

SINGLE TENANT NN

Investment Opportunity



Top Performing Location | \$135K+ Avg HH Incomes | Strategic Adaptive Re-Use Buildings



7095 County Road 46A | Lake Mary, Florida

ORLANDO MSA

ACTUAL SITE

 SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739







170,500  VEHICLES PER DAY



INTERSTATE 4



PARK PLACE

INTERNATIONAL PKWY.



14,500  VEHICLES PER DAY



An aerial photograph of a street scene. A large, tilted sign for "H E THOMAS JR. PARKWAY" is the central focus, positioned diagonally across the frame. The street below is lined with trees and parked cars. In the background, there are buildings, including what appears to be a McDonald's restaurant. The overall image has a slightly grainy, high-angle quality.



OFFERING SUMMARY



OFFERING

Pricing	\$5,081,000
Net Operating Income	\$317,552
Cap Rate	6.25%

PROPERTY SPECIFICATIONS

Property Address	7095 County Road 46A Lake Mary, Florida 32746
Rentable Area	11,100 SF
Land Area	1.31 AC
Year Built / Remodeled	2010 / 2012
Tenant	The Learning Experience
Lease Signature	Franchisee
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Term Remaining	7+ Years
Increases	8% Every 5 Years
Options	1 (5-Year)
Rent Commencement	August 2012
Lease Expiration	August 2032

RENT ROLL



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
The Learning Experience	11,100	August 2012	August 2032	Current	-	\$26,463	\$317,552	1 (5-Year)
				August 2027	8%	\$28,580	\$342,957	
				Option	8%	\$30,866	\$370,393	



INVESTMENT HIGHLIGHTS



7+ Years Remaining | 8% Scheduled Rental Increases |

Options To Extend | Adaptive Re-Use Potential

- The tenant has 7+ years remaining on their lease with 1 (5-year) options, demonstrating their commitment to the site
- There are 8% rental increases every 5 years during the initial term and at the beginning of each option period, growing the NOI and hedging against inflation
- Tenant has been operating successfully at the location since 2012, currently at full enrollment with a wait list
- The Learning Experience is the [fastest growing early childhood education brand](#) in the industry with more than 600 existing centers open or under development
- **Unlike most daycares, this building was strategically constructed with adaptive re-use potential and can host a wide range of tenancies if needed in the future**
- Rents are below market for comparable daycare properties which allows the investor to purchase at below replacement cost with upside potential
- Top performing center in the state for TLE (contact broker for details)
- The Tenant operating this Franchise has been repeatedly recognized by The Learning Experience corporate as among the top 5 TLE Centers nationwide for excellence and performance
- The Learning Experience was recently ranked the #1 daycare in 2025 by Entrepreneur Magazine for their annual Franchise 500 rankings

Demographics In 5-Mile Trade Area | Six-Figure Incomes |

Residential Consumer Base

- More than 118,000 residents support the trade area
- \$135k+ HH incomes within 3-mile radius
- 19 miles North of Orlando
- Subject property is surrounding by several residential developments, providing a direct consumer base from which to draw

Fronting H E Thomas Jr. Parkway | Off Interstate 4 |

Colonial Town Park | Dense Trade Area & Retail Development

- The asset is ideally fronting H E Thomas Jr. Parkway averaging 16,100 VPD
- Less than a mile West off Interstate 4 (170,500 VPD), allowing users to benefit from on/off ramp access to the site and surrounding Orlando trade areas
- Adjacent to Colonial Town Park, a lifestyle center that features retailers such as Publix, Duffy's, Walgreens, and more
 - **The Publix ranks in the 88th percentile (148 out of 1,325) of all nationwide locations according to Placer.ai**
- Zero availability of adequately entitled and sized preschool commercial land sites exist within this submarket. This scarcity creates unprecedented existing value in the real estate while the barriers to entry for completion substantially contributes to the financial success of the Tenant's operation

The Learning Experience Acquisition By Golden Gate Capital

- In 2018, Golden Gate Capital, a leading private equity firm, acquired The Learning Experience from the Weissman family
- Golden Gate Capital is a San Francisco-based private equity investment firm with over \$15 billion of capital under management, whose principals have a long and successful history of investing across a wide range of industries and transaction types
- Representative multi-unit consumer sector investments sponsored by Golden Gate Capital include Express Oil Change & Tire Engineers, Mavis Discount Tire, Bob Evans Restaurants, Red Lobster, Eddie Bauer, California Pizza Kitchen, Pacific Sunwear, Express, and Zales
- The 2018 acquisition has allowed them to procure more real estate for future locations and supplemental growth
- Click [HERE](#) for Forbes' article on the acquisition

NN Leased | Fee Simple Ownership | No State Income Tax |

Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains most aspects of the premises
- Landlord is responsible for roof and structure
- Ideal, low-management investment for a passive investor in a state with no state income tax



SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS

THE LEARNING EXPERIENCE



PROPERTY PHOTOS

THE LEARNING EXPERIENCE





THE LEARNING EXPERIENCE

thelearningexperience.com

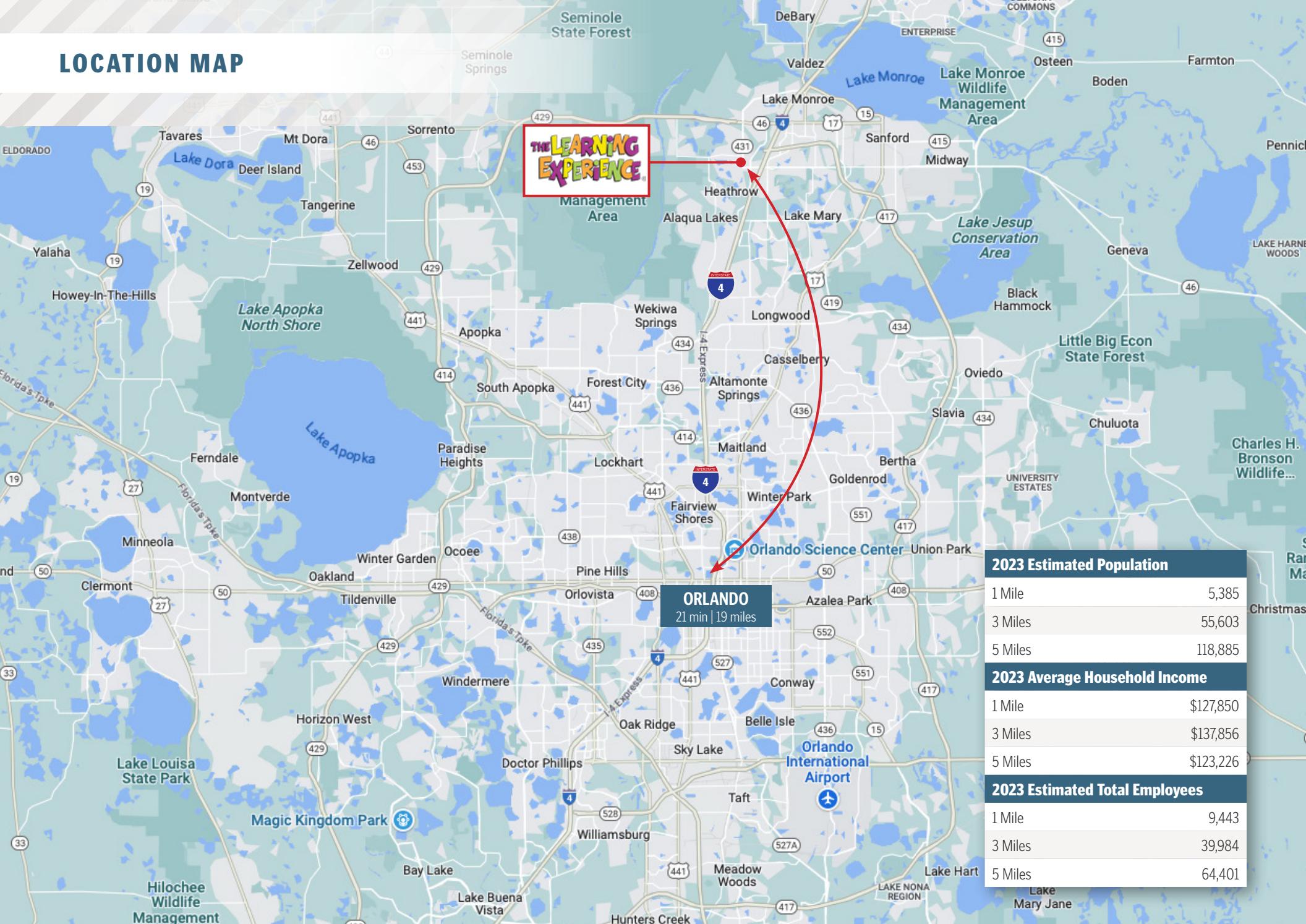
Company Type: Private

Locations: 600+

The Learning Experience is the nation's fastest-growing Academy of Early Education franchise, educating and enhancing the lives of more than 25,000 children ages 6 weeks to 6 years old each year. With more than 600 company-owned and franchise centers operating or under development across 22 states. The Learning Experience's proprietary curriculum places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.

Source: prnewswire.com, thelearningexperience.com

LOCATION MAP



8,700
VEHICLES PER DAY

14,500
VEHICLES PER DAY

ORANGE BLVD.

GRANDE OAKS
AT HEATHROW

WESTIN
HOTELS & RESORTS



FIRST HORIZON

THE LEARNING
EXPERIENCE

SouthState



WELLS FARGO

INTERNATIONAL PKWY.

COLONIAL TOWN PARK

Publix
COLD STONE
CREAMERY
DUFFY'S
The VINEYARD
WINE COMPANY

16,100
VEHICLES PER DAY

HE THOMAS JR. PARKWAY

INTERSTATE 4

PARK PLACE

verizon

DUNKIN'

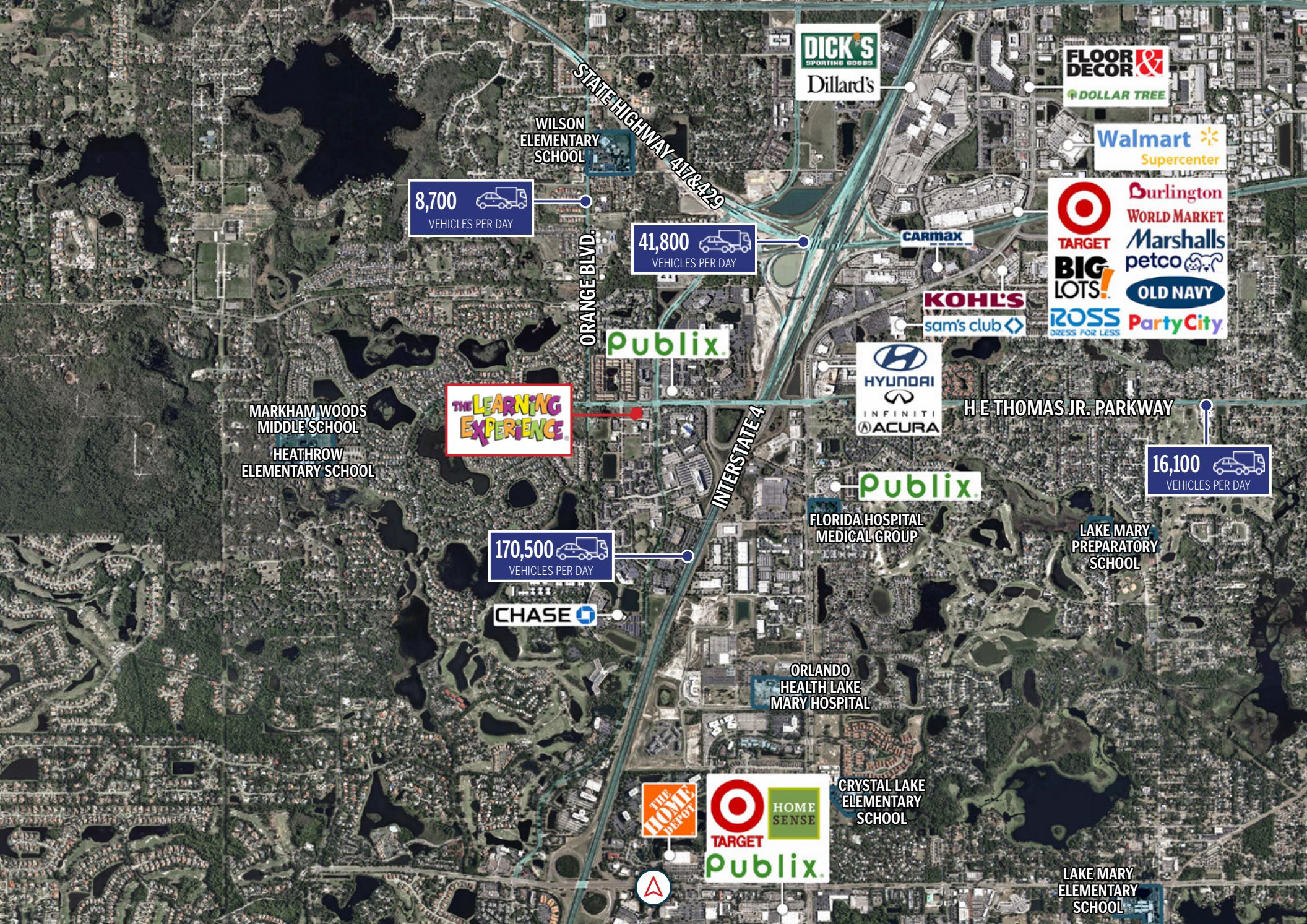


Deloitte

170,500
VEHICLES PER DAY



0.8 Miles to Interstate 4



H E THOMAS JR. PARKWAY

16,100
VEHICLES PER DAY

MONUMENT SIGN

THE LEARNING
EXPERIENCE

BUSINESS PARK LN.

A

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	5,385	55,603	118,885
2028 Projected Population	5,947	58,219	122,148
2023 Median Age	43.1	40.6	39.1
Households & Growth			
2023 Estimated Households	2,436	22,234	45,868
2028 Projected Households	2,711	23,573	47,680
Income			
2023 Estimated Average Household Income	\$127,850	\$137,856	\$123,226
2023 Estimated Median Household Income	\$101,277	\$95,123	\$82,918
Businesses & Employees			
2023 Estimated Total Businesses	643	3,738	6,235
2023 Estimated Total Employees	9,443	39,984	64,401



LAKE MARY, FLORIDA

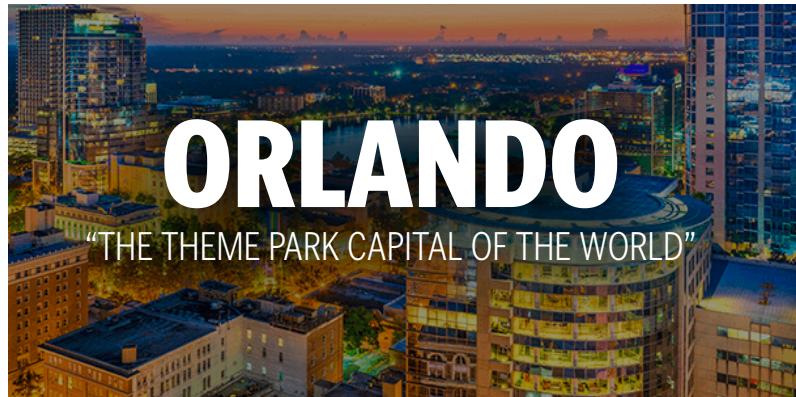
Lake Mary is a suburban city in Seminole County, Florida, United States. The City of Lake Mary had a population of 17,335 as of July 1, 2023. The city is part of the Orlando metropolitan statistical area.

Lake Mary consists primarily of single-family residential neighborhoods, retail businesses, Class A office space, light manufacturing and high-tech industries. Lake Mary is considered a major economic hub of the Orlando Metropolitan Area. Several large corporations maintain major operations within the City and is well renowned for its exceptional quality of life. This quality of life is enhanced by Lake Mary's strategic location on the North Interstate-4 corridor, the community's exceptional education system, and a skilled workforce. The City of Lake Mary's economy is comprised of a well-established and growing business community that is represented by manufacturing, medical, retail, professional office and technology uses.

The city also offers several recreational activities. These include baseball, softball, soccer, tennis, golf, basketball and skateboarding. You can also enjoy fishing in St. Johns River. In addition, there are ample restaurants, nightclubs, theaters and symphonic music in Lake Mary region. Lake Mary and Nearby Attractions are Church of the Nativity, Daytona Beach, Disney Attractions, Orlando Science Center and Universal Studios.

The University of Central Florida provides college level education to the area. Orlando International Airport is the closest major airport. Seminole County Public Schools operates Lake Mary's public schools. There are 7 public schools, 5 private schools, 2 colleges Seminole State College of Florida, and ECPI University, and 1 library in the greater Lake Mary area.

Orlando International Airport is the closest major airport.



ORLANDO

“THE THEME PARK CAPITAL OF THE WORLD”

Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



WALT DISNEY MAGIC KINGDOM PARK

20.86 MILLION VISITORS PER YEAR (2018)



UNIVERSAL STUDIOS ORLANDO

10.71 MILLION VISITORS PER YEAR (2018)



DISNEY'S HOLLYWOOD STUDIOS

11.26 MILLION VISITORS PER YEAR (2018)



UNIVERSAL ORLANDO RESORT

TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT

27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO

4.59 MILLION VISITORS PER YEAR (2018)



THE WALT DISNEY EPCOT CENTER

20.86 MILLION VISITORS PER YEAR (2018)



DISNEY'S ANIMAL KINGDOM

13.75 MILLION VISITORS PER YEAR (2018)



ORLANDO

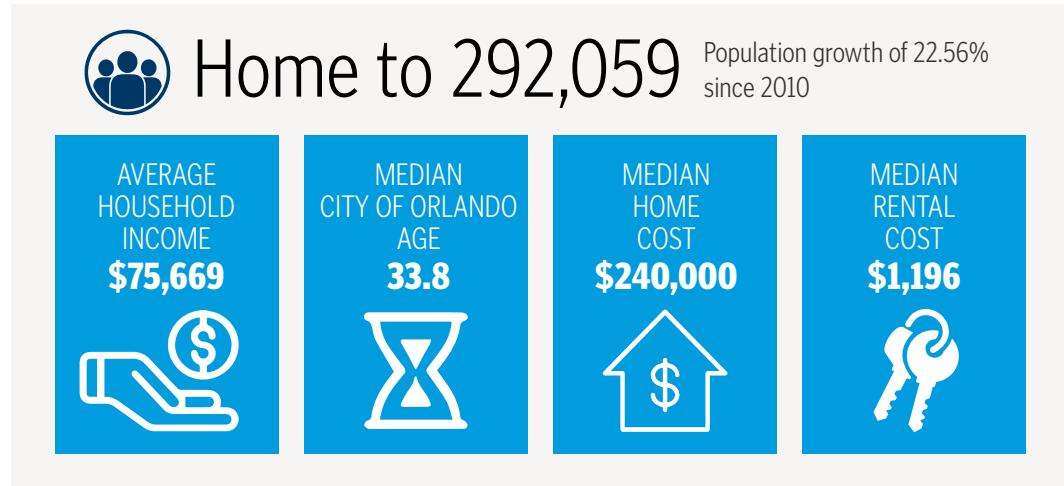
“THE TOP TOURIST DESTINATION IN THE U.S.”

LARGEST EMPLOYERS	
Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000

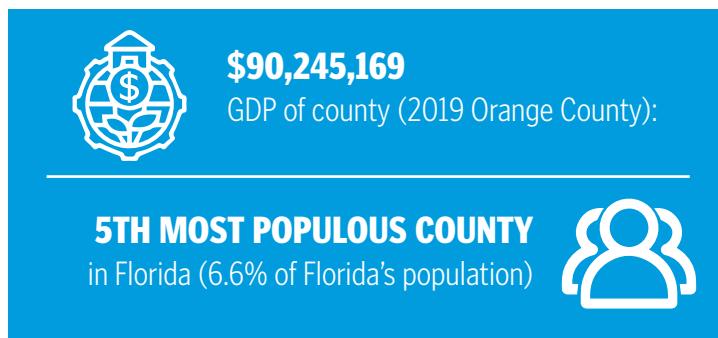
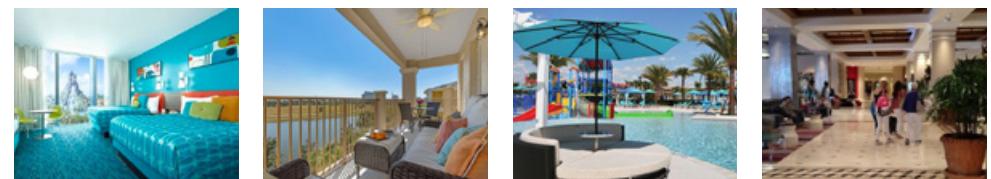


Ranked #1 in the Country for JOB GROWTH

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



OVER 121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS
& 22,000 VACATION-OWNERSHIP PROPERTIES





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners



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