



In Association with ParaSell, Inc. | P. 949.942.6586 | A Licensed New Hampshire Broker #075195

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KINDERCARE
ABSOLUTE NNN LEASE
301 Derry Road, Hudson, NH

PROPERTY SUMMARY

The Kase Group & ParaSell, Inc. are pleased to present the opportunity to acquire a single-tenant retail property leased to KinderCare in Hudson, New Hampshire. The asset is secured by a 15-year absolute NNN lease with no landlord responsibilities, 1.5% annual rent increases, and four additional five-year renewal options.

The property sits along Derry Road (Route 102), a well-traveled corridor with exposure to over 26,000 vehicles per day. It's located in a strong suburban pocket with easy access to the Greater Nashua area and the northern Boston suburbs.

With a corporate-backed lease in place and a true passive ownership structure, this offering provides stable, long-term income in a desirable and growing submarket.

PROPERTY HIGHLIGHTS

- **15-year Absolute NNN Lease**
- **Zero Landlord Responsibilities**
- **Corporate Guarantee - NYSE: KLC**
- **1.5% Annual Rent Increases**
- **Dense & Affluent Demographics**
- **26,628 Vehicles Per Day on Derry Road**





OFFERING SUMMARY	
Property Name	KinderCare
Property Address	301 Derry Road Hudson, NH
Square Footage	13,910
Lot Size	2.24 AC
Price	\$2,935,738
CAP Rate	6.50%
Net Operating Income	\$190,823
Lease Start	11/30/2023
Lease End	11/30/2038
Options	Four, 5 Year
Increases	1.5% Annual Increases

KinderCare
301 Derry Road



TENANT OVERVIEW



NYSE: KLC

PUBLICLY TRADED COMPANY

\$2.6–\$2.7 BILLION

IN ANNUAL REVENUE

OVER 2,000 CENTERS

NATIONWIDE

301

Derry Road

KINDERCARE

KinderCare Learning Companies is one of the nation's largest providers of early childhood education and childcare services, operating a network of more than 2,000 centers across the United States. Founded in 1969 and headquartered in Portland, Oregon, the company offers programs for children ranging from six weeks to 12 years old, serving working families through full-time childcare, preschool, and before- and after-school programs.

As a market leader in a necessity-based sector, KinderCare benefits from consistent, non-discretionary demand driven by dual-income households and employer-sponsored childcare partnerships. The company employs over 40,000 professionals nationwide and generates billions in annual revenue, reinforcing its position as a well-established and financially stable operator.

KinderCare's essential service offering and national scale make it a highly reliable tenant, providing long-term stability and predictable performance within retail and educational real estate assets.



KINDERCARE
301 DERRY ROAD
HUDSON, NH

DERRY RD

102

102

PUTNAM RD

CUTLER RD



LOCATION OVERVIEW

Hudson is located in Hillsborough County and serves as a key connection point between Nashua and the surrounding communities. The property has direct frontage on Derry Road (Route 102), a primary commuter route with traffic counts of 26,628 vehicles per day, offering strong visibility and consistent daily exposure.

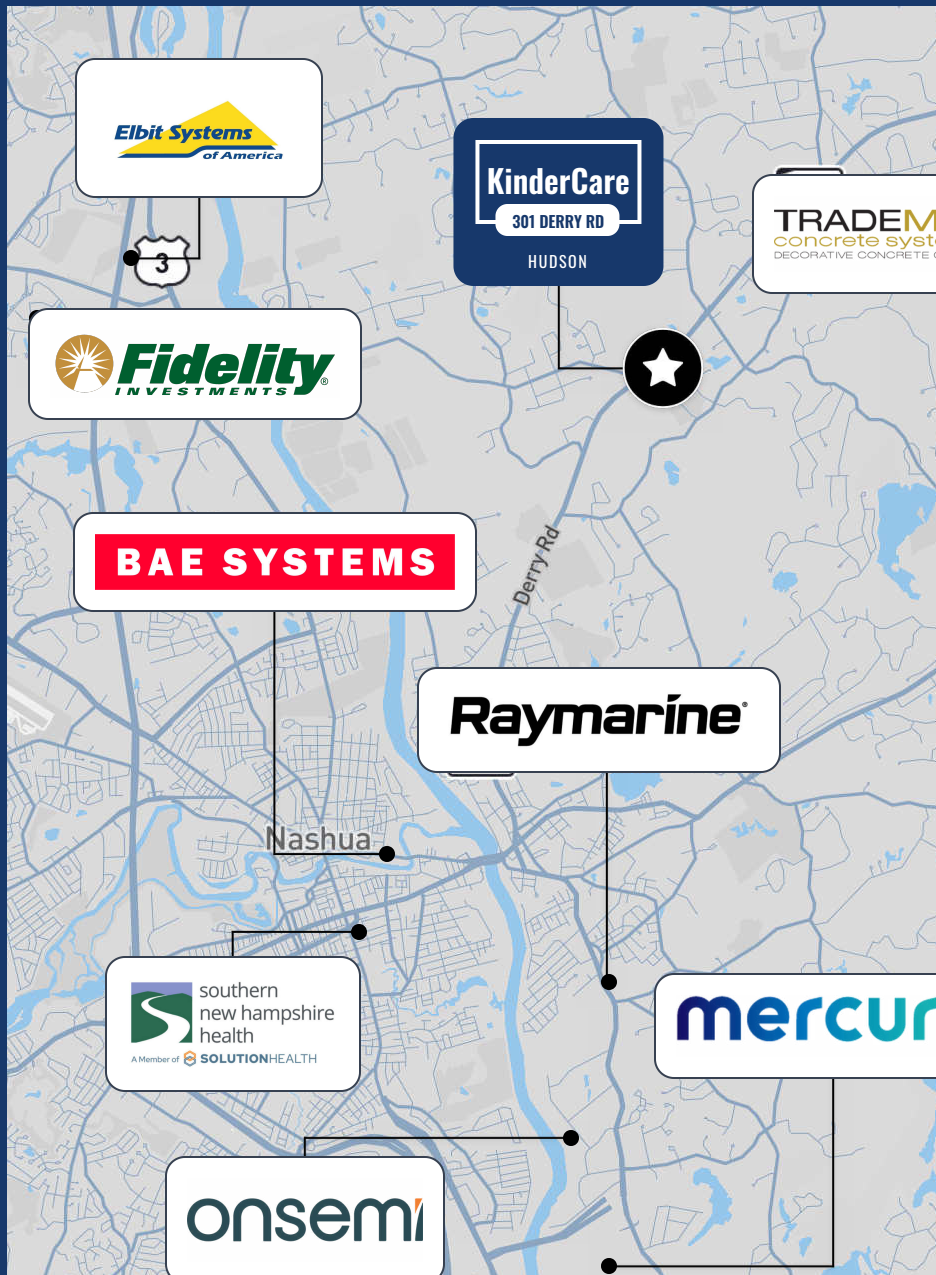
The area is made up of established residential neighborhoods and nearby retail, creating a steady flow of local traffic. Just north of the Massachusetts border, the location also benefits from New Hampshire's lack of sales and state income tax, which continues to attract both shoppers and businesses from across state lines.

Access to the broader region is easy via the nearby Everett Turnpike (Route 3), connecting the property to both Boston and Manchester. The surrounding area is affluent, with more than 122,000 residents within five miles and an average household income of just over \$100,000. National retailers like Hannaford and Walmart Supercenter help anchor the market, and the upcoming Target distribution center—expected to bring over 2,000 jobs—adds another layer of long-term growth to the area.

AREA MAP



MAJOR EMPLOYERS



The employment and residential landscape surrounding 301 Derry Road in Hudson, NH, is anchored by significant economic expansion, driving robust demand for local childcare services. A primary catalyst is the incoming 1.4 million-square-foot Target Distribution Center, a massive logistics hub slated to create 2,100 new jobs and significantly boost the daytime workforce. This growth is complemented by the strong presence of BAE Systems in neighboring Nashua, a top regional employer supporting thousands of highly skilled professionals. Furthermore, the area is experiencing a surge in residential development that directly expands the local family demographic. The upcoming Mohawk Tannery Redevelopment will introduce 546 new residential units along the Nashua River, while the Aspire Residential Development adds 26 premium net-zero housing units in Hudson. Positioned along Derry Road (Route 102) with exposure to over 26,600 vehicles daily and seamless access to the Everett Turnpike, the site offers unmatched convenience. Collectively, this influx of major employers and high-density housing ensures sustained, long-term demand for premium childcare facilities in the immediate trade area.

Employer	Industry	Employees	Distance
Fidelity Investments	Financial Services	7,000	11.1 mi
BAE Systems Electronic Systems	Defense/Technology	5,000	9.8 mi
Southern NH Medical Center	Healthcare	1,800	5.3 mi
Onsemi	Technology	500	6.4 mi
Elbit Systems of America	Defense/Technology	500	10.1 mi
Mercury Systems HUD	Defense/Technology	250	7.4 mi
Raymarine	Technology	250	5.2 mi



CONFIDENTIALITY & DISCLAIMER

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