



3749 CROWN POINT RD | JACKSONVILLE, FL 32257



INTERACTIVE OFFERING MEMORANDUM

EARLY BLOOMERS LEARNING CENTER

3749 Crown Point Rd | Jacksonville, FL 32257

EXCLUSIVELY LISTED BY



LEVI VELEANU

ASSOCIATE

Direct +1 (813) 379-2964

Mobile +1 (954) 618-8740

levi.veleanu@matthews.com

License No. SL3613444 (FL)



DANIEL GONZALEZ

ASSOCIATE VP

Direct +1 (305) 395-6972

Mobile +1 (561) 767-5582

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)

BROKER OF RECORD

KYLE MATTHEWS

License No. CQ1066435 (FL)

TABLE OF CONTENTS

| | |
|-------------------------|----|
| PROPERTY OVERVIEW | 03 |
| FINANCIAL SUMMARY | 04 |
| TENANT PROFILE | 05 |
| AREA OVERVIEW | 07 |



±4,646 SF
GLA



1980
Year Built



±44,500
Vehicles Per Day



NNN
Lease Type

PROPERTY OVERVIEW

- Absolute NNN - Zero landlord responsibilities
- Below market rent for the area enhances the attractiveness of the investment
- Close proximity to San Jose Boulevard which sees over ±44,500 vehicles per day
- Commitment to site - Tenant exercised their option to renew their lease in 2021
- Submarket largely populated by dual-income households
- 200,398 people within a 6 mile radius of the subject property
- Tax Advantage - Located in Florida, an income tax-free state, providing additional financial benefits for investors
- The property is down the road from major retailers like Publix, Target, Walmart, CVS and other major drivers of traffic.
- Early Education Industry Growth - The US childcare market was valued as a \$59.87 billion dollar industry in 2023 and is anticipated to reach a monster \$73 billion dollar valuation by 2030 (per Towards Healthcare)



FINANCIAL SUMMARY



\$850,000
LIST PRICE



7.65%
CAP RATE



\$182.95
PRICE PER SF

TENANT SUMMARY

| | |
|-----------------------------------|--------------------------------|
| Tenant Trade Name | Early Bloomers Learning Center |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Personal |
| Lease Type | NNN |
| Landlords Responsibilities | None |
| Original Lease Term | 5 Years |
| Options Remaining | None |
| Lease Commencement Date | 04/01/2016 |
| Lease Expiration Date | 03/31/2026 |
| Term Remaining on Lease | ±1.5 Years |

ANNUALIZED OPERATING DATA

| | MONTHLY RENT | ANNUAL RENT | RENT PSF | CAP RATE |
|----------------|-------------------|-----------------|-------------|--------------|
| Current | \$5,420.33 | \$65,044 | \$14 | 7.65% |





TENANT PROFILE

Early Bloomers Learning Center, located at 3749 Crown Point Rd, Jacksonville, FL, is a premier early childhood education facility dedicated to nurturing and developing young children from infancy to preschool age. The center offers a comprehensive curriculum that emphasizes cognitive, social, and emotional growth through interactive learning experiences and play-based activities.

With a focus on creating a safe and engaging environment, Early Bloomers fosters essential skills to prepare children for future academic success. The center is staffed by qualified educators who are committed to providing personalized care and attention to each child, making it a trusted choice for parents in the community.

WEBSITE

<https://earlybloomerslearningcenter.com/>

YEAR FOUNDED

2016



CROWN POINT ELEMENTARY SCHOOL
767 STUDENTS



SAN JOSE BLVD ± 44,500 VPD

± 143,000 VPD

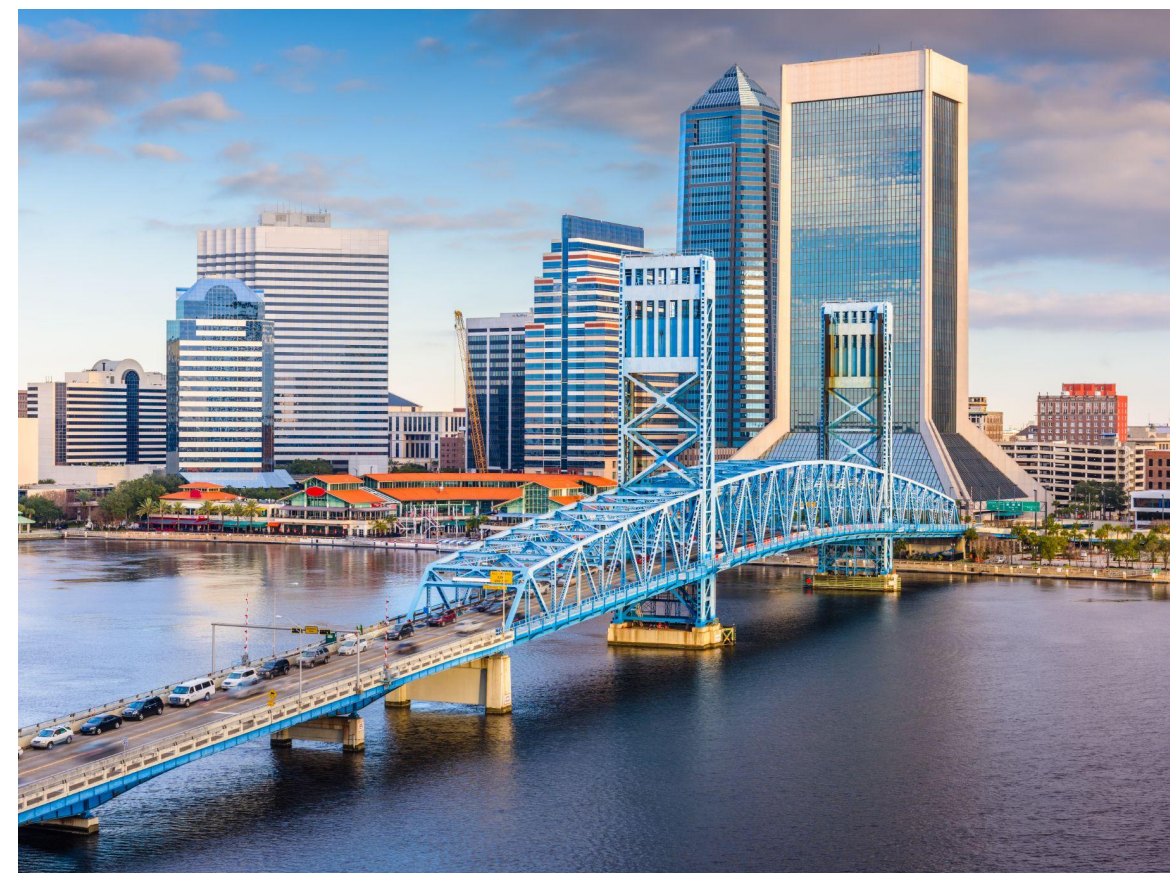
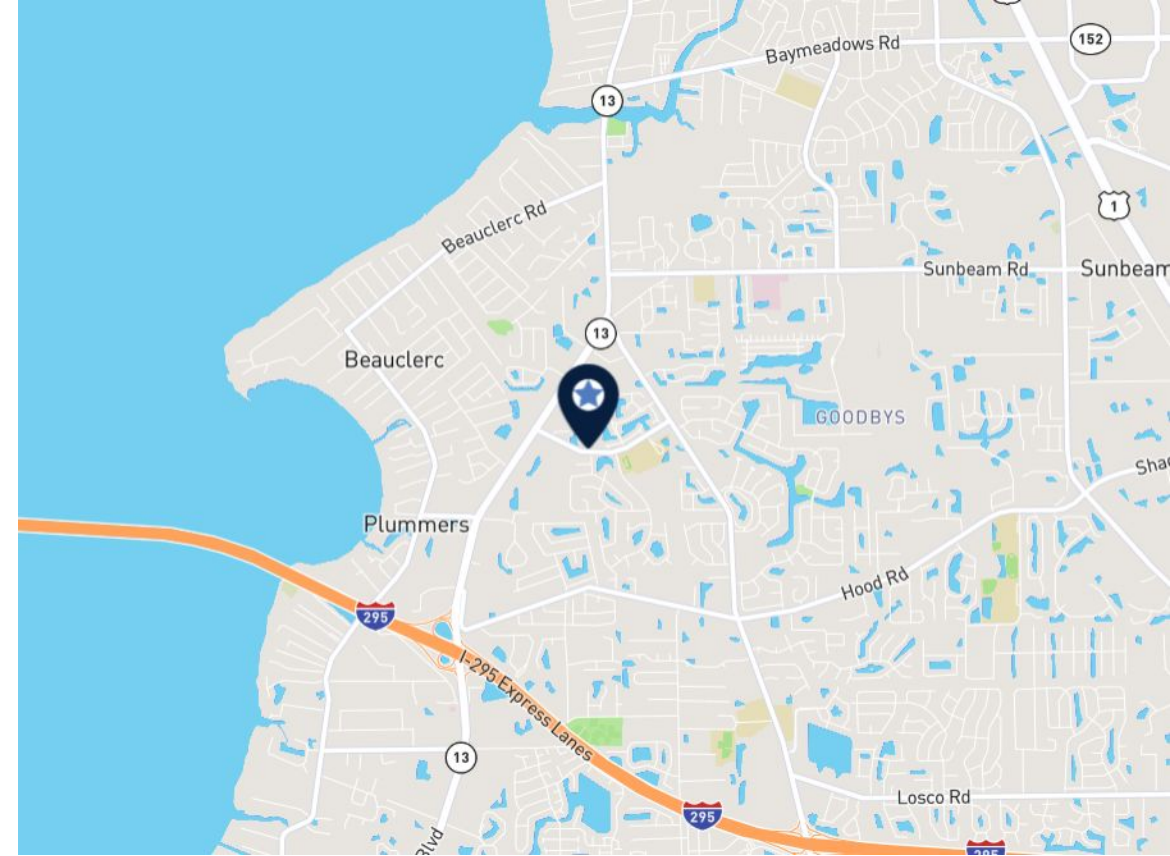


JACKSONVILLE, FL

Jacksonville is a large commercial and financial center with the most “northern” feel among large cities in Florida. Modern skyscrapers line a well-defined downtown and waterfront area, and the city spreads in all directions and especially south and west from there.

Jacksonville is the most populous city in Florida and the largest city by area in the contiguous United States.

Jacksonville has an estimated population of over 902,000 residents. Jacksonville is in the First Coast region of northeast Florida and is centered on the banks of the St. Johns River, about 25 miles south of the Georgia State line. The Jacksonville Beaches communities are along the adjacent Atlantic coast.



DEMOGRAPHICS

| POPULATION | 2-MILE | 4-MILE | 6-MILE |
|-------------------------------|-----------|-----------|-----------|
| Five-Year Projection | 37,419 | 100,206 | 213,821 |
| Current Year Estimate | 36,657 | 95,601 | 200,398 |
| 2020 Census | 36,304 | 94,762 | 194,547 |
| Growth Current Year-Five-Year | 2.08% | 4.82% | 6.70% |
| Growth 2020-Current Year | 0.97% | 0.88% | 3.01% |
| HOUSEHOLDS | 2-MILE | 4-MILE | 6-MILE |
| Five-Year Projection | 15,918 | 41,575 | 89,853 |
| Current Year Estimate | 15,766 | 40,041 | 84,643 |
| 2020 Census | 15,942 | 39,883 | 81,929 |
| Growth Current Year-Five-Year | 0.97% | 3.83% | 6.16% |
| Growth 2020-Current Year | -1.11% | 0.40% | 3.31% |
| INCOME | 2-MILE | 4-MILE | 6-MILE |
| Average Household Income | \$118,193 | \$118,499 | \$117,233 |

ECONOMY

The Jacksonville economy is diverse, with an assortment of banking and financial institutions, a bustling port, and 27 corporate headquarters of companies like Adecco Group North America, Advanced Disposal, Allstate, Beaver Street Fisheries Inc., and Black Knight Financial Services. The city flourishes in the e-commerce and aerospace industries. According to JaxUSA.org, 13 e-commerce companies have been introduced in the region throughout the years, with a total investment of over \$3.3 billion in infrastructure and the creation of an additional 18,000 jobs. These companies include Amazon, Wayfair, Article, Ulta, and Fanatics. According to JaxUSA.org, Jacksonville has the cutting-edge infrastructure to support aerospace projects. Aerospace companies are able to find highly skilled workers in the area due to the local military units and the aviation operations of the Department of Homeland Security in the region. Aerospace companies in the area include Northrop Grumman, Boeing, and many more.

Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Harbor improvements since the late 19th century have made Jacksonville a major military and civilian deep-water port. Its riverine location facilitates two United States Navy bases and the Port of Jacksonville, Florida's third-largest seaport. The two US Navy bases, Blount Island Command and the nearby Naval Submarine Base Kings Bay form the third largest military presence in the United States.



MAJOR EMPLOYERS



BAPTIST HEALTH



ATTRACTIONS

Jacksonville Zoo & Gardens: Jacksonville Zoo & Gardens features over 2,400 exotic animals and 1,000 varieties of plants. Featured animals include giraffes, otters, lorikeets, tigers, jaguars, and manatees. The facility has supported wildlife conservation on riverfront landscapes since 1914. It is a must-see tourist attraction in Jacksonville for a day filled with adventure.

Little Talbot Island State Park: Little Talbot Island is a 5-mile stretch of shoreline and maritime forest. The park is teeming with wildlife and greenery. It is a popular spot for fishing enthusiasts, avid bird watchers, and beachgoers.

St. Johns Town Center: The St. Johns Town Center is a 1.2 million square foot outdoor shopping center in Jacksonville. It is Jacksonville's shopping mecca with over 175 retailers and over 20 restaurants. It features luxury stores such as Tiffany & Co. and large retailers such as Target. It also features 3 hotels so visitors can shop for as long as they please.

TIAA Bank Field & Jacksonville Jaguars: Jacksonville is home to the Jacksonville Jaguars of the National Football League. The Jaguars are a member of AFC South and have won the division championship game in 2017. Catch a Jaguars game at TIAA Bank Field, the home field of the Jaguars. Beyond the football field, the TIAA Bank Field features sparkling pools, relaxing cabanas, the largest video boards in the world, state-of-the-art meeting spaces, local food spots, and artistic murals created by local artists.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3749 Crown Point Rd, Jacksonville, FL, 32257** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



EXCLUSIVELY LISTED BY

LEVI VELEANU

ASSOCIATE

Direct +1 (813) 379-2964

Mobile +1 (954) 618-8740

levi.veleanu@matthews.com

License No. SL3613444 (FL)

DANIEL GONZALEZ

ASSOCIATE VP

Direct +1 (305) 395-6972

Mobile +1 (561) 767-5582

daniel.gonzalez@matthews.com

License No. SL3463209 (FL)

BROKER OF RECORD | KYLE MATTHEWS | License No. CQ1066435 (FL)

3749 CROWN POINT RD

Jacksonville, FL 32257