

Rare corporately
operated location



ACTUAL PHOTO

The Learning Experience

45690 US Highway 27 - Davenport, FL 33897

OFFERED EXCLUSIVELY BY:

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VANTAGE
COMMERCIAL REAL ESTATE

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Qualified investors shall not contact the Tenant by any means. Property walk-throughs are to be conducted by appointment only by Broker or Seller after a purchase and sale agreement has been fully executed by Seller and Purchaser.

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BROKER OF RECORD

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Investment Highlights

LONG TERM LEASE

Brand new and rare 20-year lease with minimal landlord obligations.

RENT INCREASES THROUGHOUT TERM AND RENEWAL OPTIONS

8% rent increase every 5 years including each renewal option.

RARE CORPORATELY OPERATED CENTER

TLE corporately operates this center, further enhancing long-term success.

AFFLUENT AND STRONG DEMOGRAPHICS

3-mile average household income of approximately \$89,000 and population count over 30,000.

RECORD BREAKING PRE-ENROLLMENT

This location experienced record pre-enrollment activity. According to TLE, 162 students enrolled prior to opening which is the fastest enrollment ramp up in TLE's history.

BRAND NEW CONSTRUCTION

Center opened in April of 2024 using TLE's latest prototype.

STRATEGICALLY LOCATED

This location fills a much-needed void for TLE as proven by the intense enrollment activity.

HEAVILY TRAVELED ARTERY

Over 57,000 vehicles per day travel past this location on US-27.

BEST-IN-CLASS OPERATOR

TLE is recognized as the #1 childcare franchise according to Entrepreneur magazine. They were also ranked #138 in Franchise Times top 400 franchises of 2023. They currently enroll 50,000+ students in 384 centers and experienced a 19% system-wide sales growth jump in 2023 from the previous year. TLE plans to open 50+ additional centers by the end of 2024 and has 230+ locations currently in development.



Property Summary | Lease Summary | Rent Schedule

PROPERTY SUMMARY

Price	\$5,470,000	
Cap Rate	7.0%	
Address	45690 US Highway 27 - Davenport, FL 33897	
Ownership	Fee simple	
Building GLA	10,000 SF and outside play area of 5,000 SF	
Lot Size	1.25 acres	
Year Built	2023	
Construction	Foundations: Conventional spread and strip footings with slab-on-grade Superstructure: Structural steel with metal decking and concrete masonry Façade: Colored stucco finish	Roof: TPO Paving: Heavy duty asphalt with heavy duty concrete ADA and concrete sidewalks Fire Suppression: Wet-pipe sprinkler systems

RENT SCHEDULE

Initial Base Term		
Years 1-5*	\$383,000.00	
Years 6-10	\$413,640.00	8% Increase
Years 11-15	\$446,731.20	8% Increase
Years 16-20	\$482,469.70	8% Increase
1st 5-year Renewal Option		
Years 21-25	\$521,067.27	8% Increase
2nd 5-year Renewal Option		
Years 26-30	\$562,752.65	8% Increase

* Tenant will receive a partial rent concession during the first 12 months following the Rent Commencement Date until enrollment is achieved that allows Tenant to pay the full rent amount. If full rent is not being paid by the time of Closing, Seller will provide Buyer with a rent credit. Contact broker for more details.

LEASE SUMMARY*

Tenant	Corporately controlled
Guarantor	The Learning Experience Corp
Lease Term Duration	20 years
Lease Term Commencement	4/5/24
Lease Term Expiration	3/31/44
Renewal Options	2, 5-year
Rent Increases	8% every 5 years
Lease Structure	NNN
Guaranty Structure	\$740,000 burning off equally over 6 years
Real Estate Taxes	Tenant's responsibility - Tenant to pay Landlord estimated taxes on a monthly basis as additional rent
Insurance	Tenant's responsibility
Maintenance	Tenant's responsibility
Landlord Responsibilities	Roof, structure, foundation, and underground utility lines
Notice to Extend Option	180 days
Right of First Refusal	No
Financial Reporting	Yes - See broker for details

*Prospective Buyers shall be responsible for reviewing the Lease in its entirety.

About the Tenant

For more than 30 years, the founders of The Learning Experience (“TLE”) have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs through the country.

TLE is one of the largest and fastest growing childcare and early education companies in the country and is recognized as the #1 childcare franchise in the country by Entrepreneur Magazine.

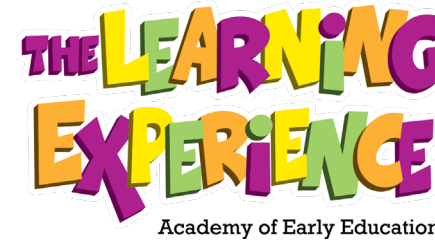
TLE’s proprietary L.E.A.P. (Learning Experience Academic Program) Curriculum includes American sign language, a phonics program, foreign language programs, manners and etiquette, physical fitness, STEM, and philanthropy programs. These programs, along with TLE’s educational enrichment programs, are developed to meet and exceed national standards.

More than 95% of TLE’s pre-school graduates read before kindergarten, and more than 60% of center franchisees buy additional units to operate or refer new franchisees to the company.

In July 2018, TLE was acquired by Golden Gate Capital (“GGC”), a leading private equity firm based in San Francisco that currently holds \$19B+ in capital under management. GGC’s other sponsored brands include Bob Evans Restaurant, Red Lobster, Express Oil Change & Tire, Mavis Discount Tire, California Pizza Kitchen, and Zales.

ACCOLADES

- #1 childcare franchise according to Entrepreneur magazine
- Ranked #138 in Franchise Times top 400 franchises in 2023
- 107 new franchise grants with 46% coming from existing franchisees
- 50,000+ students enrolled in 384 centers
- 19% system-wide sales growth over the previous year
- 1,500+ corporate partners (provides 10% discount on tuition)



HEADQUARTERS

Deerfield Beach, FL

FOUNDED

2002

LOCATIONS

- 367 open and operating (as of December 2023)
- 50+ additional locations to open by end of 2024
- 230+ additional locations currently in development

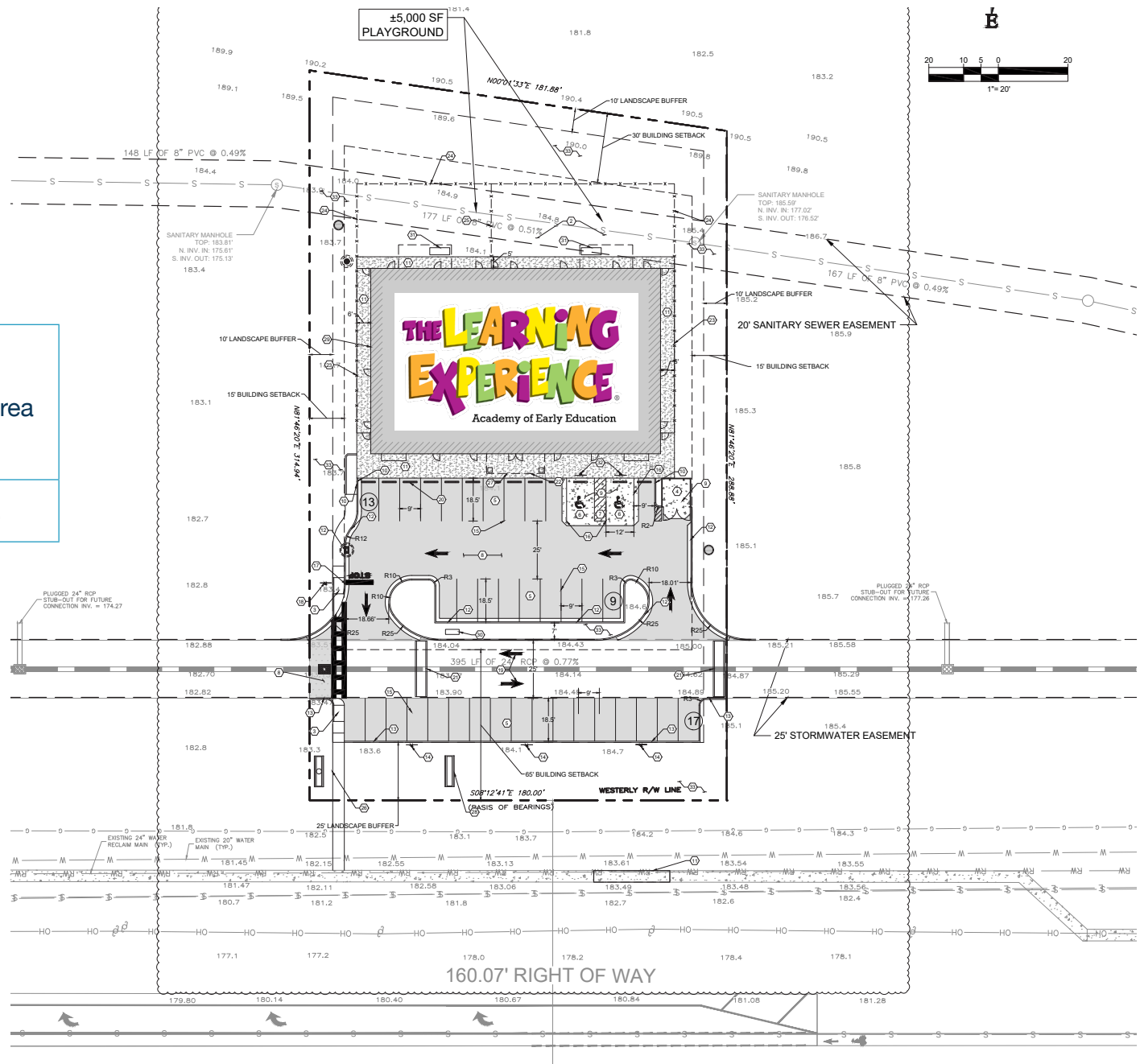
System Wide Sales <i>(in millions)</i>		Number of Open Centers
\$226	2020	263
\$354	2021	303
\$518	2022	340
\$651	2023	367
\$763*	2024	420*

*Future projections for 2024

Site Plan

10,000 SF
and outside play area
of 5,000 SF

1.25 ACRES



Market Aerial



Wallaby Ranch

Reunion Resort Water Park

Dean Still Road

57,000 VPD

128,500 VPD



400



Market Aerial



Indigo Champions Ridge
(300 Homes)

I-4
4
128,500 VPD



US-27
27
57,000 VPD



Market Aerial

🏠
Champions Gate
(1,450 Homes)

🏠
Loma Del Sol

🏠
Bella Toscana

🏠
CENTURY
BOAT & RV
STORAGE

🏠
CENTURY
storage

🏠
CENTURY
storage


Little
Caesars

1845 Tap House
Chinese To Go
Beef O' Brady's
Domino's Pizza
4 Corners Insurance


Davita®
Kidney Care


Walgreens

 27
US-27
57,000 VPD


THE LEARNING
EXPERIENCE
Academy of Early Education


TIRES
PLUS


WATERS
Car Wash

Market Aerial

Willow Bend
(260 homes)

Westside Hills
(300 homes)

Highland Reserve
Golf Club
(900 homes)

Westside Hills
(560 homes)

Stoneybrook
(450 homes)



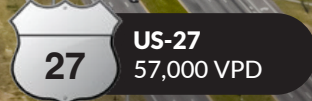
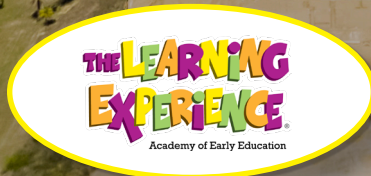
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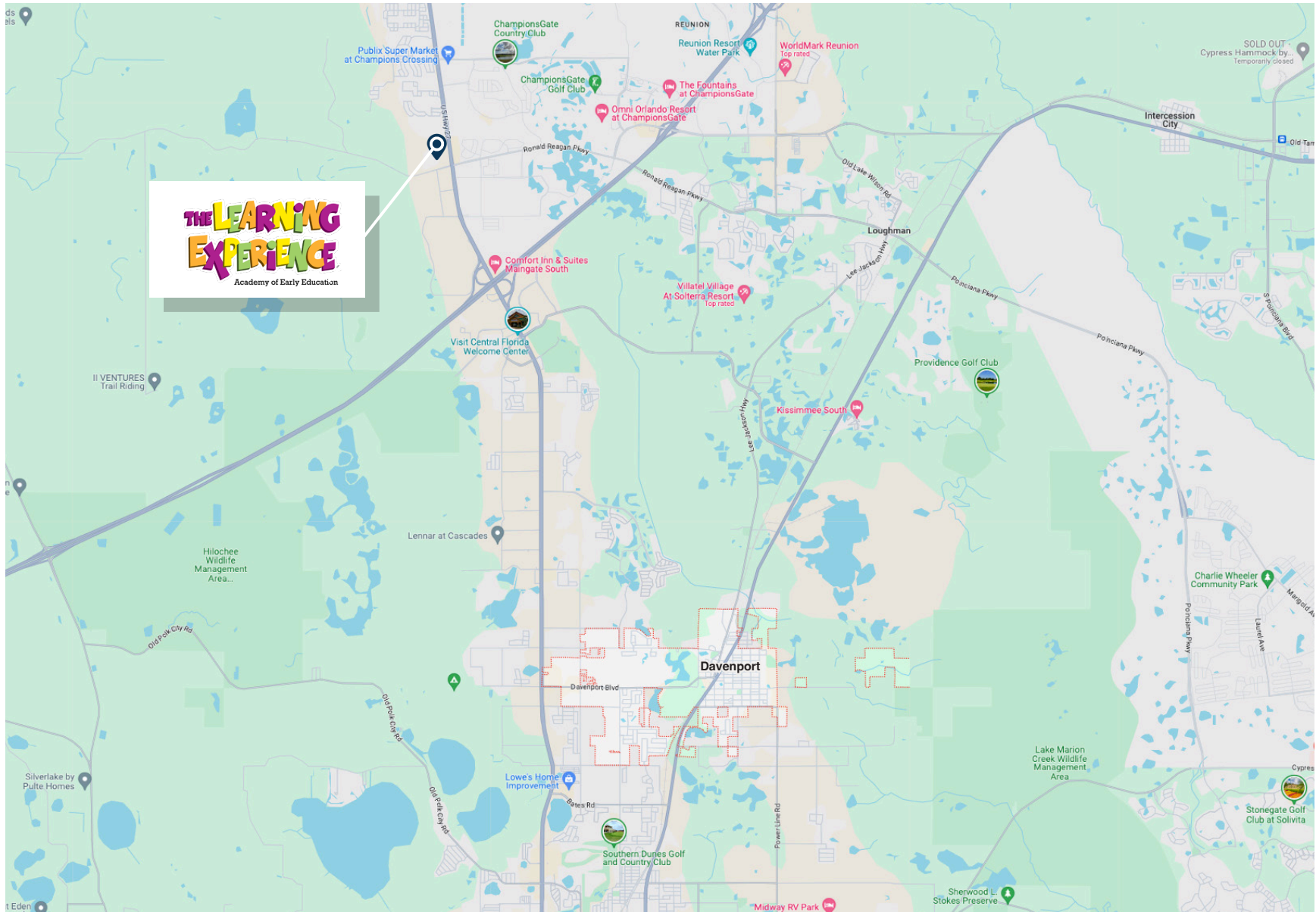
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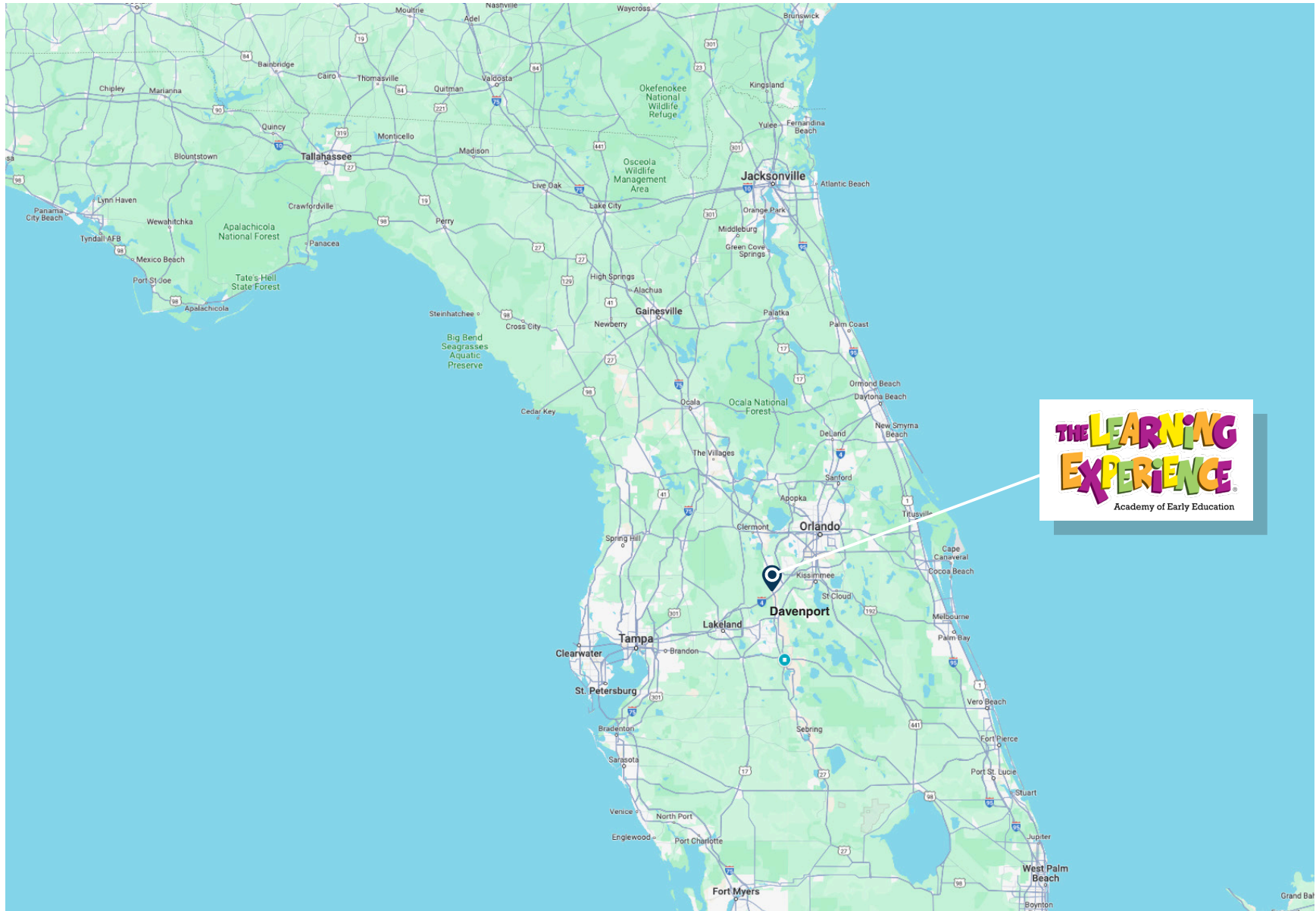
Distribution Center



Local Map



Regional Map



Property Photos







Demographics

	1-MILE	3-MILE	5-MILE
POPULATION			
2028 Projection	8,321	38,859	87,645
2023 Population	6,706	31,281	70,462
2010 Census	2,670	11,985	24,929
Annual Growth 2010-2023	11.6%	12.4%	14.1%
Annual Growth 2023-2028	4.8%	4.8%	4.9%
HOUSEHOLDS			
2028 Projection	2,936	14,507	31,531
2023 Households	2,359	11,665	25,337
2010 Census	927	4,330	8,989
Owner Occupied	2,295	11,019	22,257
Renter Occupied	641	3,488	9,274
INCOME			
Average Household Income	\$95,420	\$88,931	\$84,288
Median Household Income	\$76,253	\$70,094	\$66,652



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