WCRE
WOLF COMMERCIAL REAL ESTATE

PREMIER MOUNT LAUREL PROPERTY AVAILABLE FOR SALE

1401 SOUTH CHURCH STREET I MOUNT LAUREL, NJ

CORFAC International

Wolf Commercial Real Estate

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PROPERTY DETAILS & HIGHLIGHTS

Property Name:	Excel DayCare
Property Address:	1401 South Church Street, Mount Laurel, NJ
Lot Size:	5.43 AC
Block & Lot:	Lot 1.04, Block 1002
Building Size:	15,000 SF
Sale Price:	$3,500,000
Parking:	Abundant parking
Signage:	Monument and building signage available
Number of Stories:	2

PROPERTY OVERVIEW

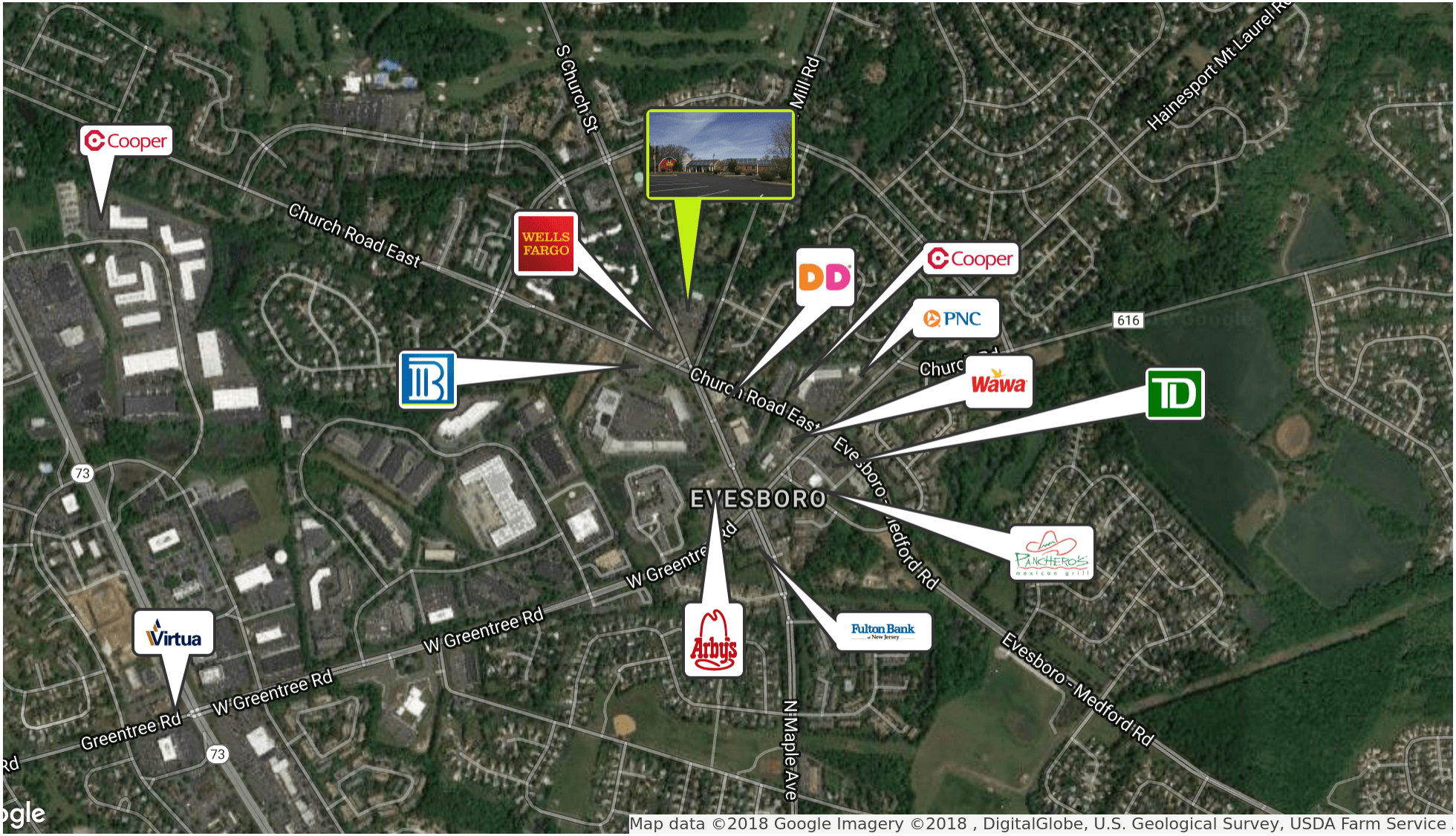
- Property consists of two floors with elevator access, multiple classrooms, administrative offices, multi-purpose rooms, kitchen, outdoor play area and swimming pool
- Solar Panel System
- Well-maintained interior and exterior

LOCATION OVERVIEW

- Conveniently located at the intersection of Church Road, Church S treet and Union Mill Road in Mount Laurel, New Jersey
- Easy access to Route 70, I-295, Route 38 and the New Jersey Turnpike
- Close proximity to multiple retail shops, restaurants, professional businesses and residential developments
- Ideal property for a daycare operator or for potential redevelopement

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

RETAILER MAP



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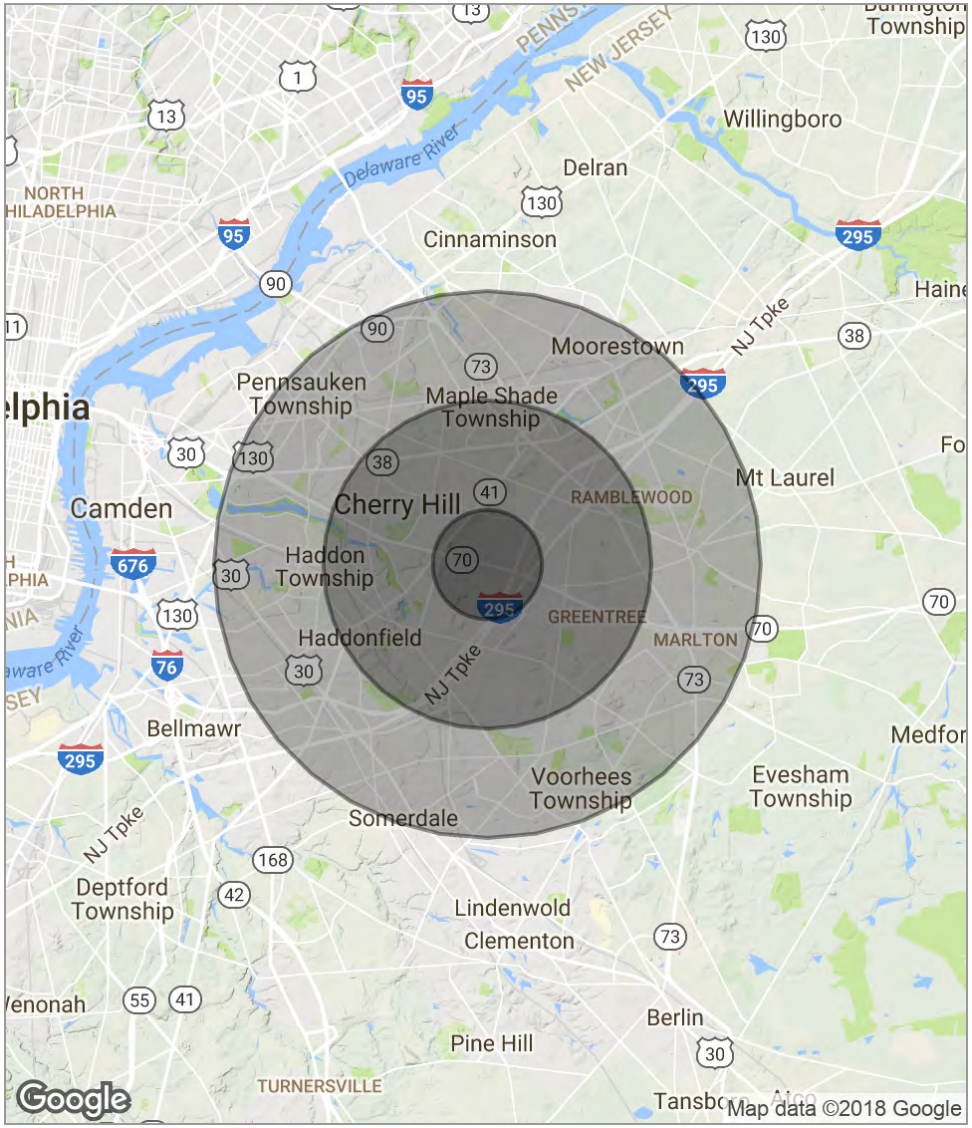
DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,512	90,274	245,237
Median age	43.4	41.9	41.6
Median age (male)	40.2	40.2	40.1
Median age (Female)	46.8	43.8	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,444	34,938	96,410
# of persons per HH	2.8	2.6	2.5
Average HH income	$103,600	$97,803	$96,325
Average house value	$307,471	$316,984	$306,390

** Demographic data derived from 2010 US Census*

Contact Us

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