

Turnkey Daycare For Lease



Offering Memorandum

Turnkey Children's Academy For Lease

Mooresville, NC

9,368 SF | Proven Market | Strong Urban Demographics | 2007 Construction | Turnkey Building

Offered Exclusively by



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The Offering

Lotto Partners, on behalf of ownership, is pleased to present the exclusive opportunity to lease the 9,368 SF turnkey daycare building situated on a 1.33-acre parcel of land. The Property is currently operating as a daycare and the existing business will be transferred. Ideally located in Mooresville NC with easy access to I-77 and Brawley School Rd. With over 11,000 SF of outdoor play area and brand new custom built playground equipment. Capacity to serve 150 children based on NC regulations

The Property is located within Mooresville in North Charlotte. Ranked #2 for Best Place to Raise a Family in North Carolina and #3 Best Suburb in Charlotte. Mooresville is growing at a faster rate than North Carolina - 18.2% from 2015-2022 with Median Household Income of homeowners of \$90,185.

\$38.00 NNN

Children's Academy Property Summary	
Location	179 Town Square Circle Mooresville, NC
Total Building Size (SF)	9,368
Lot Size (Acres)	1.33
Lease Term	10 years
Rental Increases	3.0% annually
Year Built	2007
Lease Type	NNN
Parking	+/- 33 Spaces

	Demographics		
	1 mile	3 miles	5 miles
2019 Population	9,816	61,082	167,095
2019 Total Households	3,773	24,659	64,770
2019 Average HHI	\$82,072	\$108,754	\$110,246

Unique Property Attributes

TOP-TIER DAYCARE OPPORTUNITY

10 Year
NNN Lease

Rapidly Growing Industry

\$1.8B expected growth
over 5 yrs



Proximity to Local Employers

3,752 businesses (50K+ employees) within
5-mile radius

108K



Population within 5 miles

\$83,000

Average Household Income within 5 miles

Highlights

"Recession-Proof" Industry Immune to E-Commerce Trends

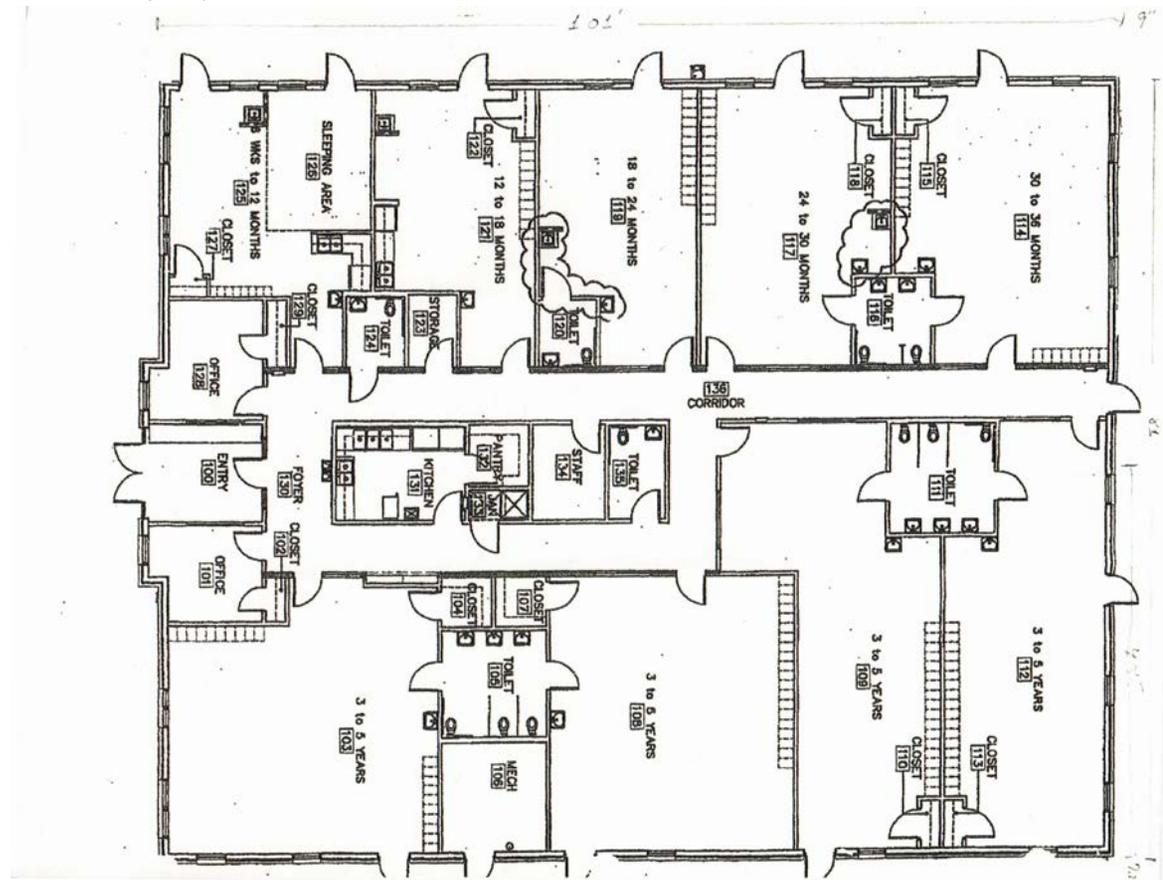
The childcare industry has enjoyed revenue increases over 200% in the last half decade and is expected to see \$1.8 billion in growth over the next 5 years. Additionally, the childcare industry is strictly a brick and mortar retailer, and won't be affected by the future online shopping trends currently being shaped by e-commerce giants such as Amazon.

Ideal Urban Demographics

The Property benefits from ideal demographics for a childcare provider, with a population of 108,000+ earning an average household income of \$83,000+ within 5 miles.

Incredible Ease of Access

The Property is located just off NC 16 Business Highway (54,904 VPD) with multiple access points, within minutes of Highway 73





Childcare Industry Overview

Competitive Landscape

The U.S. Childcare services industry includes about 54,000 commercial facilities with combined annual revenue of \$21 billion, plus about 21,000 facilities run by nonprofit organizations with combined annual revenue of about \$12 billion. The industry has experienced tremendous growth as more mothers enter the workforce, necessitating daily Childcare. In 2014, 64% of mothers with children under the age of 6 participated in the workforce in the U.S., according to the Bureau of Labor Statistics.

Demand is driven primarily by growth in the youth population, and secondarily by employment and income. Recognition of the importance of early education is also driving demand for high-quality care. The profitability of individual Childcare facilities depends on good marketing, reputation, and efficient operations, as well as how saturated the local market is. Large companies have economies of scale in advertising and administration. Smaller companies can compete effectively in local markets by owning convenient locations.

Source: <http://www.hoovers.com>

- **Recession Resistant** | Industry-wide sales grew by over 6% between 2008 and 2012, in contrast to a national dip of 5% during 2009.
- **Fragmented** | The top 50 companies generate less than 20% of the income, with many small companies competing in the marketplace.
- **Growing** | Changing demographics, namely an increase in working mothers, is fueling fast, necessity-based growth in the industry.
- **Secure** | An increasing emphasis on early education, trends towards companies paying for their employees' child care, and increasing numbers of working mothers are causing the child care industry to flourish.



Representative Photos



**LOTTO
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