



16272 GOLDEN EAGLE BLVD.
CLERMONT, FL



**OFFERED
FOR SALE**

\$6,296,500 | 6.75% CAP

REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed The Learning Experience featuring a 20-Year Net Lease with 10% rental increases every 5 years. The Learning Experience is under construction and plans to open for business in December.



LEASE YEARS	RENT	RETURN
Years 1-5	\$425,000	6.75%
Years 6-10	\$467,500	7.43%
Years 11-15	\$514,250	8.17%
Years 16-20	\$565,675	8.98%
Years 21-26 (Option 1)	\$622,243	9.88%
Years 26-30 (Option 2)	\$684,467	10.87%

Year 1 NOI	\$425,000
Cap Rate	6.75%
Avg. CAP Over Base Term	7.83%
Listing Price	\$6,296,500

ASSET SNAPSHOT

Tenant Name	The Learning Experience
Signator/Guarantor	The Learning Experience Corp. (Corporate)
Address	16272 Golden Eagle Blvd. Clermont, FL
Building Size (GLA)	10,000 SF + 5,000 SF Playground
Parcel Size	0.92 AC
Year Built	2025
Expense Reimbursements	NN+ (Tenant self-maintains the parcel, pays taxes direct and carries required insurance)
Landlord Maintenance Responsibilities	Roof, Structure and utility lines outside of the building
Ownership	Fee Simple (Landlord Depreciates)
Rent Commencement Date	Estimated December 1, 2025
Remaining Term	20 Years
Current Annual Rent	\$425,000
Rental Increases	10% every 5 years
Renewal Options	2 X 5 Years

REPRESENTATIVE PHOTO



 **73,772** PEOPLE
IN 3 MILE RADIUS

 **\$89,029** AHHI
IN 3 MILE RADIUS

 **38,932** VPD
ON US-27





20-YEAR CORPORATE LEASE

Rare 20-Year corporate lease with 7.83% average return over the base term



TOP FLORIDA GROWTH MARKET

Clermont's population has nearly doubled in the last decade with thousands of new homes currently under construction



BEST-IN-CLASS OPERATOR

Entrepreneur Magazine ranked TLE as the #1 child care franchise in the US where they operate over 600 locations



NET LEASE

Tenant self-maintains the parcel, pays taxes and insurance



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



EXCELLENT UNDERLYING FUNDAMENTALS

Excellent visibility to 30,000 VPD along Highway 27 and full access from signalized intersection



DEPRECIATION

Fee simple ownership allows for depreciation, boosting after tax returns



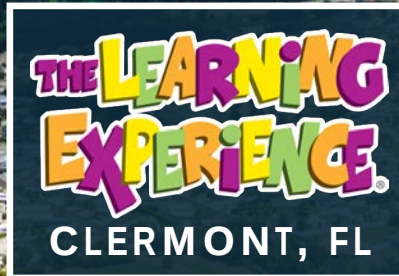
SUNSHINE STATE

Florida leads the national in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



ORLANDO
15 MILES

Publix



US-27 38,932 VPD





THE LEARNING
EXPERIENCE
CLERMONT, FL

Wawa

CHASE
UNDER CONSTRUCTION

TSC TRACTOR
SUPPLY CO
UNDER CONSTRUCTION

ExtraSpace
Storage
UNDER CONSTRUCTION

US-27 38,932 VPD

Publix

McDonald's

HEARTLAND
DENTAL

MAVIS
TIRES &
BRAKES
DISCOUNT PRICES





THE LEARNING EXPERIENCE CLERMONT, FL

Publix



27

Walgreens

TESORA
312 UNITS
UNDER CONSTRUCTION

CARRINGTON
AT FOUR
CORNERS
330 UNITS

WINDSOR
Cay Resort
693 UNITS
UNDER CONSTRUCTION
[LEARN MORE HERE](#)

CAGAN
CROSSINGS
1,752 APARTMENT HOMES
ACROSS 4 NEIGHBORHOODS

FIRST WATCH



LOWE'S

Walmart
Supercenter



Firestone

ORLANDO HEALTH
SOUTH LAKE HOSPITAL HEALTH
PAVILION & EMERGENCY ROOM

THE OAKS
AT SOUTHLAKE COMMONS
245 Units

High Grove
160 Home
Community

RUBIN GROVES
APARTMENTS
310 UNITS
PROPOSED

Publix

POLO PARK EAST
55+ Golf
Community



1 MILE
51,911
PEOPLE
\$92,275
AHHI

3 MILES
73,772
PEOPLE
\$89,029
AHHI

5 MILES
118,197
PEOPLE
\$88,884
AHHI

WALT DISNEY World
5 MILES EAST

US HIGHWAY 27 43,500 VPD

US HIGHWAY 192 72,500 VPD

192



Walt Disney World

AREA STATS

58,000,000
ANNUAL VISITORS

36,000
HOTEL ROOMS

\$40,000,000,000
ANNUAL ECONOMIC IMPACT

225,000
PEOPLE EMPLOYED ANNUALLY

CLERMONT

THE LEARNING
EXPERIENCE

CLERMONT, FL

DISNEY'S
GRAND FLORIDIAN
RESORT & SPA
867 GuestRooms

Magic Kingdom
Walt Disney World.
17.7 MILLION
Annual Visitors

DISNEY'S
POLYNESIAN
RESORT
847 GuestRooms

BAY LAKE

Epcot
12.1 MILLION
Annual Visitors

DISNEY
SPRINGS

Disney's
ANIMAL
KINGDOM
9.4 MILLION
Annual Visitors

Disney's
CORONADO
SPRINGS
1,951 GuestRooms

Disney's
HOLLYWOOD
STUDIOS
10.3 MILLION
Annual Visitors

Disney's
ANIMAL
KINGDOM
LODGE
1,786 GuestRooms

Disney's
FLORIDA
WATERPARKS
5,760 GuestRooms

ESPN
WIDE WORLD OF
SPORTS

FOUR CORNERS

CELEBRATION



Clermont is located in Lake County which lies approximately 15 miles west of Orlando and is part of the Orlando-Kissimmee-Sanford Metropolitan Area. The Orlando-Kissimmee-Sanford Metro is the third largest Metro in the State of Florida and the fourth largest in the Southeastern United States with a population of over 2,800,000.

Lake County consistently ranks as one of the fastest growing Counties in the state of Florida and in 2023 grew by 3.50% adding 14,372 new residents. Due to demand for newer and more affordable housing and available land, there are currently 10,000 new homes either planned or under construction in the southern part of Lake County alone. Clermont is easily accessible for people employed in Orlando and at the Disney theme parks via US Highway 50, US Highway 27, SR 429, the Florida Turnpike and the 408 Expressway.

Clermont offers a lower cost of living compared to Orlando and is conveniently located only 5 miles west of Orlando's theme parks.

Orlando is the theme park capital of the World and continues to be the #1 tourist destination in the United States with a record 74,000,000 visitors in 2023. Tourism contributes +/- \$50 Billion to the Orlando economy every year. Not surprisingly, Orlando is home to the busiest airport in the State of Florida which handled over 57,000,000 passengers in 2023, a new record. Orlando is also home to the largest University in the Nation, the University of Central Florida, which boasts an undergrad enrollment of over 59,000 students.

THE LEARNING EXPERIENCE
CLERMONT, FL

WALT DISNEY WORLD

5 MILES

ORLANDO
15 MILES

TAMPA
45 MILES





The Learning Experience (TLE) is a well-established early childhood education franchise that traces its origins back to Deerfield Beach, Florida, where it was founded in 1980. Known for its innovative and holistic approach to early learning, TLE provides a nurturing and engaging environment for children from infancy through kindergarten. Their programs emphasize not only cognitive development but also social, emotional, and physical growth. The Learning Experience places a strong emphasis on curriculum development and teacher training, ensuring that children receive high-quality educational experiences. With a commitment to fostering a love for learning, TLE has expanded its reach across the United States and internationally, making it a recognized and respected name in early childhood education. The Learning Experience boasts a network of over 600 locations in the United States, with additional centers planned for expansion. These centers offered a range of services, including infant care, preschool, pre-kindergarten, and kindergarten programs. TLE's financial performance was noteworthy, as the demand for quality early childhood education continued to rise. Its franchising model allowed for steady growth, and the organization's commitment to maintaining high educational standards helped it attract both parents seeking quality education for their children and investors looking for a promising business opportunity.



THE LEARNING EXPERIENCE QUICK FACTS

Founded:	2002
Ownership:	Deerrfield Beach, FL
# of Locations:	600+
Headquarters:	Private
Guaranty:	thelearningexperience.com



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Exclusively Offered By



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