



NET LEASE INVESTMENT OFFERING



Kiddie Academy (20 Years)
1117 Garfield Street
Oak Park, IL 60304 (Chicago MSA)





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Kiddie Academy property located in Oak Park, Illinois within the Chicago MSA. The property was constructed for the tenant in 2024 and features a long-term 20-year lease through July 2044. There are 2% annual rental increases throughout the primary term and three 5-year renewal options. The landlord responsibilities are limited to the foundation and structure. The lease also features a personal guaranty from the operators.

The 13,098 square-foot building is located near the intersection of Harlem Avenue (34,400 VPD) and Garfield Street (16,100 VPD). The property also benefits from the immediate access to the Eisenhower Expressway (I-290), which experiences over 195,000 vehicles per day and leads to downtown Chicago. The asset is located in an affluent neighborhood where households within a one-mile radius earn more than \$136,000. The surrounding area is also dense with more than 716,000 people living within a five-mile radius. The property is within walking distance of the Forest Park Park District and the CTA Blue Line Harlem station, enhancing accessibility. Additionally, it's centrally located among three major hospitals: Hines VA Medical Center (483 beds), Loyola University Medical Center (547 beds), and Rush Oak Park Hospital (296 beds).

Kiddie Academy, founded in 1981 by George and Pauline Miller in Baltimore County, Maryland, is a leading franchise system of early learning centers headquartered in Abingdon, Maryland. With over 340 academies across 40 states and the District of Columbia, the company serves children ages 6 weeks to 12 years, offering full-time care, before- and after-school programs, and summer camps. Kiddie Academy's proprietary Life Essentials® curriculum emphasizes character development, confidence, curiosity, and critical thinking, preparing children for academic and personal success. The company has earned corporate accreditation from the Cognia accreditation system, reflecting its commitment to high-quality education and childcare standards.

Investment Highlights

- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Affluent community - \$136,000+ average household income within one mile
- » Long-term 20-year lease through July 2044
- » 2024 construction
- » 2% annual rental escalations
- » Personal guaranty from the operators
- » Located along Garfield Street (16,100 VPD) with immediate access to I-290 (195,000 VPD) & Harlem Avenue (34,400 VPD)
- » Over 716,000 people live within a five-mile radius
- » Within walking distance of the Park District of Forest Park and the CTA Blue Line Harlem station
- » Centrally located among three major hospitals: Hines VA Medical Center (483 beds), Loyola University Medical Center (547 beds), and Rush Oak Park Hospital (296 beds)





Property Overview



PRICE
\$6,503,834



CAP RATE
7.25%



NOI
\$471,528

LEASE COMMENCEMENT DATE: 8/1/2024

LEASE EXPIRATION DATE: 7/31/2044

RENEWAL OPTIONS: Three 5-year

RENTAL ESCALATION: 2% annual

LEASE TYPE: NNN – Foundation & structure¹

TENANT: SAGE OP, LLC

GUARANTOR: Personal

YEAR BUILT: 2024

BUILDING SIZE: 13,098 SF

LAND SIZE: 0.75 AC

¹) Landlord shall maintain, repair, and replace the roof, landscaping, and parking lot. All of which are reimbursed by the tenant as operating expenses.

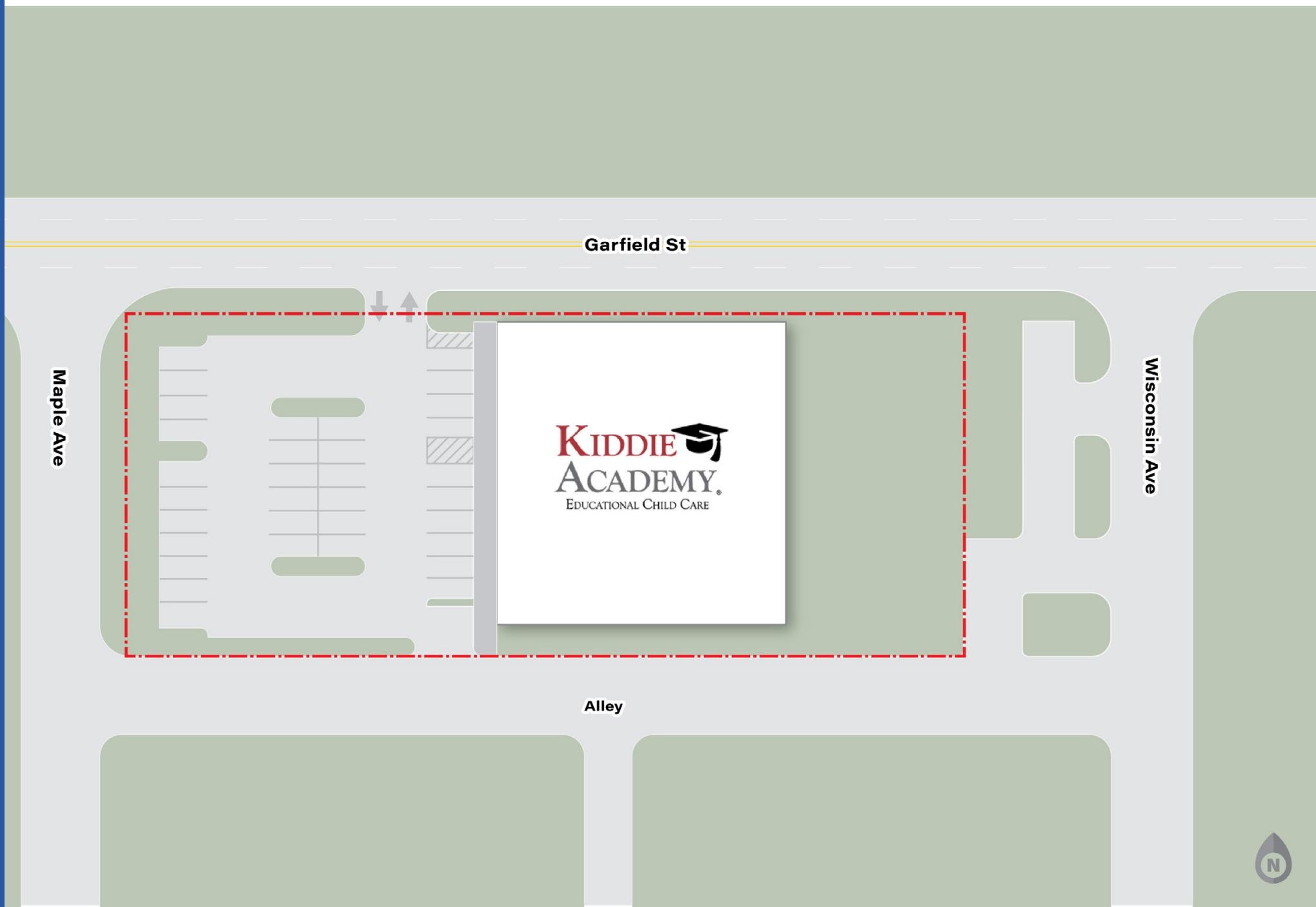
Photographs



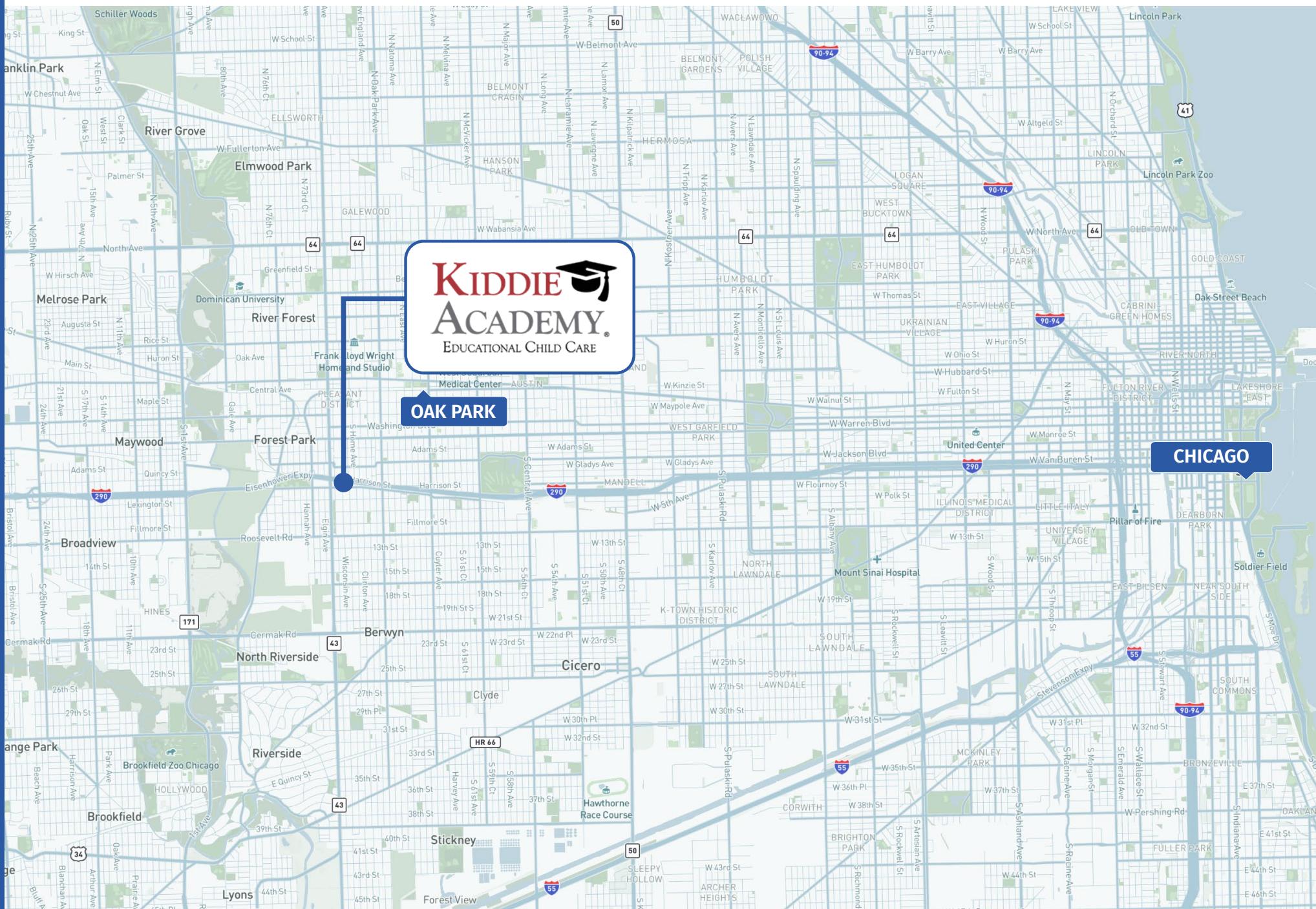
Aerial



Site Plan



Map



Location Overview

OAK PARK, ILLINOIS

Oak Park, Illinois, is a vibrant village located just west of Chicago, known for its rich architectural heritage and cultural significance. Home to the largest collection of Frank Lloyd Wright-designed buildings in the world, including his own home and studio, Oak Park attracts architecture enthusiasts globally. The village, with a population of approximately 54,000 as of the 2020 census, boasts tree-lined streets, historic homes, and a diverse community. Its proximity to Chicago, accessible via the CTA Green and Blue Lines, makes it a desirable suburb for those seeking urban amenities with a small-town feel. Oak Park also features a thriving arts scene, with local theaters, galleries, and festivals, alongside a strong commitment to education, evidenced by its well-regarded public schools.

Beyond its architectural fame, Oak Park has a storied literary and cultural history. It is the birthplace of Ernest Hemingway, whose childhood home is preserved as a museum, and it hosts the Ernest Hemingway Foundation, which celebrates his legacy. The village's commitment to diversity is reflected in its progressive policies and community initiatives, fostering inclusivity since the 1960s through fair housing ordinances. With a bustling downtown filled with independent shops, restaurants, and cafes, Oak Park maintains a unique identity while remaining closely tied to Chicago's metropolitan pulse. Its blend of historic charm, cultural richness, and modern amenities makes it a standout suburb in the region.

Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	35,940	17,190	\$95,285	\$136,323
3-MILE	272,259	105,936	\$76,430	\$112,949
5-MILE	716,348	264,451	\$70,777	\$99,186



MSA Overview

CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA), also known as Chicagoland, encompasses a sprawling region that includes the city of Chicago and extends across parts of Illinois, Indiana, and Wisconsin. As of 2023, the MSA is home to approximately 9.5 million people, making it the third-largest metropolitan area in the United States. Anchored by Chicago's economic and cultural influence, the MSA includes 14 counties, with key cities like Aurora, Joliet, and Naperville contributing to its diversity and growth. The region is a major hub for finance, manufacturing, transportation, and technology, with O'Hare International Airport serving as a global gateway and the Chicago Loop as a financial powerhouse. Its extensive transportation network, including highways, commuter rail, and public transit, connects urban and suburban areas seamlessly.

The Chicago MSA is renowned for its cultural and educational institutions, including world-class museums like the Art Institute of Chicago, the Field Museum, and renowned universities such as the University of Chicago and Northwestern University. The region's diversity is evident in its neighborhoods and suburbs, which offer a mix of urban vibrancy and suburban tranquility. The MSA also faces challenges, such as economic disparities and infrastructure demands, but continues to thrive as a center for innovation and culture. From Lake Michigan's scenic shores to its bustling urban centers and charming suburbs like Oak Park, the Chicago MSA offers a dynamic blend of opportunities and lifestyles, solidifying its status as a cornerstone of the Midwest.

Tenant Overview

KIDDIE ACADEMY

Kiddie Academy, founded in 1981 by George and Pauline Miller in Baltimore County, Maryland, is a leading franchise system of early learning centers headquartered in Abingdon, Maryland. With over 340 academies across 40 states and the District of Columbia, the company serves children ages 6 weeks to 12 years, offering full-time care, before- and after-school programs, and summer camps. Kiddie Academy's proprietary Life Essentials® curriculum emphasizes character development, confidence, curiosity, and critical thinking, preparing children for academic and personal success. The company has earned corporate accreditation from the Cognia accreditation system, reflecting its commitment to high-quality education and childcare standards. Kiddie Academy has been recognized for its franchise growth, ranking #86 on Entrepreneur's 2025 Franchise 500 list and #32 on Franchise Direct's 2024 Top 100 Franchises list.

Website:

www.kiddieacademy.com

Headquarters:

Abingdon, MD

Number of Locations:

340

Company Type:

Private



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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