

FOR LEASE

25 N FULLERTON AVE  
MONTCLAIR, NJ

## FULLY APPROVED CHILD CARE CENTER

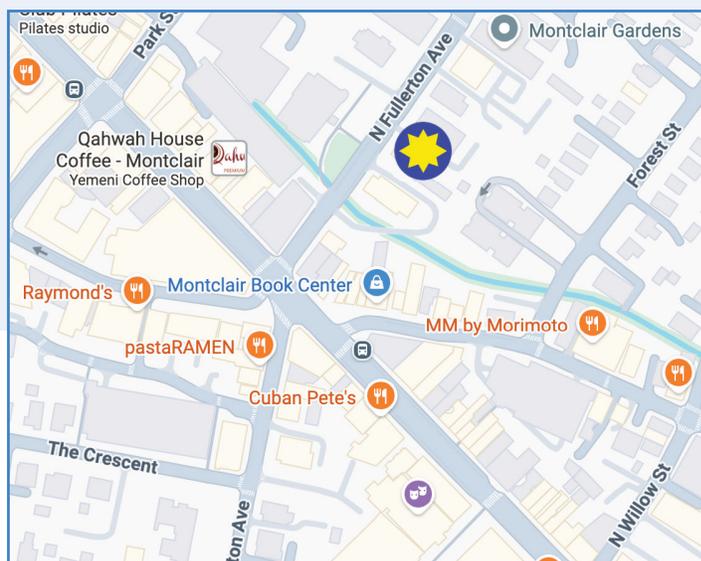
### AVAILABLE SPACE

- +/- 1250 sf
- Four (4) classrooms
- One (1) private office w/ restroom
- One (1) reception/kitchenette area w/ restroom
- +/- 300 sf Outdoor play area
- All state inspections certifications have been acquired

Rental Rate: \$28.75/SF NNN

### PROPERTY FEATURES

- Ample on-site parking
- 1 Block from Bloomfield Ave
- 1-Mile MHI: \$150,000+
- 9,650+ HH within 1-Mile = huge demand for child care
- Exclusive monument signage
- Lower level space available to increase occupancy



For more information contact:

**ALFRED PAPASSO**

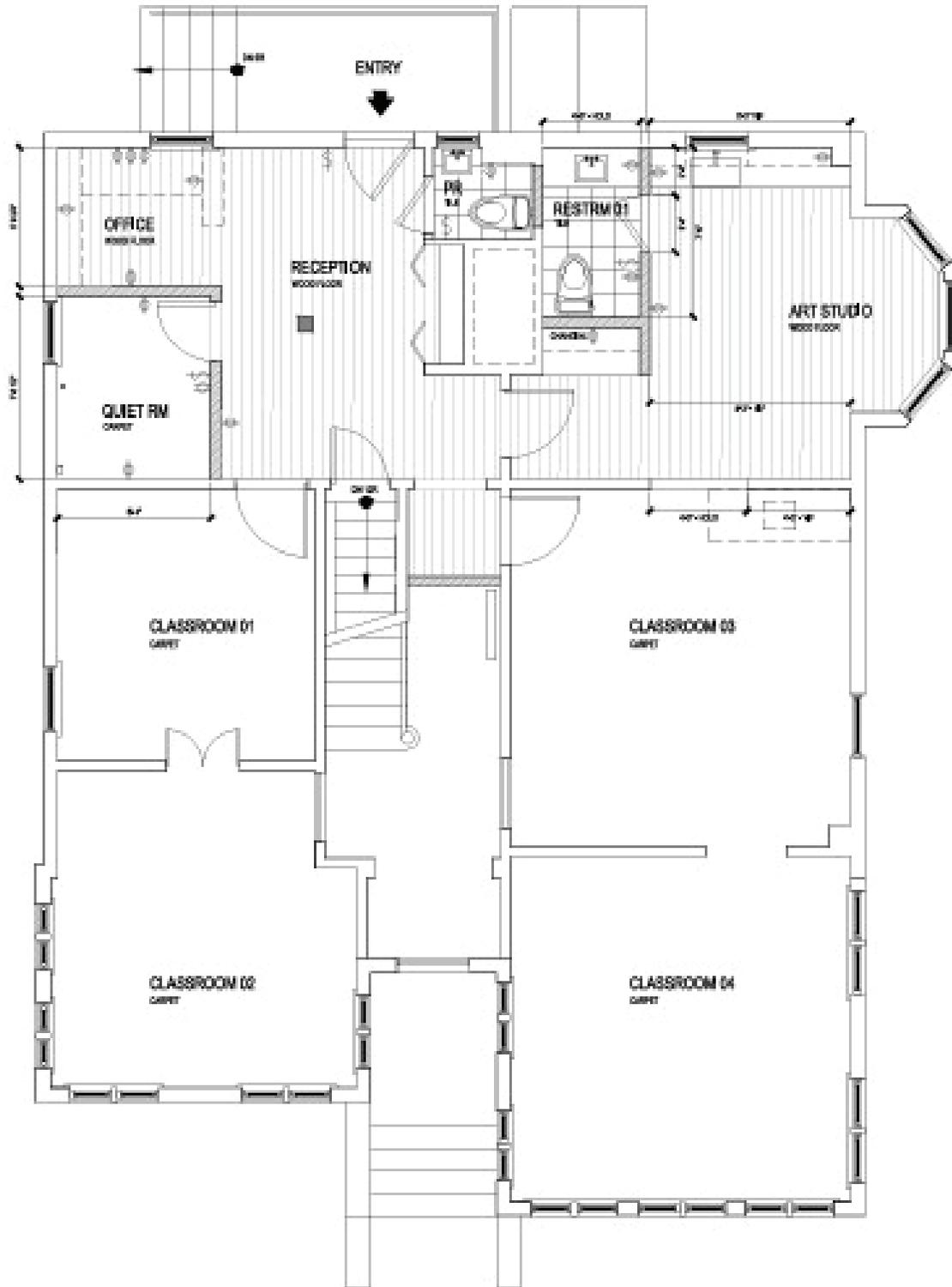
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**Floor Plan Not Drawn to Scale**