# CHILDTIME (LEARNING CARE GROUP)

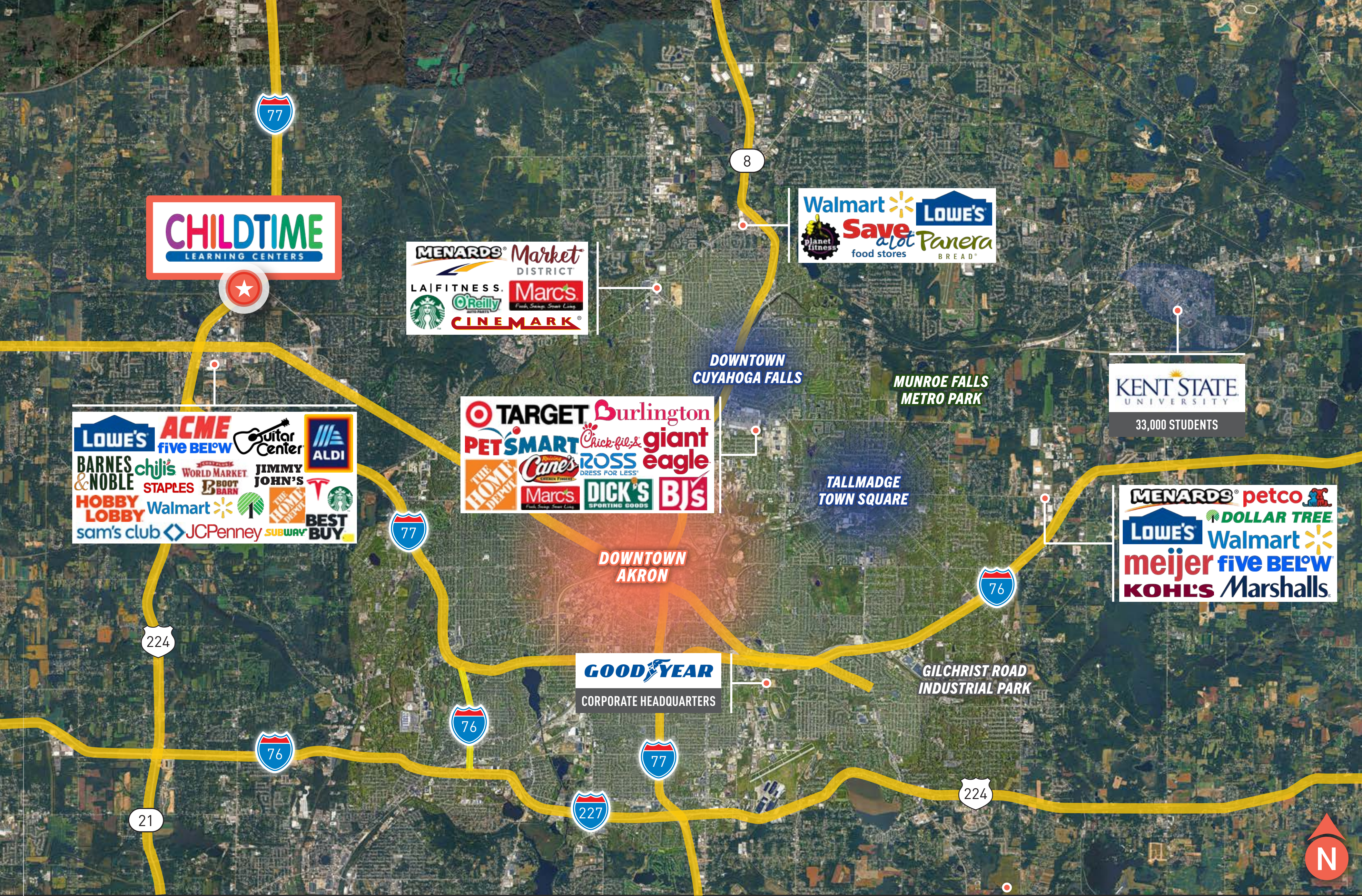
*3475 EMBASSY PARKWAY, FAIRLAWN, OH 44333*

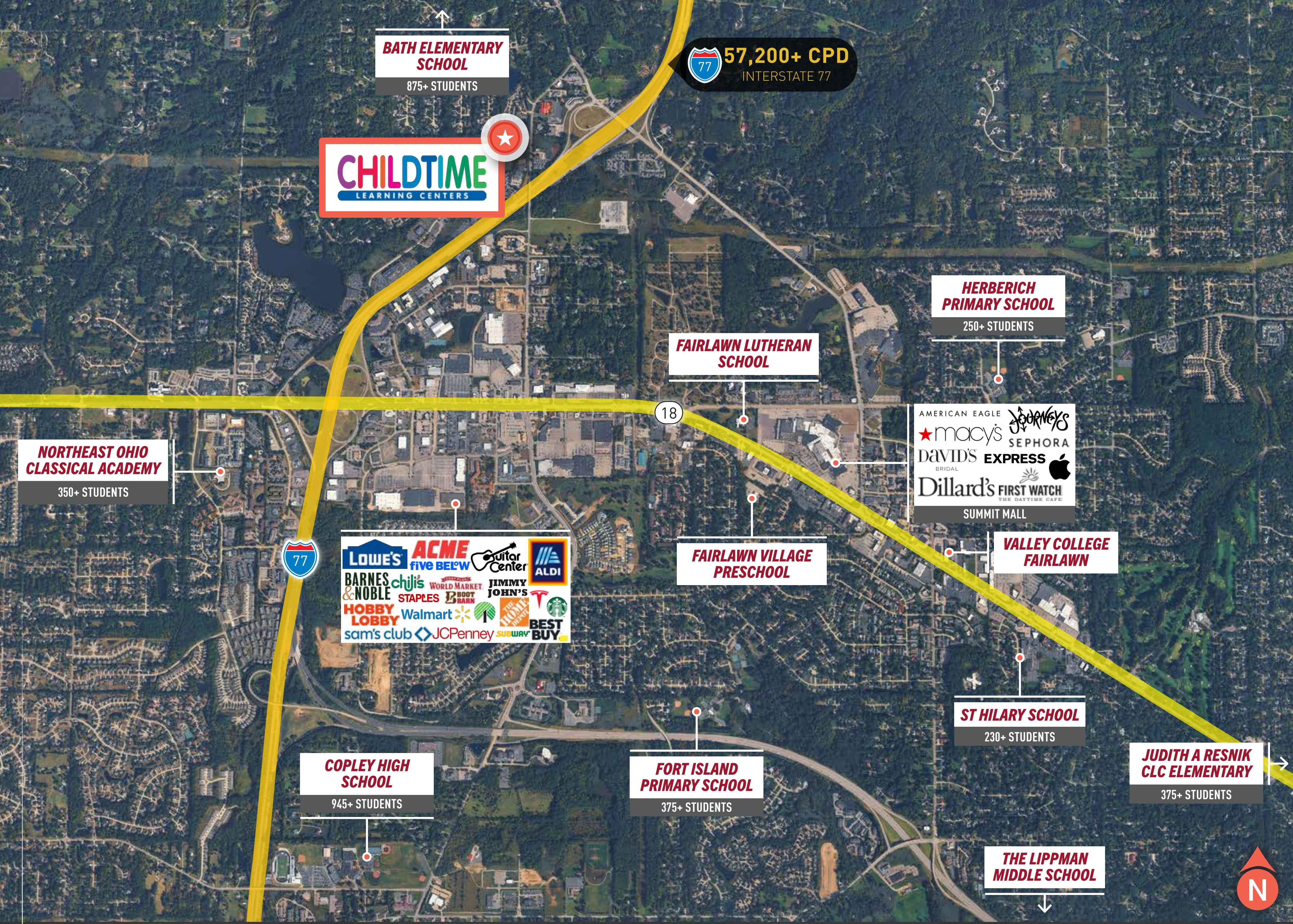
» RECENT EARLY 10 YEAR RENEWAL
» 2ND LARGEST CORPORATE GUARANTY & OPERATOR IN EARLY EDUCATION (1,150+ LOCATIONS)
» SIGNIFICANT TENANT CAPITAL COMMITMENT TO PROPERTY WITH $485,000 TOWARD PROPERTY IMPROVEMENTS

CHILDTIME LEARNING CENTERS
WWW.CHILDTIME.COM


OFFERING MEMORANDUM

Marcus & Millichap


CHILDTIME
LEARNING CENTERS
77
8
Walmart
LOWE'S
planet fitness
Save a lot food stores
Panera BREAD
MENARDS
Market DISTRICT
LA|FITNESS
Marc's
O'Reilly AUTO PARTS
CINEMARK
DOWNTOWN CUYAHOGA FALLS
MUNROE FALLS METRO PARK
KENT STATE UNIVERSITY
33,000 STUDENTS
LOWE'S
ACME
five BELOW
Guitar Center
ALDI
BARNES & NOBLE
chili's
World Market
JIMMY JOHN'S
STAPLES
BOOT BARN
HOBBY LOBBY
Walmart
THE HOME DEPOT
BEST BUY
sam's club
JCPenney
SUBWAY
TARGET
Burlington
PETSMART
Chick-fil-A
giant eagle
ROSS DRESS FOR LESS
Cane's
THE HOME DEPOT
Marc's
DICK'S SPORTING GOODS
BJ's
TALLMADGE TOWN SQUARE
MENARDS
petco
DOLLAR TREE
LOWE'S
Walmart
meijer
five BELOW
KOHL'S
Marshalls
DOWNTOWN AKRON
77
76
224
GOODYEAR
CORPORATE HEADQUARTERS
GILCHRIST ROAD INDUSTRIAL PARK
76
76
76
77
227
224
21
N



BATH ELEMENTARY SCHOOL
875+ STUDENTS
57,200+ CPD
INTERSTATE 77
77
CHILDTIME
LEARNING CENTERS
HERBERICH PRIMARY SCHOOL
250+ STUDENTS
FAIRLAWN LUTHERAN SCHOOL
18
NORTHEAST OHIO CLASSICAL ACADEMY
350+ STUDENTS
AMERICAN EAGLE
macy's
JOURNEYS
SEPHORA
DAVID'S BRIDAL
EXPRESS
Dillard's
FIRST WATCH THE DAYTIME CAFE
SUMMIT MALL
LOWE'S
ACME
five BEL0W
Guitar Center
ALDI
BARNES & NOBLE
chili's
WORLD MARKET
JIMMY JOHN'S
STAPLES
BOOT BARN
HOBBY LOBBY
Walmart
THE HOME DEPOT
sam's club
JCPenney
SUBWAY
BEST BUY
FAIRLAWN VILLAGE PRESCHOOL
VALLEY COLLEGE FAIRLAWN
ST HILARY SCHOOL
230+ STUDENTS
JUDITH A RESNIK CLC ELEMENTARY
375+ STUDENTS
COPLEY HIGH SCHOOL
945+ STUDENTS
FORT ISLAND PRIMARY SCHOOL
375+ STUDENTS
THE LIPPMAN MIDDLE SCHOOL
N

# Executive Summary

3475 Embassy Parkway, Fairlawn, OH 44333

## FINANCIAL SUMMARY

| | |
|---|---|
| **Price** | **$2,855,000** |
| Cap Rate | 6.90% |
| Building Size | 7,900 SF |
| Net Cash Flow | 6.90% $197,015 |
| Year Built / Remodeled | 1997 |
| Lot Size | 1.2 Acres |

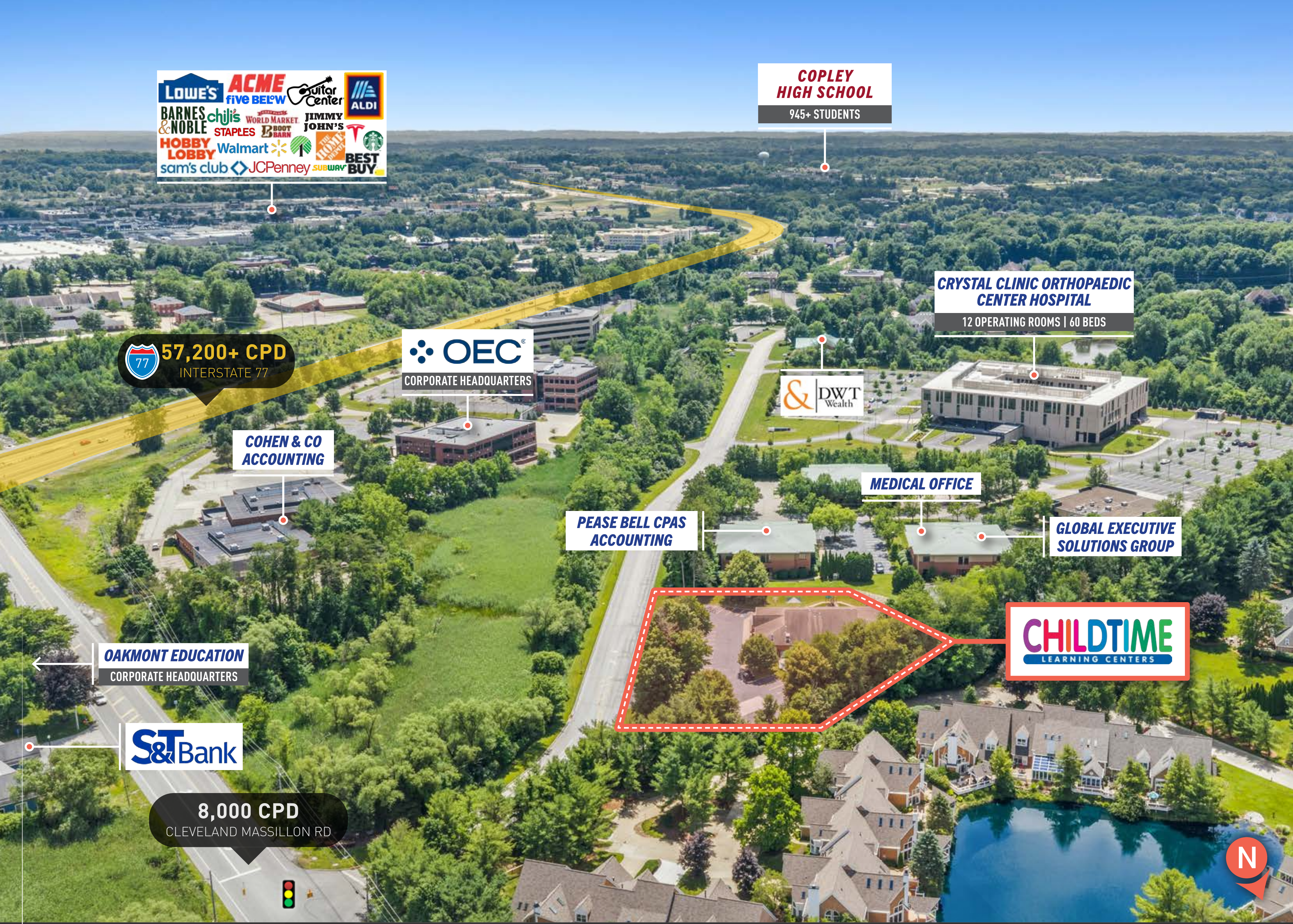
## LEASE SUMMARY

| | |
|---|---|
| Lease Type | Absolute Triple-Net (NNN) Lease |
| Tenant | ChildTime Childcare, Inc. |
| Guarantor | Corporate |
| Lease Commencement Date | February 1, 2025 |
| Lease Expiration Date | January 31, 2035 |
| Lease Term Remaining | 8+ Years |
| Rental Increases | 10% Every 5 Years |
| Renewal Options | 2, 5 Year Options |
| Right of First Refusal | Ten (10) Days |

## ANNUALIZED OPERATING DATA

| Lease Years | Annual Rent | Cap Rate |
|---|---|---|
| Current - 1/31/2030 | $197,015.00 | 6.90% |
| 2/1/2030 - 1/31/2035 | $216,716.50 | 7.59% |
| **Renewal Options** | **Annual Rent** | **Cap Rate** |
| Option 1 (2/1/2035 - 1/31/2040) | $238,388.15 | 8.35% |
| Option 2 (2/1/2040 - 1/31/2045) | $262,226.97 | 9.18% |

| | |
|---|---|
| **Base Rent** | **$197,015** |
| **Net Operating Income** | **$197,015** |
| **Total Return** | **6.90% $197,015** |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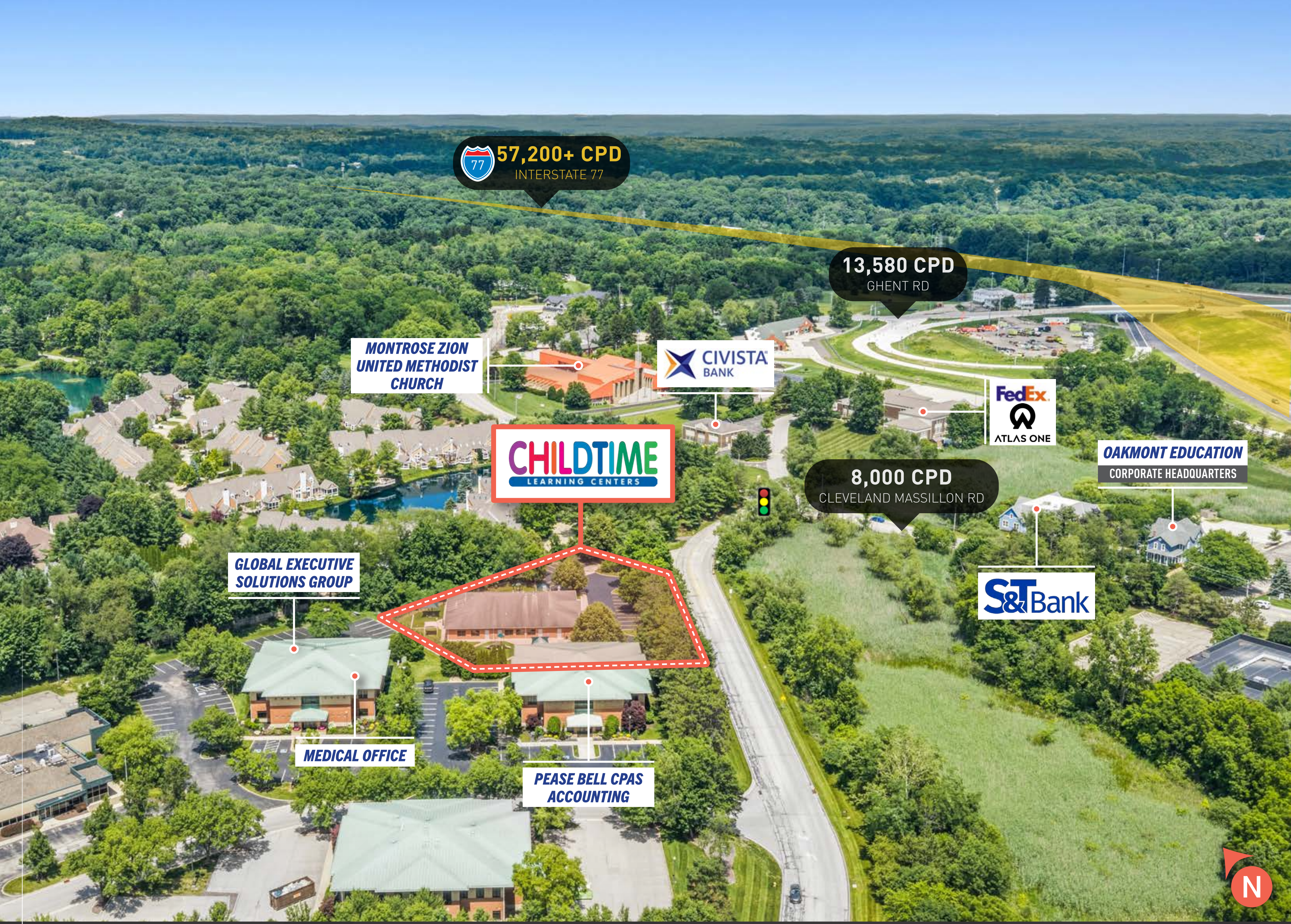
sam's club
JCPenney
SUBWAY
COPLEY HIGH SCHOOL
945+ STUDENTS
CRYSTAL CLINIC ORTHOPAEDIC CENTER HOSPITAL
12 OPERATING ROOMS | 60 BEDS
57,200+ CPD
77
INTERSTATE 77
OEC
CORPORATE HEADQUARTERS
DWT Wealth
COHEN & CO ACCOUNTING
MEDICAL OFFICE
PEASE BELL CPAS ACCOUNTING
GLOBAL EXECUTIVE SOLUTIONS GROUP
CHILDTIME
LEARNING CENTERS
OAKMONT EDUCATION
CORPORATE HEADQUARTERS
S&T Bank
8,000 CPD
CLEVELAND MASSILLON RD
N


57,200+ CPD
INTERSTATE 77
13,580 CPD
GHENT RD
MONTROSE ZION UNITED METHODIST CHURCH
CIVISTA BANK
FedEx
ATLAS ONE
CHILDTIME LEARNING CENTERS
8,000 CPD
CLEVELAND MASSILLON RD
OAKMONT EDUCATION
CORPORATE HEADQUARTERS
GLOBAL EXECUTIVE SOLUTIONS GROUP
S&T Bank
MEDICAL OFFICE
PEASE BELL CPAS ACCOUNTING
N

# Property Description


## INVESTMENT HIGHLIGHTS

- **More Than 8 Years Remaining on Absolute Triple-Net (NNN) Lease**
- Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with More Than 1,150 Schools Across 11 Brands
- **Significant Tenant Capital Commitment To Property With $485,000 Toward Property Improvements**
- 10% Rental Increases Every 5 Years with Multiple Renewal Options
- **Daytime Population Exceeds 70,000 Within 5 Miles**
- Easily Accessible by More Than 57,200 Cars Per Day on Interstate 77
- **Average Household Income Exceeds $182,000 in the Immediate Area**
- Located Less Than 1 Mile from Crystal Clinic Orthopaedic Center Hospital (60 Beds)

| DEMOGRAPHICS | 3-mile | 5-miles | 10-miles |
|---|---|---|---|
| **Population** | | | |
| 2030 Projection | 26,666 | 60,736 | 329,928 |
| 2025 Estimate | 26,672 | 60,494 | 329,019 |
| **Daytime Population** | | | |
| 2025 Estimate | 40,036 | 70,263 | 358,755 |
| **Households** | | | |
| 2030 Projections | 11,069 | 26,658 | 144,234 |
| 2025 Estimate | 11,032 | 26,435 | 142,985 |
| Growth 2025 - 2030 | 0.34% | 0.84% | 0.87% |
| **Income** | | | |
| 2025 Est. Average Household Income | $182,431 | $153,221 | $107,813 |
| 2025 Est. Median Household Income | $164,784 | $136,805 | $94,840 |

# Tenant Overview


CHILDTIME
LEARNING CENTERS

**200+**
Locations

**NOVI, MI**
Headquarters

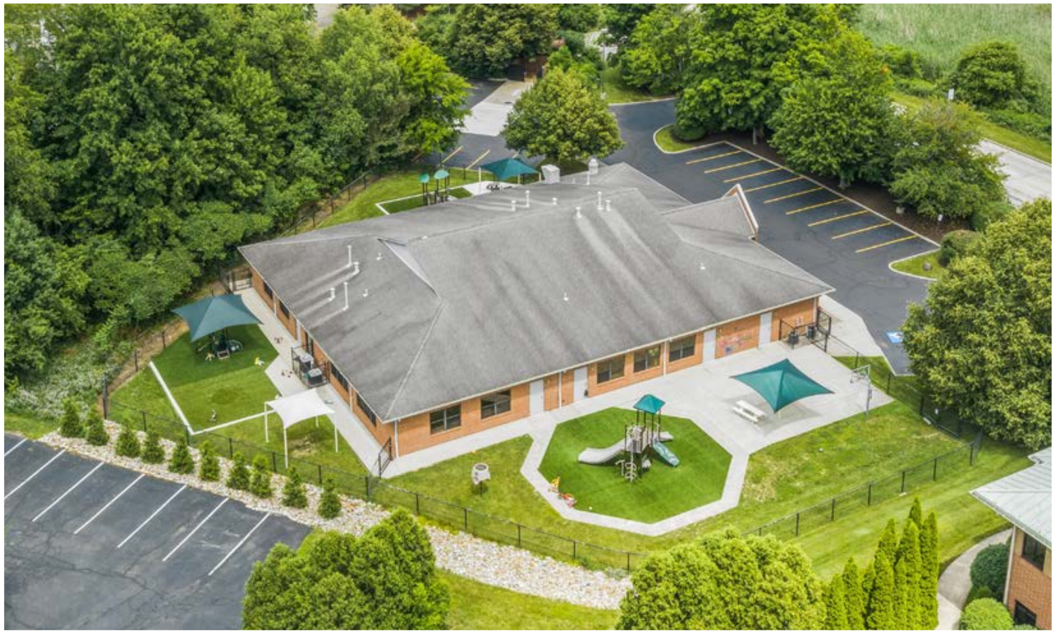
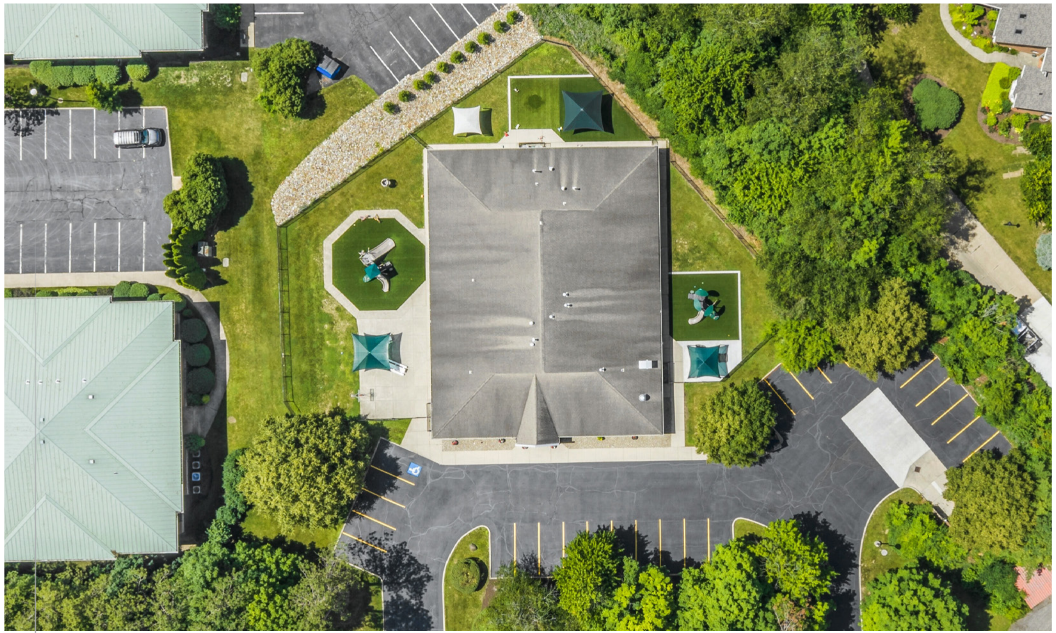
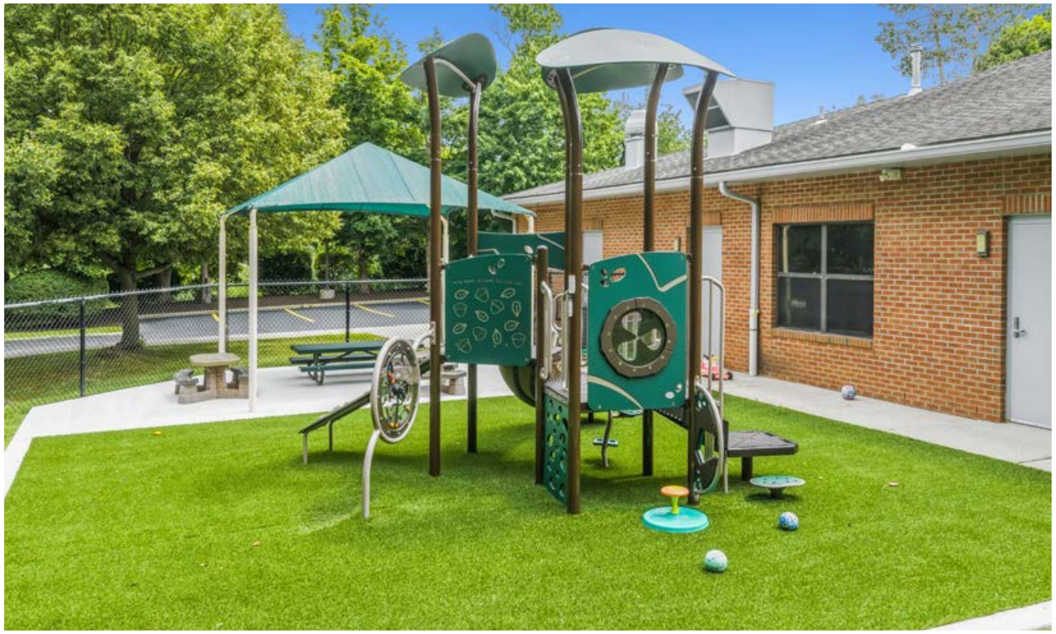
**1967**
Founded

**CHILDTIME.COM**
Website

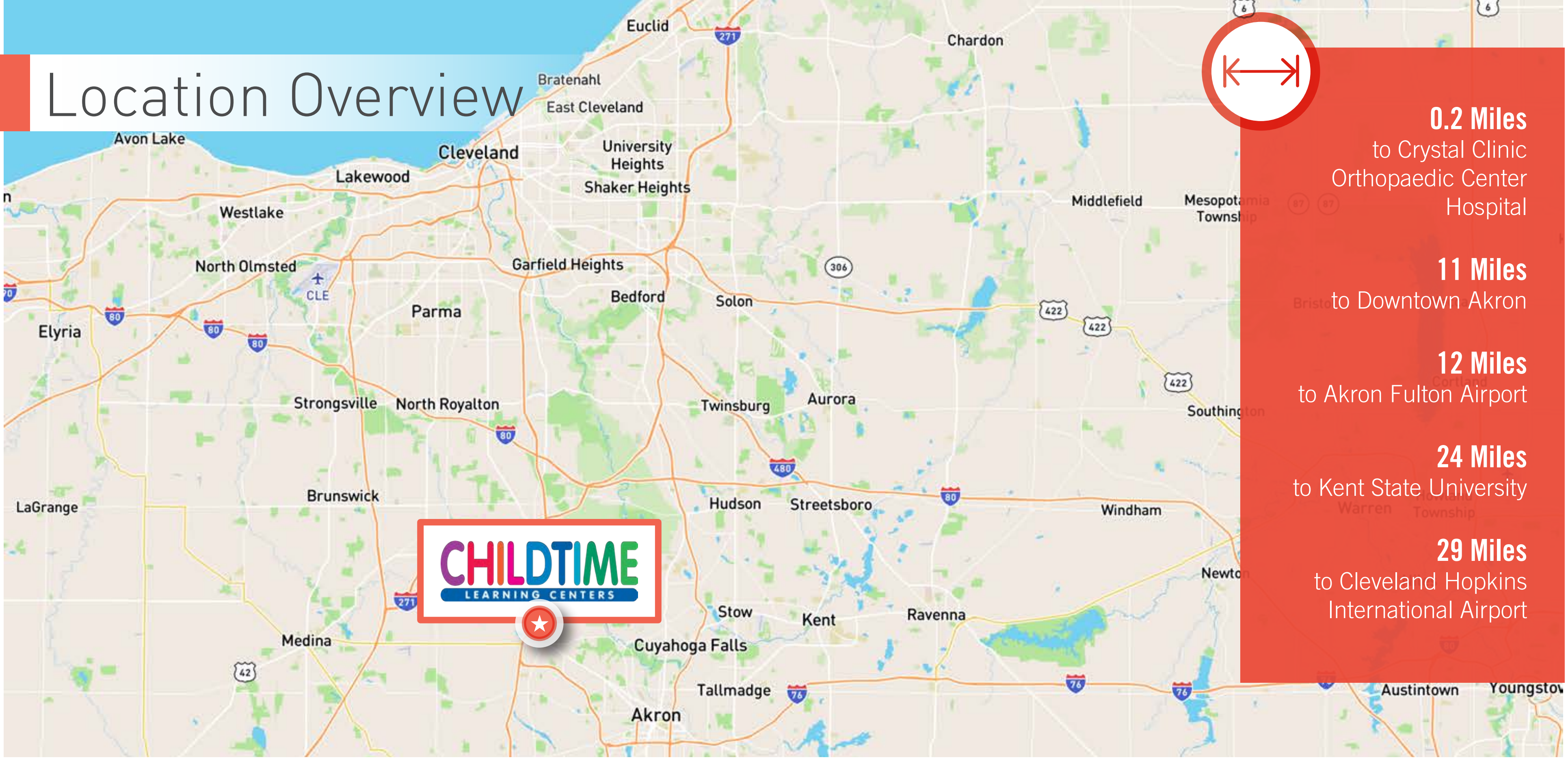
Childtime offers child care and early education services from ages six weeks through 12 years. Highly trained, dedicated directors, teachers, and staff are present every day to ensure children's well-being and to guide them on their journey. Childtime's homelike setting and safe, secure environment make Childtime centers the perfect place for children to play, laugh, and discover.

Founded in 1967 as a division of Gerber Products Corporation, Childtime now has more than 200 learning centers across the country. Childtime is a subsidiary of Learning Care Group, Inc., the second largest for-profit provider of early childhood care and education services in the United States. Learning Care Group operates more than 1,150 schools across 11 unique brands.

# Property Photos

# Location Overview




**0.2 Miles**
to Crystal Clinic Orthopaedic Center Hospital

**11 Miles**
to Downtown Akron

**12 Miles**
to Akron Fulton Airport

**24 Miles**
to Kent State University

**29 Miles**
to Cleveland Hopkins International Airport

Fairlawn is a city in western Summit County, Ohio, and a suburb of Akron. With a resident population of around 7,700 people and a daytime population that swells significantly due to its concentration of offices, retail centers and services, Fairlawn serves as an important business and consumer destination in the region. The city offers strong municipal services, quality parks and recreation programs, and more. Fairlawn's proactive economic development efforts attract corporate offices and foster community growth.

## AKRON METROPOLITAN AREA

The Akron metro is located approximately 30 miles southeast of Cleveland, consisting of Portage and Summit counties. As a major manufacturing center, the Global Headquarters for The Goodyear Tire & Rubber Company is located in Akron. The market is home to roughly 702,000 residents, approximately 187,000 of which are located in the city of Akron, the county seat of Summit County.

Akron is strategically located at the crossroads of the Eastern and Midwestern Markets. A large portion of the U.S. can be reached within a day's drive. Proximity to shipping facilities at the Port of Cleveland, combined with rail transportation and a regional airport, provide companies with convenient access to markets throughout the world.

# [ exclusively listed by ]

**Spencer Berkley**
Director
602 687 6836
spencer.berkley@marcusmillichap.com

**Chris N. Lind**
Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

**Mark J. Ruble**
Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

**Zack House**
Senior Director Investments
602 687 6650
zhouse@marcusmillichap.com



**Michael Glass**
Broker of Record
Lic #: BRK.2007005898
500 Neil Ave., Ste. 100
Columbus, OH 43215

For financing options, please reach out to:
**JOSH SCIOTTO**
602-687-6647
josh.sciotto@marcusmillichap.com

Marcus & Millichap Capital Corporation

Marcus & Millichap
Offices Nationwide
**www.marcusmillichap.com**