

Brand New Construction Turnkey Daycare Opportunity



Offering Memorandum

Turnkey Children's Academy For Lease

Denver, NC

12,000 SF | Proven Market | Strong Urban Demographics | 2026 Construction | Turnkey Building

Offered Exclusively by



Brian Cillian
Managing Director
brian@greybridgepartners.com
704.681.4270

Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum (“COM”) is provided by Greybridge Partners (“GP”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of GP.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by GP for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. GP has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon GP.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from GP relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to GP, all or any part of this COM or the Information; (3) upon request by GP at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless GP all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that GP shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

The Offering

Lotto Partners, on behalf of ownership, is pleased to present the exclusive opportunity to lease the 12,000 SF turnkey daycare building situated on a 2.11-acre parcel of land. The Property is under construction with a 2026 delivery date. Ideally located in Denver, NC with easy access to NC 16 Business Highway. With over 11,000 SF of outdoor play area and brand new custom built playground equipment. Capacity to serve 240-340 children based on NC regulations

The Property is located within Denver in Northwest Charlotte. Ranked #5 for Best Place to Raise a Family in North Carolina and #3 Best Suburb in Charlotte. Denver 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	7523 Eastern Medical Dr Denver, NC
Total Building Size (SF)	12,000
Lot Size (Acres)	2.11
Lease Term	10 years
Rental Increases	3.0% annually
Year Built	2026
Lease Type	NNN
Parking	+/- 45 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

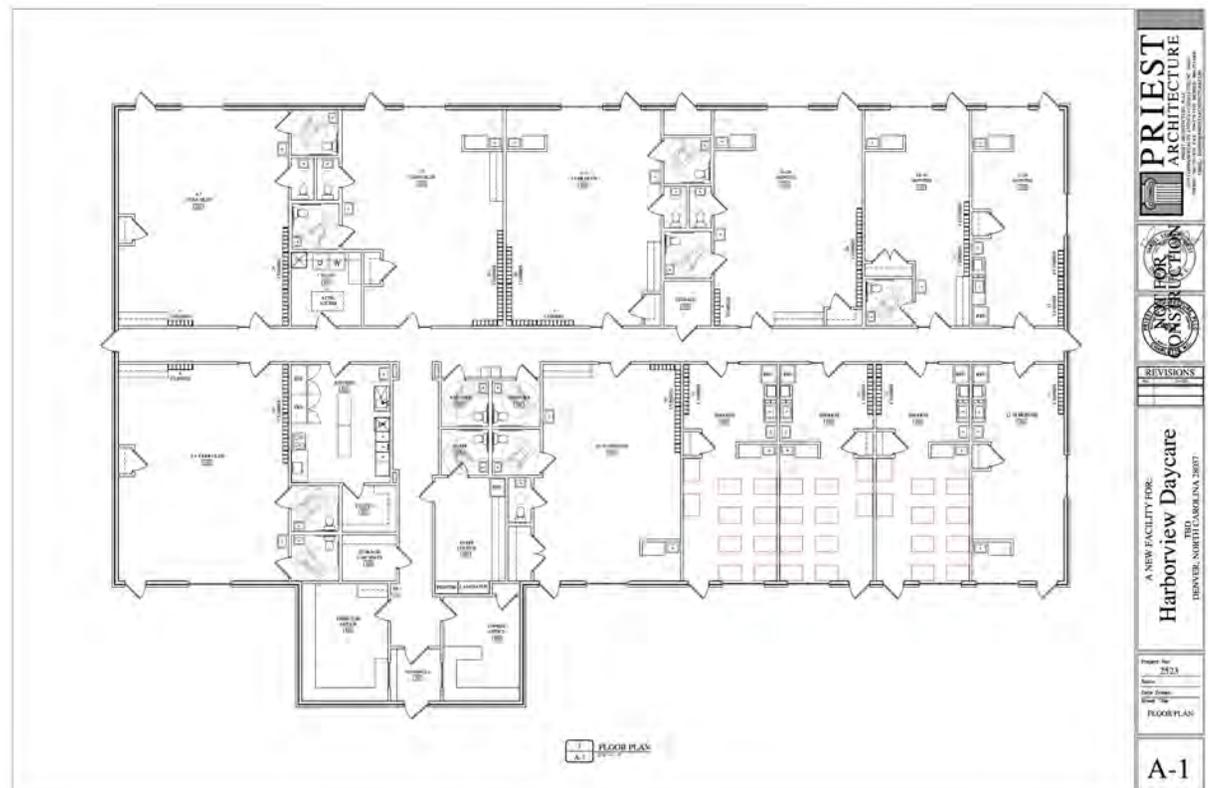
The childcare industry has enjoyed revenue increases over 200% in the last half decade and is expected to see \$1.8 billion in growth over the next 5 years. Additionally, the childcare industry is strictly a brick and mortar retailer, and won't be affected by the future online shopping trends currently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

