other New Jersey locations as well

### REQUIREMENTS - Preferably Free-Standing

**Size:** Land 60,000+ usable SF; Building ±12,000 SF  
Select endcap also considered

### Interior Setting:

Eleven individual classrooms with a warming kitchen

### Exterior Setting:

Four age-appropriate playgrounds

### Frontage:

A minimum of 150' usable frontage preferred

### Visibility:

100' from main roadway in both directions

### Access:

Full-turn access into and out of property

### Traffic:

Substantial traffic comprised of target demographic;  
a.m. side of street

### Income:

Minimum \$80,000 median household income and upper income

### Children:

2,500+ within a 3 mile radius, ages infant to 4 years

### Opening Soon:

Florham Park, Berkeley Heights & Mountainside

*In today's competitive real estate market, high standards of excellence in community design & services are vital for successful development. Adding Primrose Schools to your development portfolio can provide a quality balance and community benefit.*



### For Additional Information Contact:

Brian S. Silbert, President & CEO

908.604.6900 x15

info@silbertrealestate.com

**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

85A Division Avenue • P O Box 406 • Millington, NJ 07946

908-604-6900 • 908-604-2030 fax

Website: [www.silbertrealestate.com](http://www.silbertrealestate.com)

email: [info@silbertrealestate.com](mailto:info@silbertrealestate.com)

All Primrose Schools are independently owned and operated. This flyer does not constitute an offer for the sale of a franchise. A franchise offering can be made by Primrose with an appropriate Franchise Disclosure Document.

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.