

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

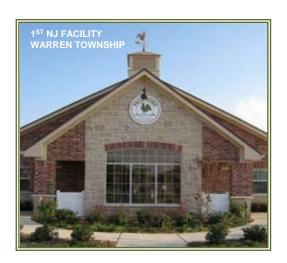
Children:

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



85A Division Avenue • P O Box 406 • Millington, NJ 07946 908-604-6900 • 908-604-2030 fax Website:_www.silbertrealestate.com email: 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.