



PEWAUKEE, WI (MILWAUKEE MSA)

The Learning Experience

#1 RANKED CHILDCARE FRANCHISEE IN THE U.S.

SIGNIFICANT NINE-FIGURE CORPORATE REVENUE

STRONG UNIT-LEVEL ENROLLMENTS



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid
A Licensed Wisconsin Broker #938545-91

Surrounding Retail



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

SCOTT REID
PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
WI LIC#58772-90

In Association with ParaSell, Inc.

PH: 949.942.6585
A Licensed Wisconsin Broker
#938545-91

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The Learning Experience

2031 MEADOW LN, PEWAUKEE, WI 53072 

\$5,850,000

PRICE

7.50%

CAP RATE

NOI	\$438,785
LEASE TYPE	Corporate NNN
LEASE TERM	20 Years
BUILDING SIZE	10,087 SF
LAND AREA	0.99 AC

Surrounding Retail



Affluent demos – \$115K average household incomes and 105K residents in a 5-mile radius

A 20-year corporate Learning Experience featuring **above market 11% rental increases every 5 years** throughout the base term and options. Subject property is ideally located along **the I-94 interchange (83,000+ VPD)** and surrounded by **numerous national retailers** driving traffic to the direct trade area including Metro Market (Kroger), Walgreens, CVS, Starbucks, Culver's, and Panda Express.

The Offering

- Brand-new 20-year lease featuring above market 11% rental increases every 5 years
- Corporate guaranty from tenant's parent company – The Learning Experience Corp. (see below)
- 2024 build-to-suit construction with 20-year roof warranty in place
- Strong enrollments (ask Agent for more details)

About The Guarantor

- Significant nine-figure estimated sales - \$700M in FY 2023
- 420+ locations in their system across 35 states and the United Kingdom
- #1 ranked Child Care Franchise in the U.S. according to *Entrepreneur's Franchise 500*

Market Highlights

- Affluent parent demos – \$115K average household incomes within a 5-mile radius of the subject property
- Dense residential area – 105K residents within a 5-mile radius of the subject property
- GE Healthcare consolidating their Milwaukee and Wauwatosa locations and moving 1,000 employees to their campus just 1 mile from the subject property
- Nearby national retailers driving traffic to the direct trade area include Metro Market (Kroger), Walgreens, CVS, Starbucks, Culver's, and Panda Express
- Subject property positioned just off I-94 interchange with heavy exposure to the 83,000+ vehicles per day



		CURRENT
Price		\$5,850,000
Capitalization Rate		7.50%
Building Size (SF)		10,087
Lot Size (AC)		0.99
Stabilized Income		
Scheduled Rent		\$438,785
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$438,785

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	The Learning Experience
Lease Guarantor	The Learning Experience Corp.
Lease Type	Corporate NNN
Lease Term	20 Years
Rent Increases	11% Every 5 Years
Rent Commencement	4/1/2024
Options	Two, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility*

**20-year roof warranty in place*

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
The Learning Experience	10,087	4/1/2024	3/31/2029	\$438,785	\$36,565	\$438,785
	<i>11% Increase</i>	4/1/2029	3/31/2034		\$40,592	\$487,101
	<i>11% Increase</i>	4/1/2034	3/31/2039		\$45,055	\$540,663
	<i>11% Increase</i>	4/1/2039	3/31/2044		\$50,015	\$600,177
	Option 1	4/1/2044	3/31/2049		\$55,521	\$666,246
	Option 2	4/1/2049	3/31/2054		\$61,632	\$739,579
TOTALS:	10,087			\$438,785	\$36,565	\$438,785

LEGEND

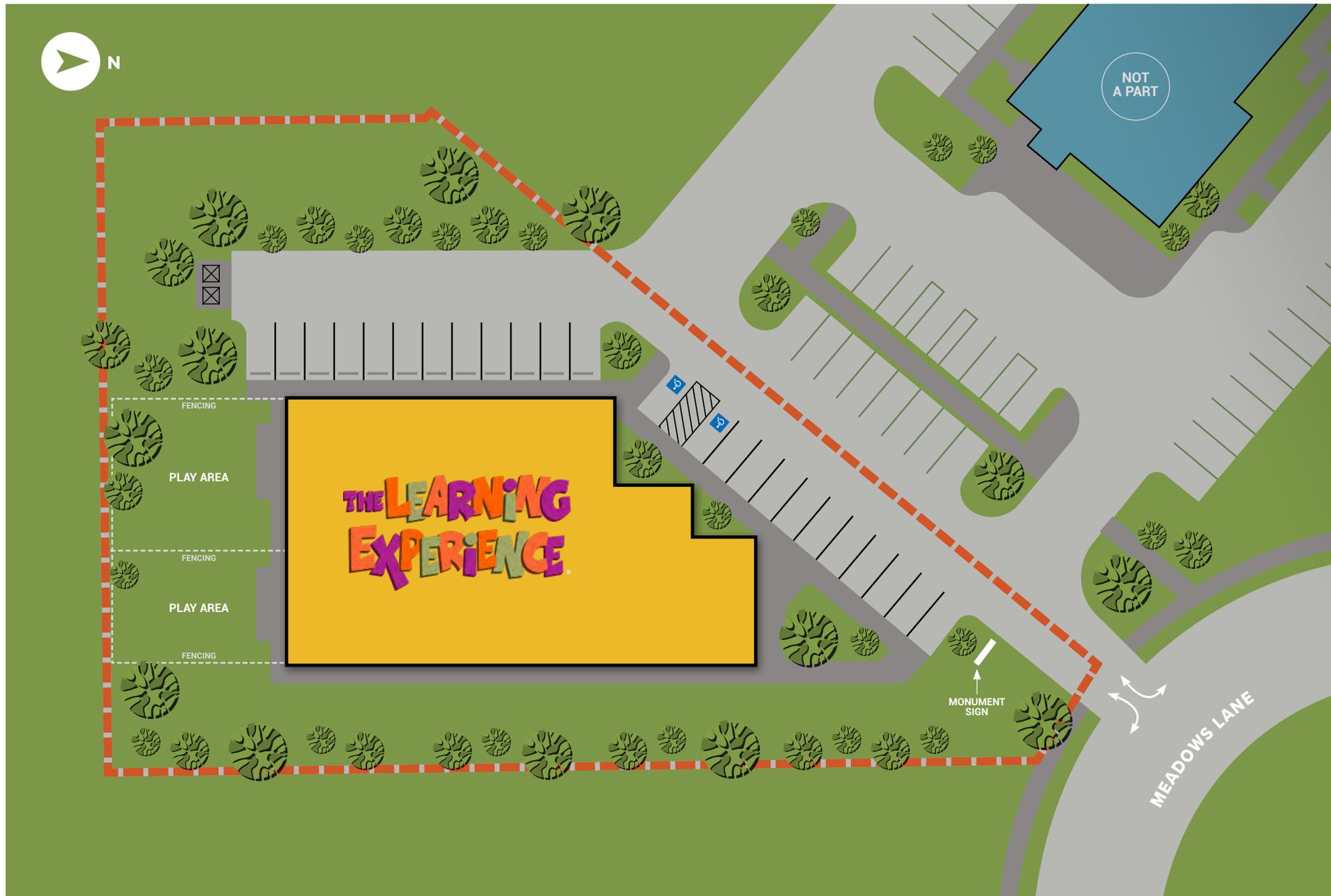
Property Boundary

10,087
Rentable SF

0.99
Acres

24
Parking Spaces


Egress



The nation’s fastest-growing early education and childcare provider



About The Learning Experience

- Founded in 2002, The Learning Experience is a rapidly growing early education and childcare franchise with over 420 locations in 35 states across the United States and several in the United Kingdom
- The Learning Experience operates on a successful franchising model with strong unit-level economics and consistent expansion into high-growth suburban and major metro markets, currently on a trajectory to open 40-70 daycare centers a year
- The company is dedicated to providing children with a safe, nurturing environment that promotes early learning and development through a proprietary curriculum focused on cognitive, social, and emotional growth
- Their L.E.A.P® (Learning Experience Academic Program) Curriculum uses fun, hands-on activities throughout early education to help children develop intellectually, socially, and cognitively, or as they say: "Learn, Play, and Grow"
- Significant nine-figure estimated sales - \$700M in FY 2023
- In 2023, The Learning Experience ranked #1 Childcare Franchise on *Entrepreneur Magazine's* Franchise 500

420+

LOCATIONS IN THE UNITED STATES & UNITED KINGDOM

\$700 Million

TOTAL SALES FY 2023 (EST)

[Tenant Website](#)

MILWAUKEE
19.7 MILES



SUBJECT PROPERTY
THE LEARNING EXPERIENCE
Academy of Early Education

WAUKESHA COUNTY AIRPORT

SILVERNAIL ROAD

MEADOW LANE

94

metro market
Pick'n Save
DOLLAR TREE
ups

avid
AN IHG HOTEL

Kwik Trip

CAT SCALE

Wendy's

McDonald's

CARPETLAND
Hawatha HOBBIES
BioLife
H&R BLOCK
Barky & Rainers

ID TECHNOLOGY
KENDA

usbank

Firestone
COMPLETE AUTO CARE

BW Best Western
Hotels & Resorts

Arbys

BatteriesPlus

HARKEN

Valvoline
Instant Oil Change

bp

Starbucks
verizon
BUFFALO WILD WINGS

Denny's

Associated Bank

CLUB PILATES

QDOBA MEXICAN EATS
TIMOTHY JONES
SMOOTHIE KING

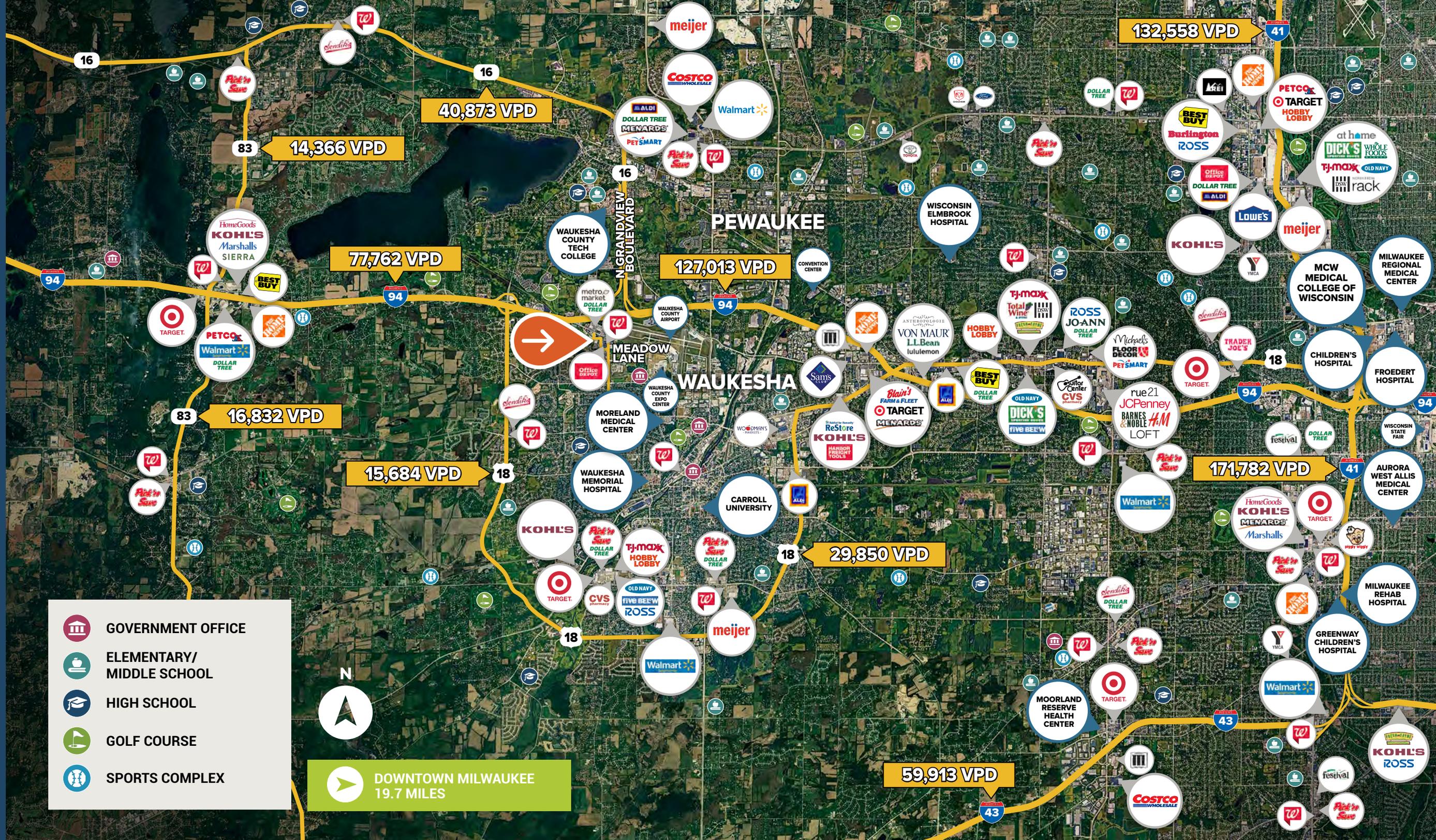
goodwill

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



DOWNTOWN PEWAUKEE
 (4.3 MILES FROM SUBJECT PROPERTY)





132,558 VPD

40,873 VPD

14,366 VPD

77,762 VPD

127,013 VPD

16,832 VPD

15,684 VPD

171,782 VPD

29,850 VPD

59,913 VPD

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



 DOWNTOWN MILWAUKEE
19.7 MILES

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	6,354	51,397	105,977

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$91,331	\$104,510	\$115,868
Median	\$78,221	\$81,422	\$87,719

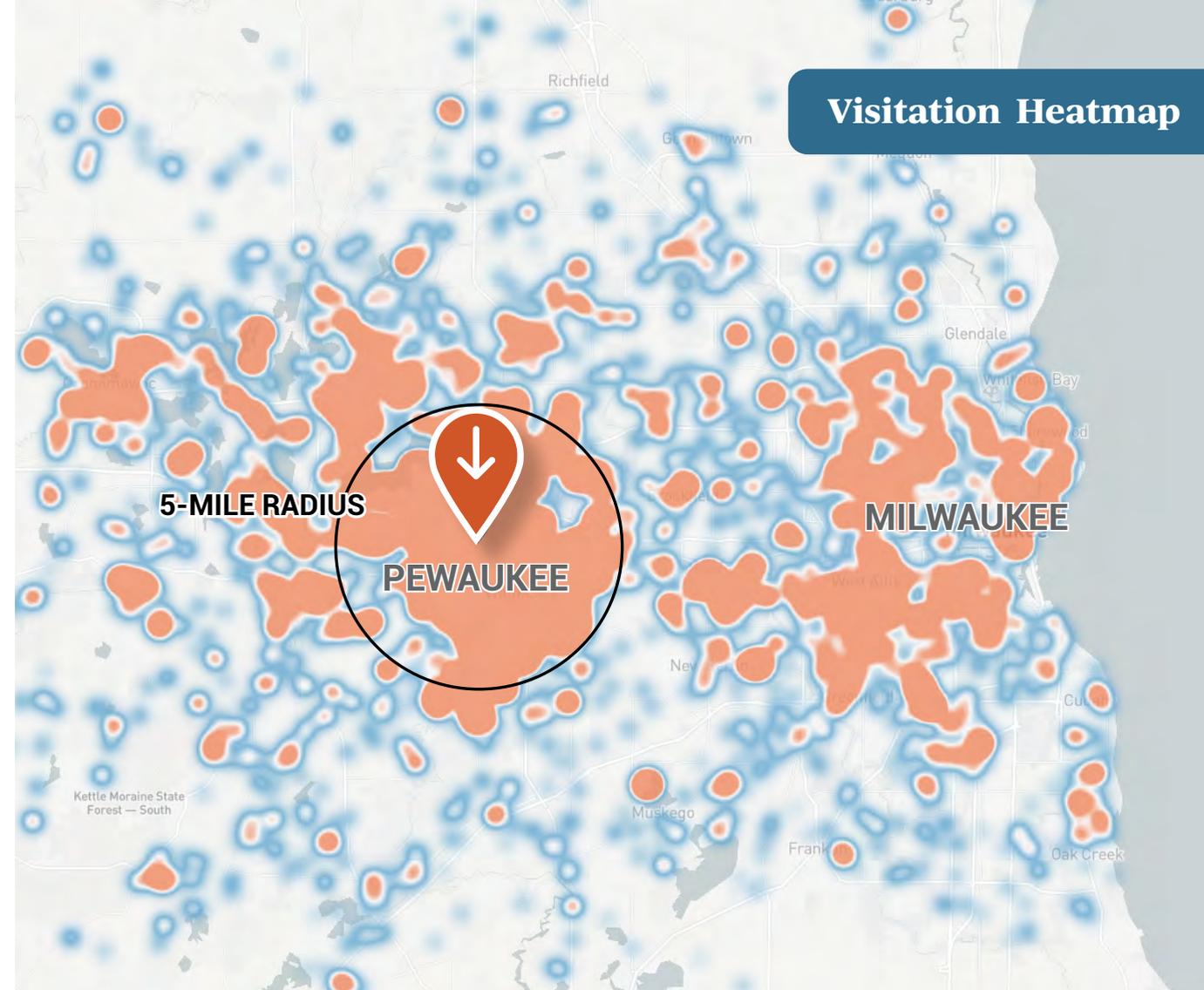
With an average visit frequency of **4.28 visits** to the adjacent McDonald's over the past 12 months, the subject Learning Experience property **benefits from consistent nearby foot traffic**

352K Visits

OVER PAST 12 MONTHS AT THE ADJACENT MCDONALD'S

9 Minutes

AVERAGE DWELL TIME AT THE ADJACENT MCDONALD'S



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Pewaukee, WI

A CHARMING AND SCENIC COMMUNITY



A Hub for Outdoor Recreation

- Pewaukee is a suburban community of 16,293 residents in the heart of Waukesha County, part of the greater Milwaukee MSA
- It is best known for its rolling green hills and Pewaukee Lake, the largest inland lake in Waukesha County, serving as a year-round destination for boating, fishing, swimming, inland sailing, and water skiing
- The lakefront village area offers a walkable downtown with boutiques, shops, and restaurants

About Milwaukee: A Great Lakes City

- Spanning 96.8 square miles along the western shore of Lake Michigan, Milwaukee is the county seat of Milwaukee County and largest city in Wisconsin with an estimated population of 561,385 residents
- Home to several higher education institutions, including the University of Wisconsin-Milwaukee, Marquette University, and the Milwaukee School of Engineering

Business & Industry

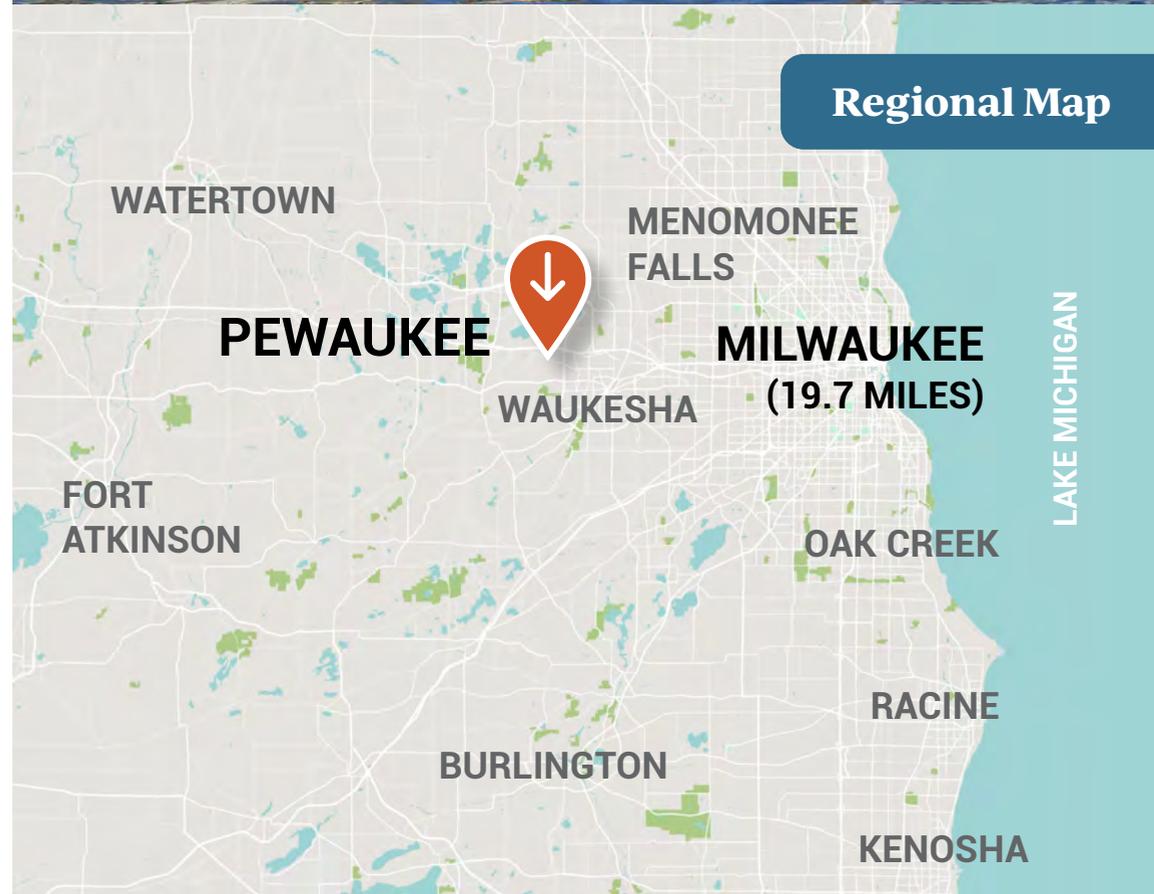
- Milwaukee's economy, traditionally rooted in manufacturing—particularly brewing, machinery, and industrial equipment—has diversified to include finance, healthcare, and education
- Major corporations headquartered in Milwaukee include Harley-Davidson, Northwestern Mutual, and Johnson Controls
- The Port of Milwaukee is a significant hub for shipping and trade on the Great Lakes, handling 2.3 million metric tons of cargo and generating \$155.7 million of economic activity

1.5 Million

MILWAUKEE MSA
ESTIMATED POPULATION

\$130.8 B

MILWAUKEE MSA GDP



Regional Map

LAKE MICHIGAN

MILWAUKEE
(19.7 MILES)

WATERTOWN MENOMONEE FALLS
 FORT ATKINSON WAUKESHA OAK CREEK
 BURLINGTON RACINE
 KENOSHA



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JOHN ANDREINI
ja@cppcre.com
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kirby@cppcre.com
PH: 415.231.0598
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