

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

13401 **The Goddard School**



THE
GODDARD SCHOOL[®]
FOR EARLY CHILDHOOD DEVELOPMENT

BUSINESS & REAL ESTATE SALE

13401 TAMPA OAKS BLVD | TEMPLE TERRACE, FL 33637

EXCLUSIVELY LISTED BY:



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TABLE OF CONTENTS

04 - Executive Overview

08 - Financial Summary

10 - Area Overview

18 - Tenant Overview

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13401

The Goddard School

SECTION 01

EXECUTIVE OVERVIEW

Investment Highlights

PROPERTY/BUSINESS DETAILS

- **Turn-Key Operation** - The school is ready for immediate occupancy and operation for a new owner, removing all major headwinds of construction costs and development delays of ground up construction.
- **Proven Tenant** - Goddard Systems, Inc., the franchisor of The Goddard School, is consistently named one of the top childcare franchises in the United States by Entrepreneur Magazine, as well as one of the Top 200 Franchise Systems (in worldwide sales) by Franchise Times.
- **Proven Location** - This school has successfully operated as a Goddard School since 2008.
- **Enrollment Upside** - Current occupancy is 80% (opportunity to capitalize off further growth)

LOCATION

- **High Traffic Counts** - Property has exposure to +35,000 vehicles per day on nearest intersection Fletcher Ave and is surrounded by some of the nation's leading retailers (Wendy's, Dunkin, Bob Evans, Starbucks, and more).
- **Large Population** - Strong demographics with more than 150,000 people within a 5-mile radius.
- **Affluent Trade Area** - Average Household Income Exceeds \$81,000 within One Mile of the Subject Property.
- **Large Lot Size** - The Property sits on 1.25 Acres



Busch Gardens
TAMPA, FL

UNIVERSITY OF SOUTH FLORIDA

6.1 MILES

AdventHealth VA U.S. Department of Veterans Affairs
Hospital - Tampa

TOWNEPLACE SUITES
MARRIOTT

LENNYS
GRILL SUBS

BANK OF AMERICA

Hampton Inn & Suites
by HILTON

BR baskin robbins
DUNKIN' DONUTS

Wendy's

COURTYARD
BY MARRIOTT

FLETCHER AVE ± 35,000 VPD

SLEEP INN

SUBJECT PROPERTY



Winn-Dixie

RAMADA IHOP

PROMISE POINTE
At Tampa Oaks

BEYMARK

Fieldstone
ARCHITECTURE & ENGINEERING

THE ADDISON
TAMPA OAKS
LUXURY APARTMENT HOMES

TIER
CAR RENTALS

WOODSPRING
SUITES
AN EXTENDED STAY HOTEL

Fairfield
BY MARRIOTT

I-75 S ± 62,000 VPD

extended
STAY
AMERICA

Hilton
Garden Inn

Bob Evans
RESTAURANT

SLEEP
INN

SUBJECT PROPERTY



MORRIS BRIDGE RD

ARBOR ISLAND BLVD



SECTION 02

FINANCIAL OVERVIEW

Asset Overview

Property Street	13401 Tampa Oaks Blvd
City, State Zip	Temple Terrace, FL 33637
List Price	\$4,700,000
Year Built	2008
Lot Size	±1.25 AC
GLA	±8,238 SF
Occupancy	80%
Age Groups	6 Weeks - 6 Years
Current FTE	118
FTE Capacity	147
Facility List:	<ul style="list-style-type: none"> 9 Classrooms 7 Child Bathrooms 2 Adult Bathrooms 3 Play Grounds 2 Management Offices 1 Staff Lounge



*Occupancy Numbers as of 6/1/2024 and Subject to Vary
 *Contact Broker to Access info to P&Ls/Financials

FINANCING INQUIRIES

For financing options reach out to:

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SECTION 03

AREA OVERVIEW

Temple Terrace, FL

Temple Terrace, a city just beyond Tampa, offers over 26,000 residents an exceptional lifestyle blend, melding a cozy suburban atmosphere with urban conveniences. Nestled near the Hillsborough River, the city features charming parks, a vibrant public library, recreational facilities, and a historic golf and country club. Its proximity to esteemed educational institutions like USC and Florida College, as well as popular attractions like MOSI and Busch Gardens, adds to its allure.

The local government, led by Mayor Andy Ross, Vice Mayor Meredith Abel, and Council Members Gil Schisler, James Chambers, and Alison Fernandez, prioritizes the welfare of both residents and businesses. Under the stewardship of City Manager Carlos Baña and the committed city employees, Temple Terrace is dedicated to delivering professional services while safeguarding its rich heritage and natural treasures and ensuring a high quality of life for generations to come.

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2028 Projection	5,906	46,538	151,336
2023 Population	5,758	46,301	150,573
2020 Census	4,375	41,100	133,684



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2028 Projection	2,723	19,495	63,465
2023 Estimate	2,662	19,403	63,160
2020 Census	2,066	17,255	56,121



HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
Avg HH Income	\$81,036	\$74,207	\$65,543

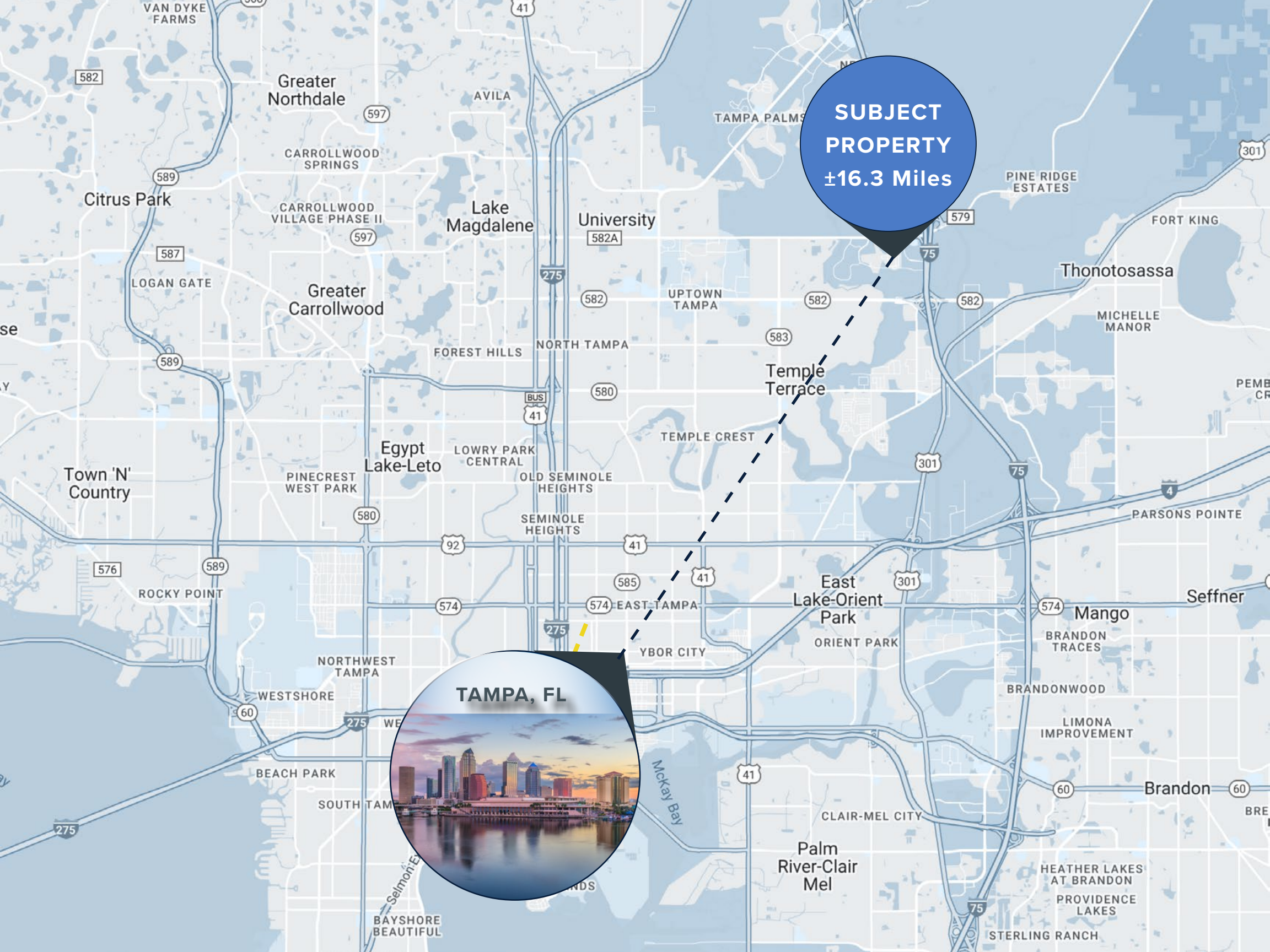




TEMPLE TERRACE ECONOMY

Temple Terrace boasts a robust and diverse economy that fuels its vibrant community. With a strategic location just outside Tampa, the city benefits from proximity to major economic centers and transportation networks. Its economic landscape is characterized by a mix of industries, including healthcare, education, technology, and tourism. The presence of renowned institutions such as the University of South Florida and Florida College contributes significantly to the education sector and research endeavors. Additionally, Temple Terrace is home to a thriving healthcare sector, with numerous medical facilities and professionals serving the needs of residents and beyond. Technology firms and startups find a welcoming environment in the city, fostering innovation and entrepreneurship. The tourism sector flourishes with attractions like Busch Gardens and MOSI drawing visitors year-round. Overall, Temple Terrace's economy is dynamic and resilient, providing opportunities for growth and prosperity for businesses and residents alike.

Employer	Number of Employees
Hillsborough County School District	25,574
University of South Florida	16,310
MacDill Air Force Base	15,000
Tampa International Airport	10,500
Hillsborough County Government	10,272
Publix Super Markets	8,918



**SUBJECT
PROPERTY
±16.3 Miles**



TAMPA, FL

TAMPA, FL

Tampa is the largest city in Hillsborough County and is the third-most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa.

Tampa is part of the metropolitan area commonly known as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.3 million residents, making it the second-largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. To add, the Tampa-St. Petersburg-Clearwater, Florida area has been ranked as the third most fiscally fit city in the United States. This means that the area has desirable investments, quality of life, and insurance coverage.





TAMPA, FL ECONOMY

The major features of Tampa's economy include the Port of Tampa Bay, Tampa International Airport, a central business district, several professional sports teams, numerous institutions of higher education, museums, and two military installations: MacDill Air Force Base and Coast Guard Air Station Clearwater. The city is home to several company headquarters including TECO Energy, Sykes Enterprises, HCA West Florida, Ashley Global Retail, Mosaic, and Bloomin' Brands. Thus, Tampa's major industries are defense, financial services, and technology. According to Forbes, Tampa has a gross metro product of \$166 billion.

The metropolitan statistical area economic indicators for Tampa-St. Petersburg-Clearwater are expected to show relatively high growth. According to the University of Central Florida's Florida & Metro Forecast 2020-2023, population growth will average 1.2%, employment growth is expected to average 1.7% annually, and the unemployment rate is expected to average 3.1% through 2023.

Tampa continues to thrive with a continuing increase in building activity. In fiscal year 2020, the Construction Services Division permitted construction projects valued at over \$4.2 billion due to an increase in new construction activity and home renovations.

Port of Tampa Bay has an economic impact of over \$17 billion. It supports 85,000 direct and indirect jobs and handles over 33 million tons of bulk cargo annually. It is the seventh-largest cruise port in the nation, welcoming around 1.1 million passengers during fiscal year 2019.

The MacDill Air Force Base is a full-service facility for air fueling operations of military aircrafts. It is also home to the United States Central Command, the United States Special Operations Command, and thirty-one other tenant units. The entire facility has an annual economic impact of approximately \$3.18 billion.



TAMPA TOURISM

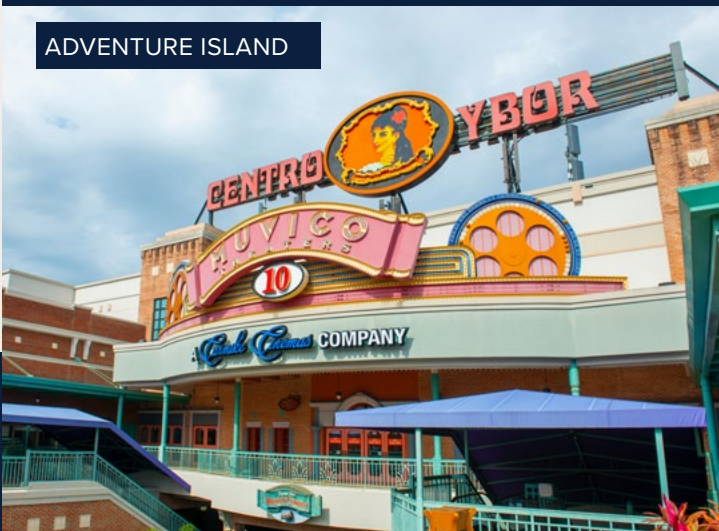
The city of Tampa operates over 165 parks and beaches covering 2,286 acres within city limits; 42 more in surrounding suburbs covering 70,000 acres are maintained by Hillsborough County. These areas include Hillsborough River State Park, just northeast of the city. Tampa is home to a number of attractions and theme parks, including Busch Gardens Tampa, Adventure Island, the Lowry Park Zoo, and the Florida Aquarium.

The Lowry Park Zoo features over 2,000 animals, interactive exhibits, rides, educational shows and more. The zoo serves as an economic, cultural, environmental and educational anchor in Tampa. Well-known shopping areas include International Plaza and Bay Street, Westshore Plaza, the SoHo district, and Hyde Park Village. Palma Ceia is home to the Palma Ceia Design District.

The Tampa Port Authority currently operates three cruise ship terminals in Tampa's Channel District. The Port of Tampa is the year-round home port for Carnival Cruise Lines' MS Carnival Inspiration and MS Carnival Legend.

Seminole Hard Rock Hotel & Casino, also known as "The Guitar Hotel" has 12-stories and 469 guest rooms and suites. The 69th edition of the Miss Universe competition was held on May 16, 2021 at the casino.

ADVENTURE ISLAND



LOWRY PARK ZOO



HYDE PARK VILLAGE





CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.

EVENTS

One of the most well-known events in Tampa is the celebration of "Gasparilla," a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa's "Mardi Gras." The invasion is led by the pirate ship, "Jose Gasparilla," and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa's economy.

SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.

13401

The Goddard School

SECTION 04

TENANT OVERVIEW



The Goddard School

Children learn best through experience. The Goddard School uses current, academically endorsed methods to ensure that children have fun while learning the skills they need for long-term success in school and in life.

The distinctive structure positions Schools to support the needs of families and helps ensure that children are known and appreciated for their individual talents and personalities. The Goddard School's F.L.EX.® Learning Program (Fun Learning Experience) helps children explore and discover their interests in a safe, nurturing environment. And a team of acknowledged experts in various fields of early childhood education guides the course of study.

Additionally, this program has earned Cognia Accreditation and Partnership for 21st Century Learning: A Network of Battelle for Kids, for creating policies, programs and standards that help franchised locations meet high standards in early learning, child development and childcare. The Goddard School serves more than 70,000 students from six weeks to six years old in more than 560 Goddard Schools in 38 states. To learn more about The Goddard School, please visit GoddardSchool.com.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located at **The Goddard School** located on **13401 Tampa Oaks Blvd, Temple Terrace, FL 33637** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, Construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are Confidential;
2. You will hold it and treat it in the strictest of Confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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OFFERING MEMORANDUM



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BUSINESS & REAL ESTATE SALE

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