



The Learning Experience.

A new-construction, 20-year NNN childcare investment.

3615 S Blair Stone Road • Southwood • Tallahassee, FL 32301

TRACY WATERS

850.545.2282 • twaters@teampcg.com

ISABELLA DIMEO

407.590.7773 • bdimeo@teampcg.com

A Brand-New NNN Childcare Investment.

Under construction for a national operator—in Southwood, Tallahassee's premier master plan.

3615 South Blair Stone Road is a brand-new net-lease investment opportunity featuring a ±10,000 SF, purpose-built childcare facility currently under construction for The Learning Experience — a nationally recognized early-childhood-education brand. The property will be occupied under a 20-year lease with 10% rental increases every five years, delivering stable, growing NNN income. The site sits within Southwood, one of Tallahassee's premier master-planned communities, directly across from a Publix-anchored shopping center. With D.R. Horton — the nation's largest homebuilder — actively delivering thousands of new homes at Southwood, the trade area is set to grow alongside the lease.

AT A GLANCE

Sale Price	\$7,330,000
Cap Rate	6.0%
NOI	\$440,000
Building Size	±10,000 SF
Price / SF	\$733
Lease Term	20 Years
Rent Bumps	10% every 5 yrs
Status	New Construction

\$7.33M

SALE PRICE

6.0%_{CAP}

NEW-CONSTRUCTION NNN

20_{YR}

LONG-TERM LEASE TERM

DIRECTLY ACROSS FROM

Publix *anchored shopping center · daily-needs traffic*

Inside Southwood · one of Tallahassee's premier master-planned communities
D.R. Horton — the nation's largest homebuilder — actively building at Southwood

PROPERTY TYPE

Single-Tenant Net-Lease Retail · New Construction

TENANT

The Learning Experience · national early-childhood-education brand

LOCATION

3615 S Blair Stone Road · Southwood · Tallahassee, FL 32301



Why The Learning Experience, Why Now.

01

New Construction NNN

A brand-new, ±10,000 SF purpose-built childcare facility under construction at 3615 S Blair Stone Road — the investor takes delivery of a new asset with zero deferred maintenance.

02

20-Year Lease, Built-In Growth

A 20-year lease provides long-term income stability, with 10% rental increases every five years — predictable, contractual income growth across the entire term.

03

A Nationally Recognized Operator

The Learning Experience is a national early-childhood-education brand with hundreds of locations and a proven, family-trusted format — a strong, well-known name backing the lease.

04

Across from a Publix Anchor

The site sits directly across from a Publix-anchored shopping center — daily-needs traffic that doubles as a marketing channel for a daily-needs childcare service.

05

The Southwood Master Plan

Located within Southwood, one of Tallahassee's premier master-planned communities, known for strong demographics, family-oriented neighborhoods and continued growth.

06

D.R. Horton Growth Pipeline

D.R. Horton — the nation's largest homebuilder — has thousands of new homes planned and under development at Southwood, expanding the childcare trade area year over year.

INVESTMENT THESIS

A new-construction, 20-year NNN childcare asset by a nationally recognized brand — in the path of D.R. Horton's residential growth at Southwood, Tallahassee.



SOUTHWOOD One of Tallahassee's premier master-planned communities — and a growing one.

Inside Southwood, Tallahassee's Master Plan.

01 Southwood

Southwood is one of Tallahassee's premier master-planned communities, known for strong demographics, family-oriented neighborhoods and continued residential growth on the city's southeast side.

02 Across from Publix

The site sits directly across from a Publix-anchored shopping center, placing it in the daily flow of every nearby family — strong cross-shopping for a daily-needs childcare service.

03 D.R.Horton Growth

D.R. Horton — the nation's largest homebuilder — is actively building thousands of new homes at Southwood. The childcare trade area is set to grow alongside the lease, year over year.

DEMOGRAPHICS

Dense, growing, family-oriented.

101,592 PEOPLE

POPULATION IN 5 MILES

\$87,370 AHI

AVERAGE HH INCOME

41,213 HH

HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	4,754	36,210	101,592
Total Households	2,250	16,455	41,213
Average HH Income	\$87,370	\$77,551	\$81,863
Average Home Value	\$317,928	\$261,177	\$272,444

Source: 2023 American Community Survey (ACS) — U.S. Census

In Excellent Company.

Southwood retail—grocery, dining, services and a family trade area.

GROCERY & RETAIL ANCHORS

Publix (across the street)
Target
Walmart
Aldi
Governor's Square Mall

DINING

Panera Bread
Chipotle
Starbucks
Zaxby's
Culver's
McDonald's
Sonny's BBQ

DAILY NEEDS & FITNESS

CVS Pharmacy
Dollar Tree
PetSmart
Anytime Fitness
Club Pilates Southwood



ESTABLISHED FAMILY TRADE AREA

Southwood pairs a Publix anchor with the area's strongest residential pipeline — every new D.R. Horton home is a new household in The Learning Experience's trade area.

A Closer Look.

The building under construction at 3615 S Blair Stone Road.



GET IN TOUCH

Let's talk about The Learning Experience.

*Offering at \$7,330,000 · 6.0% cap rate · 20-year NNN.
Inquiries welcome from qualified investors.*



SENIOR ADVISOR

Tracy Waters

850.545.2282

twaters@teampcg.com



COMMERCIAL ADVISOR

Isabella DiMeo

407.590.7773

bdimeo@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.205.2150

teampcg.com



Premier Commercial Group · Tallahassee, Florida