OFFERING MEMORANDUM

THE LEARNING EXPERIENCE AT PALM PIKE CROSSING

BRAND NEW 15-YEAR FREESTANDING NET LEASE

CBRE

THE LEARNING EXPERIENCE
Academy of Early Education

3436 SW MARTIN HWY, PALM CITY, FL 34990

STUART / JUPITER MSA

Property Photo

3436
SW MARTIN HWY

Property Photo

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INTRODUCTION

CBRE's Net Lease Property Group is pleased to present this brand-new net lease, The Learning Experience, located in one of the nation's fastest growing markets in South Florida. This lease provides for minimal landlord obligations and includes rental increases of 12% every 5 years. The Property is anchored by an extremely busy Wawa (IN TOP 86% PERFORMING STORE IN STATE OF FLORIDA per Placer.ai) and Tractor Supply (IN TOP 87% STORE IN THE ENTIRE COUNTRY per Placer.ai).

Palm Pike Crossing offers retailers a prime, high visibility position along one of Palm City's most important east-west commuter corridors, delivering constant exposure to the surrounding customer base with HHI exceeding $150K and regional traffic moving between Palm City, Stuart, I95, and the Turnpike. The property benefits from excellent visibility, easy ingress/egress, and access designed for quick, convenient stops – key criteria for QSR, service retail, and dailyneeds operators. With established traffic patterns, strong household demographics, and seamless regional connectivity, this corridor provides the consistent customer flow and accessibility national retailers look for when selecting highperforming sites.

For the past 20 years, The Learning Experience has been the recognized leader and one of the nation's fastest-growing early childhood education providers, with more than 600 centers operating or in development across the U.S. The Learning Experience is backed by the top-tier longstanding private equity group Harvest Partners and is a proven model that delivers strong enrollment demand and offers landlords a stable, long-term tenant in a recession-resistant industry.

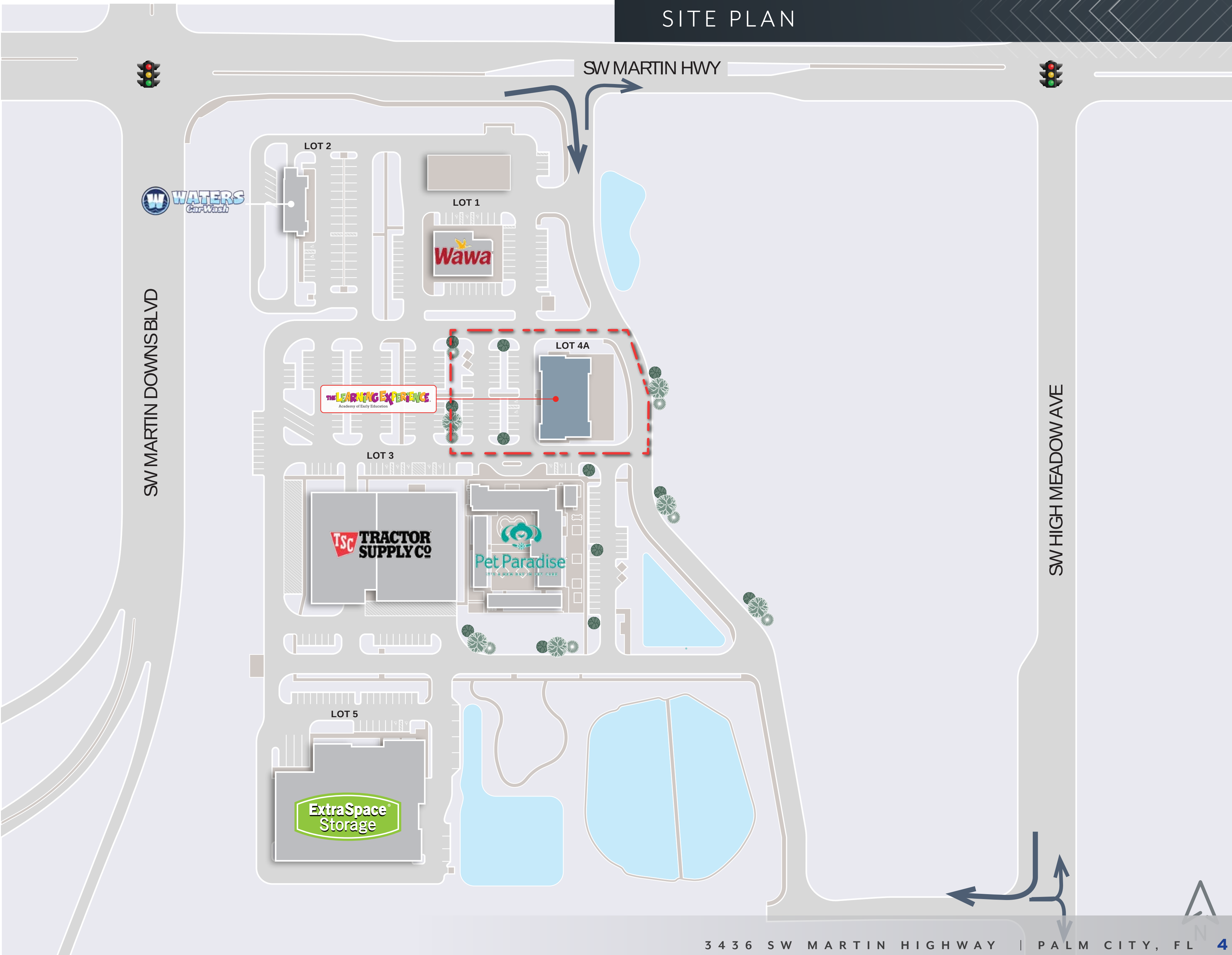
INVESTMENT HIGHLIGHTS

- **New construction with a new 15-year lease**
- **Corporate guarantee with The Learning Experience**
- **The Learning Experience is the recognized leader in early childhood education**
- **Fixed rental increase throughout the entire lease including options**
- **Highly desirable affluent market with surrounding household incomes exceeding $150K**
- **Anchored by Top 86% Performing Wawa in FL & Top 87% Performing Tractor Supply Co. in the ENTIRE COUNTRY PER Placer.AI**
- **Ideally located at the SW Martin Hwy and the Florida Turnpike interchange, the only corridor in Martin County linking I-95, US-1, and the Treasure Coast beaches**
- **No debt to assume – Able to pay all cash**
- **Florida has NO STATE INCOME TAX**

INVESTMENT SUMMARY

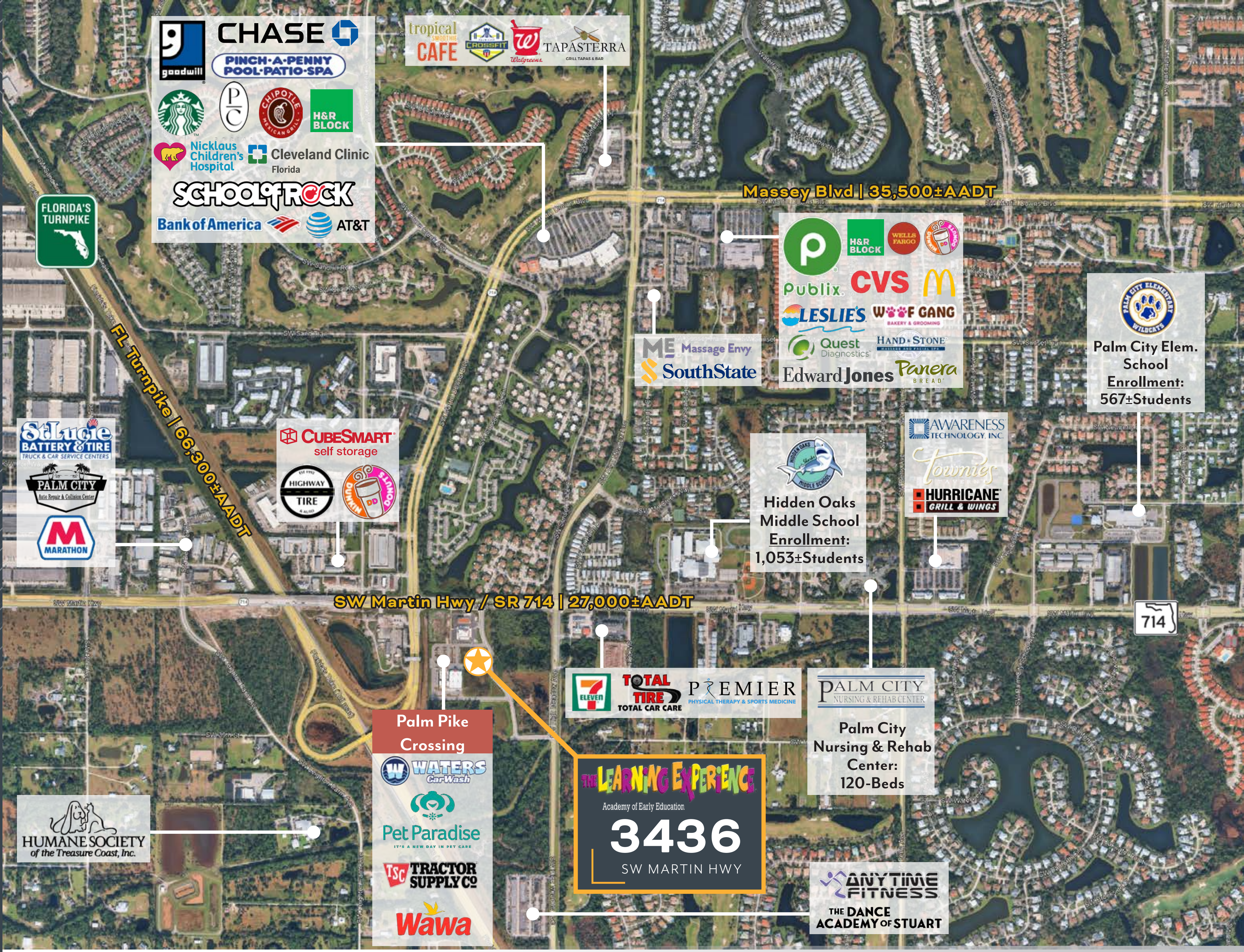
PROPERTY ADDRESS:	3436 SW Martin Highway, Palm City, FL 34990
PRICE:	**$7,200,000**
ANNUAL RENT:	**$450,000**
CAP RATE:	**6.25%**
TENANT:	The Learning Experience
GUARANTOR:	The Learning Experience Corp.
RENTAL INCREASES:	12% every 5 years including options
INITIAL LEASE TERM:	15 Years
REMAINING LEASE TERM:	15 Years
OPTIONS:	(2) 5-year options
RENT COMMENCEMENT:	May 2026
LANDLORD OBLIGATIONS:	Roof / Structure / HVAC
EXISTING FINANCING:	No debt to assume
BUILDING SIZE:	10,000± SF
LAND SIZE:	1.0± acres
PARKING SPACES:	52 Spaces (5.2 spaces per 1,000 SF)
YEAR BUILT:	Brand new construction - 2026

THE LEARNING EXPERIENCE®
Academy of Early Education



SW MARTIN HWY
SW MARTIN DOWNS BLVD
SW HIGH MEADOW AVE
LOT 2
LOT 1
LOT 4A
LOT 3
LOT 5
WATERS CarWash
Wawa
THE LEARNING EXPERIENCE
Academy of Early Education
TSC TRACTOR SUPPLY CO
Pet Paradise
Extra Space Storage
N

MACRO AERIAL



NORTHWEST AERIAL

EAST AERIAL


7 ELEVEN
TOTAL TIRE
TOTAL CAR CARE
PREMIER
PHYSICAL THERAPY & SPORTS MEDICINE
SW High Meadows Ave | 15,700±AADT
THE LEARNING EXPERIENCE
Academy of Early Education
3436
SW MARTIN HWY
SW Martin Hwy / SR 714 | 27,000±AADT
Pet Paradise
IT'S A NEW DAY IN PET CARE
Wawa
WATERS CarWash
TSC TRACTOR SUPPLY Co

WEST AERIAL

St.Lucie BATTERY & TIRE TRUCK & CAR SERVICE CENTERS
PALM CITY Auto Repair & Collision Center
MARATHON
CUBESMART self storage
HIGHWAY TIRE
DUNKIN' DONUTS
FLORIDA'S TURNPIKE
FL Turnpike | 66,300±AADT
Palm City Turnpike Plaza
SW Martin Hwy / SR 714 | 27,000±AADT
WATERS CarWash
TSC TRACTOR SUPPLY CO
THE LEARNING EXPERIENCE
Academy of Early Education
3436
SW MARTIN HWY
Wawa
Pet Paradise
IT'S A NEW DAY IN PET CARE

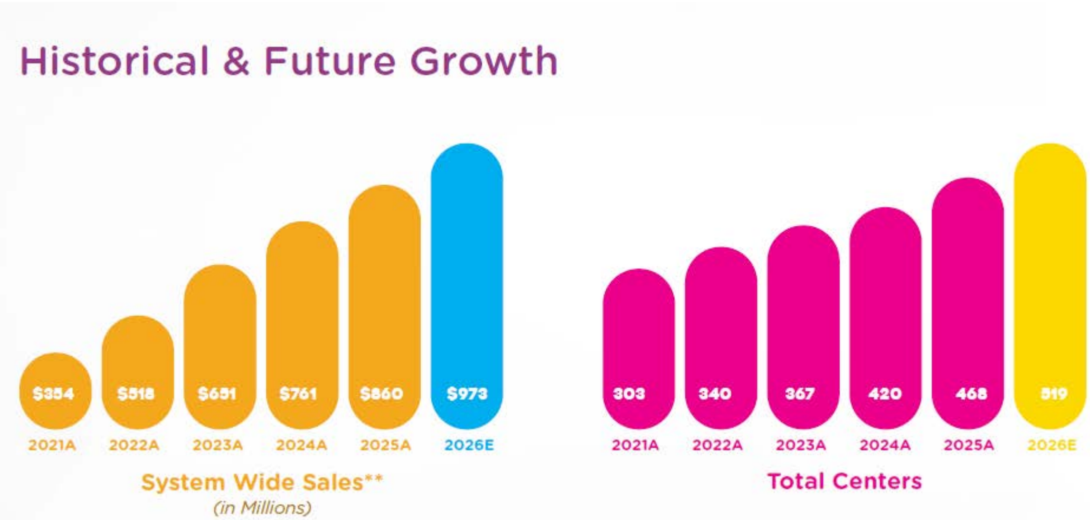
NORTH AERIAL

TENANT OVERVIEW

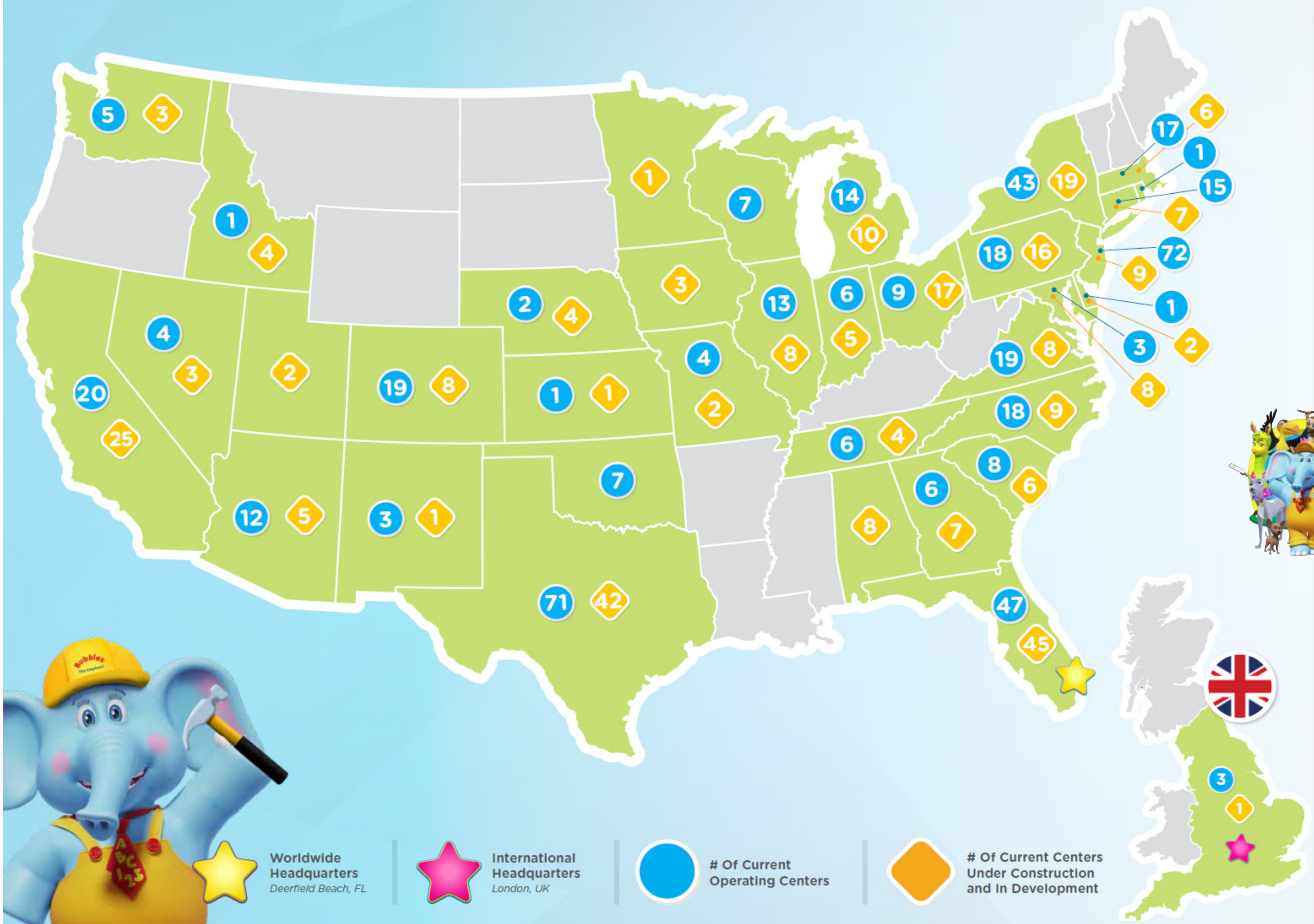
The Learning Experience® (TLE) is a nationally recognized operator of early childhood education centers, providing daycare and preschool programs for children ranging from six weeks to six years of age. Founded in 2002 and headquartered in Deerfield Beach, Florida, TLE has become one of the largest and fastestgrowing early education platforms in North America, with 600+ locations open or under development throughout the United States and Canada.

The company operates under a franchise-based business model with a disciplined approach to site selection, focusing on high income, familyoriented, and densely populated suburban markets. TLE facilities are typically freestanding, purposebuilt buildings of approximately 10,000 – 11,000 SF, often featuring dedicated outdoor play areas and designed specifically for early education use. In 2018, The Learning Experience was acquired by Golden Gate Capital, a leading private equity firm, adding significant institutional backing and capital support to fuel continued national expansion. In July 2025, Harvest Partners, LP acquired majority ownership from Golden Gate, who retains a minority position.

TLE differentiates itself through its proprietary **L.E.A.P.®** (Learning Experience Academic Program) curriculum, a researchdriven educational framework designed to foster intellectual, cognitive, and social development through handson learning. The curriculum is deployed consistently across all locations and emphasizes kindergarten readiness, safety, and wholechild development, contributing to strong enrollment demand and brand loyalty.



Centers Operating or In Development by State



AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	4,004	28,222	74,248
2030 Population (Projection)	4,042	28,521	76,737
2020–2025 Annual Population Growth Rate	-0.25%	0.39%	1.28%
2025–2030 Annual Population Growth Rate	0.19%	0.21%	0.66%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	3,268	24,218	57,618
Black or African American	85	348	4,163
Asian	157	728	1,590
American Indian & Alaskan Native	6	62	279
Pacific Islander	5	23	44
Other	74	465	3,098
Two or More Races	408	2,377	7,456

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	5,040	25,341	85,349
Daytime Workers	2,927	9,644	44,173
Daytime Residents	2,113	15,697	41,176

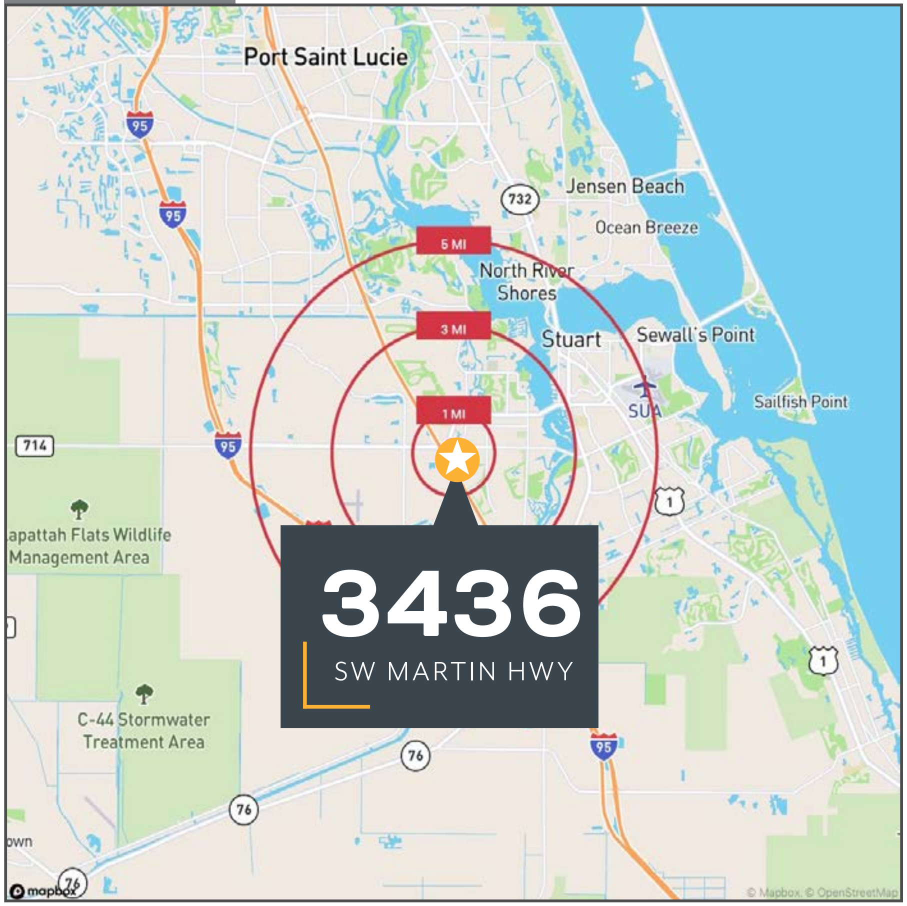
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	299	1,196	4,943
2025 Employees	3,126	9,258	45,940

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$140,285	$154,035	$128,380

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	43.6	52.1	50.9

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	1,622	11,972	31,651
2030 Households (Projection)	1,651	12,189	33,046
2020–2025 Annual Household Growth Rate	0.09%	0.62%	1.71%
2025–2030 Annual Household Growth Rate	0.36%	0.36%	0.87%

1-3-5 Mile Radius



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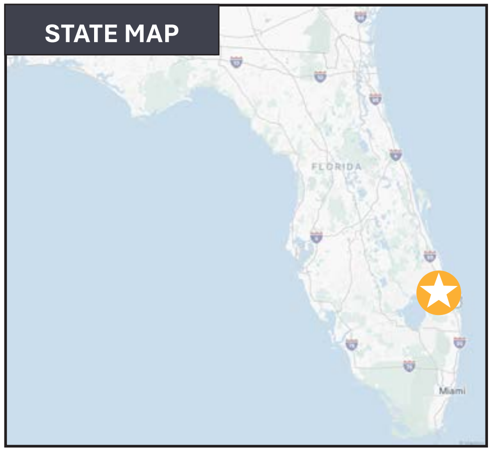
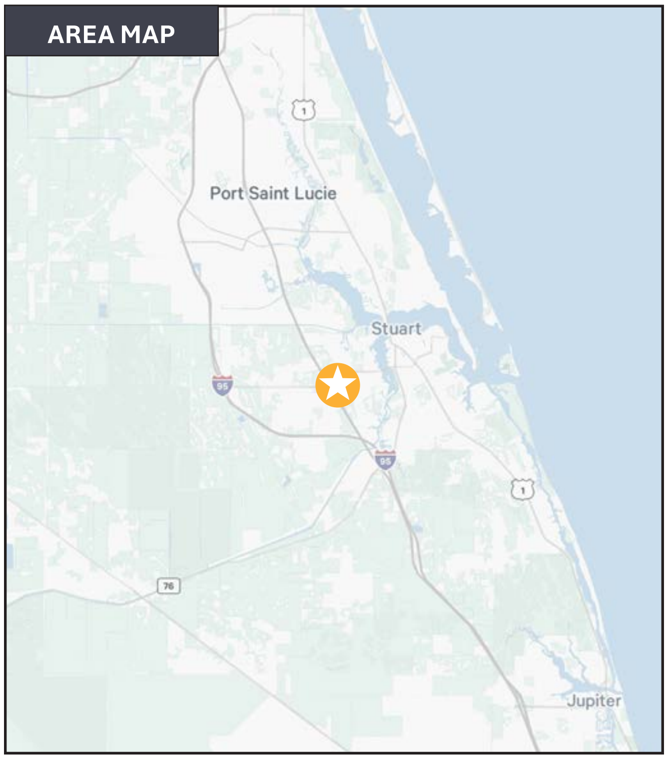
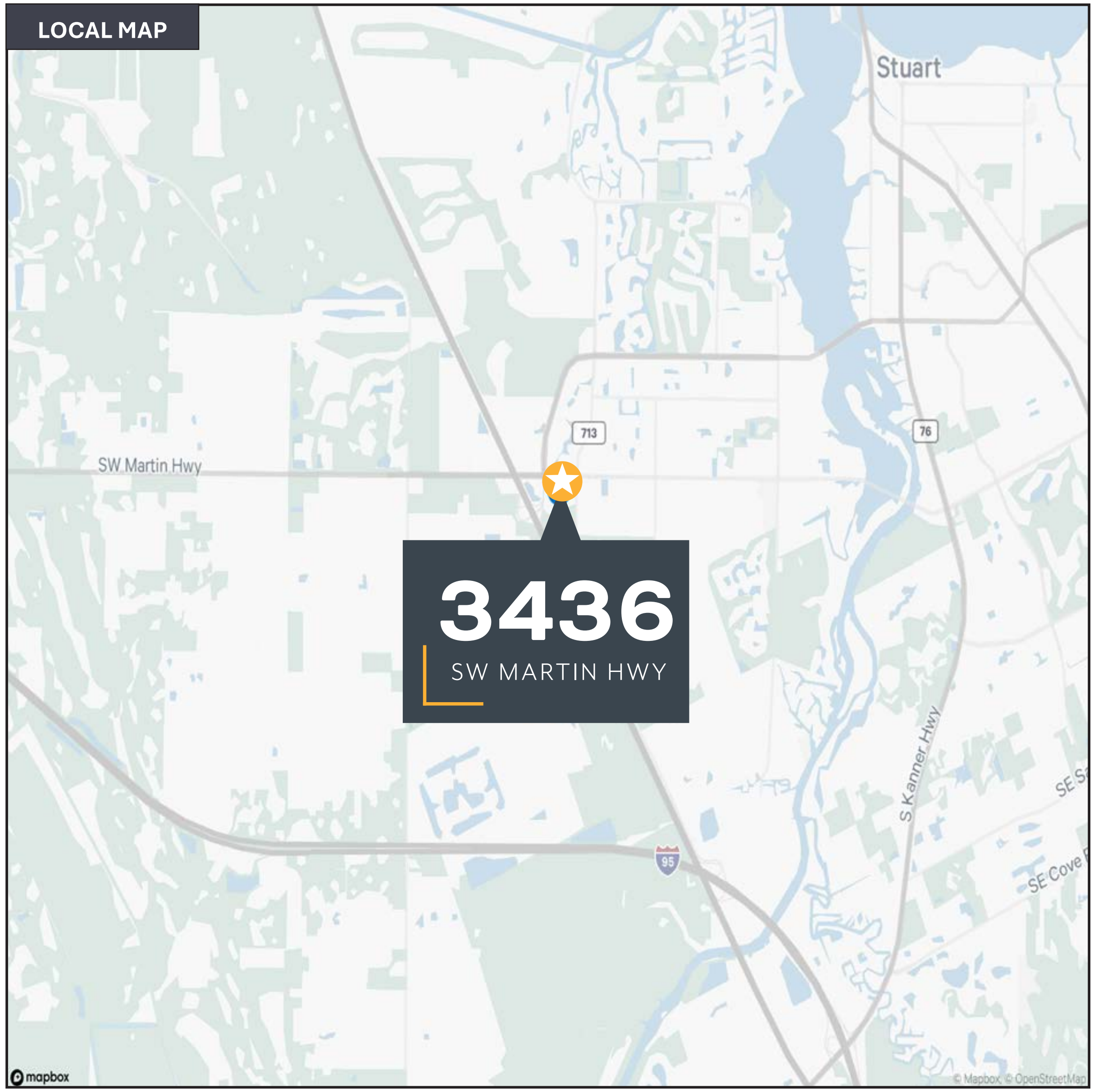

STATE MAP
FLORIDA
Miami


AREA MAP
Port Saint Lucie
Stuart
Jupiter


LOCAL MAP
Stuart
SW Martin Hwy
713
76
95
3436
SW MARTIN HWY
S Kanner Hwy
mapbox
© Mapbox © OpenStreetMap

PALM CITY, FL— PORT ST. LUCIE MSA |

Palm City is an affluent, unincorporated community located in Martin County along Florida's Treasure Coast, approximately 40 miles north of Palm Beach and 10 miles west of Stuart. The area benefits from direct access to both Interstate 95 and the Florida Turnpike, providing strong regional connectivity to Palm Beach County, Broward County, and South Florida's major employment centers.

Palm City is home to approximately 26,000 residents, supported by steady population growth and ongoing inmigration from highercost coastal and Northeastern markets. The community is distinguished by its high-income demographic profile, with a median household income of approximately $125,800, significantly exceeding both Florida and national averages. Educational attainment and percapita income levels similarly outperform state benchmarks, reinforcing the area's longterm economic stability.

Housing in Palm City is predominantly owneroccupied, with ownership rates approaching 90%, reflecting longterm residency and limited turnover. Median home values exceed $550,000, underscoring the area's affluence and resilience during economic cycles. The residential landscape is characterized by masterplanned neighborhoods, golf oriented communities, and waterfront developments that attract families, professionals, and retirees alike.

Demographically, Palm City maintains a balanced mix of families with schoolaged children and affluent emptynest and retiree households, creating sustained demand for needsbased, serviceoriented retail such as early education, healthcare, and neighborhood services. Strong public schools, low poverty levels, and high qualityoflife metrics continue to support consumer stability and longterm tenancy.

Overall, Palm City represents a low volatility, high income suburban market supported by durable residential demand, strong demographic fundamentals, and strategic regional access—making it particularly attractive for longterm net lease investments seeking stable cash flow and downside protection within Florida's growth corridors.

FLORIDA'S TREASURE COAST
WINE, ALE & SPIRITS TRAIL

TREASURE COAST
GETAWAYS

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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