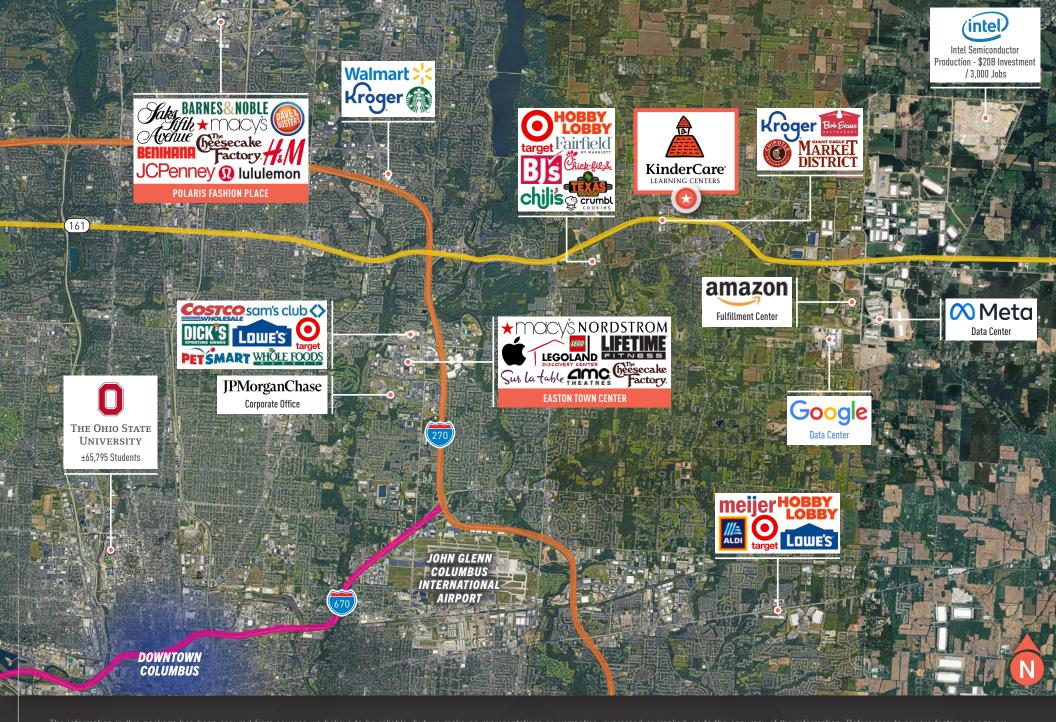
KINDERCARE - RECENT 10 YEAR RENEWAL - LEGACY LOCATION

5524 NEW ALBANY ROAD, NEW ALBANY, OH 43054 (COLUMBUS MSA)

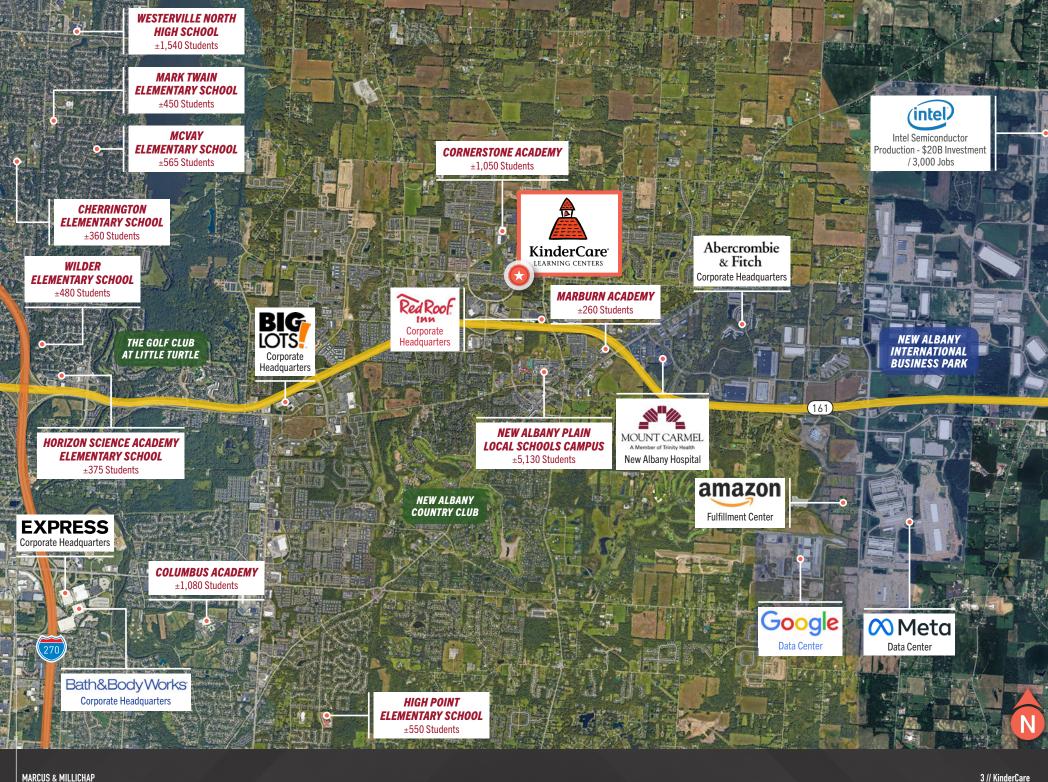
- » RARE LOW PRICE POINT KINDERCARE
- » AHHI EXCEEDS \$151K WITHIN A 3-MILE RADIUS AFFLUENT TRADE AREA
- » ADJACENT TO BRAND NEW MIXED-USE DEVELOPMENT





approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services.

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Executive Summary

5524 New Albany Road, New Albany, OH 43054

FINANCIAL SUMMARY	
Price	\$2,539,000
Cap Rate	6.50%
Building Size	8,700 SF
Net Cash Flow	6.50% \$165,000
Year Built	2000
Lot Size	2.04 Acres

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LEASE SUMMARY	
Lease Type	Triple-Net (NNN) Lease
Tenant	Knowledge Learning Enterprises, Inc.
Guarantor	Corporate
Lease Commencement Date	March 30, 2001
Lease Expiration Date	March 31, 2036
Lease Term Remaining	10+ Years
Rental Increases	3% Increase on 4/1/2029 and 2.95% Increase on 4/1/2032. Rent to Increase the Lesser of 10% or CPI in Options
Renewal Options	2, 5 Year Options
Estoppel	10 Business Days
Right of First Refusal	None

ANNUALIZED OPERATING DATA		
Lease Term	Annual Rent	Cap Rate
Current – 3/31/2029	\$165,000.00	6.50%
4/1/2029 - 3/31/2032	\$169,950.00	6.69%
4/1/2032 – 3/31/2036	\$174,963.53	6.89%
Base Rent		\$165,000
Net Operating Income		\$165,000
Total Return	6.50	0% \$165,000



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The Hamlet at Sugar Run

The Hamlet will contain a mixture of residential, commercial, and retail uses on the site. The residential component will consist of ±40 flats, ±128 townhomes, and ±27 detached single-family homes. As part of the project, a new 8+ acre park will be developed around the Sugar Run Creek that bisects the development. As proposed, this park will have new playground and nature play equipment, sculptures and other art work, and a 1/2 mile leisure trail loop. As a tribute to the late Bill Resch, a champion of green space in New Albany, the civic green will be named Resch Commons. The city is of New Albany will complete roadway improvements to New Albany-Condit Road (Ohio 605) that will increase pedestrian access to the city's Village Center, south of Ohio 161.

Initial site preparation began in 2024 with openings projected to start in the summer of 2026. The developer is Steiner + Associates, a leader in commercial real estate development, third-party leasing, property management, and consulting, with a long track record of creating innovative lifestyle communities. Among their most notable developments is Easton Town Center, an open-air, pedestrian-friendly setting resembling small town USA in Columbus.





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- » 10+ Years Remaining on Triple-Net (NNN) Lease with KinderCare
- » KinderCare Education is the Largest Provider of Early Education in the Nation with $\pm 1,500$ Centers
- » Longstanding Site Tenant has Operated at this Location for 25+ Years
- » Dense Trade Area in the Columbus MSA 106,104 Residents within a 5-Mile Radius
- » Affluent Trade Area Average Household Income Exceeds \$151,000 within 3 Miles
- » Situated One Mile North of New Albany Plain Local Schools, a 200-Acre Campus Comprised of Five Schools with ± 5.130 Students Enrolled
- » Across from a 49.4-Acre Redevelopment that is Planned to be an Expansion of the New Albany Plain Local Schools Campus and Include Public Greenspace
- » Immediate Proximity to the New Albany International Business Park, Home to Intel's \$20B Semiconductor Plant
- » Adjacent to a Future 32.6-Acre Mixed-Use Development

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2029 Projection	10,228	46,104	110,056
2024 Estimate	9,846	44,960	106,104
Growth 2024 - 2029	3.87%	2.55%	3.72%
Households			
2029 Projections	5,134	21,335	48,150
2024 Estimate	4,957	20,710	46,277
Growth 2024 - 2029	3.58%	3.02%	4.05%
Income			
2024 Est. Average Household Income	\$148,687	\$151,770	\$142,720
2024 Est. Median Household Income	\$123,948	\$128,332	\$119,900

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LEARNING CENTERS





1,500+_ocations



1959 Founded



KinderCare Learning Centers are community-based centers offering education and care for children six weeks to 12 years old in neighborhoods across the country. Through over 1,500 KinderCare Learning Centers, children engage in purposeful learning and play every day. KinderCare Learning Companies is one of the largest providers of early childhood education in the nation with more than 2,400 centers and sites across the country. Headquartered in Portland, Oregon, KinderCare Learning Companies employs 40,000 teachers and staff.

In 2024, KinderCare Learning Companies earned their eighth Gallup Exceptional Workplace award - one of only two companies worldwide to receive this award eight years in a row.

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Property Photos



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New Albany is a city in Ohio, located roughly 15 miles northeast of Columbus. The city has approximately 11,770 residents and 3,794 households, with a median household income of \$200,000. New Albany is home to one of the largest master-planned commercial office parks in the Midwest, as well as 2,000 acres of parkland, a pedestrian-friendly downtown, and a top-ranked school district.

COLUMBUS METROPOLITAN AREA

The Columbus metro is Ohio's most populated metropolitan area, composed of 10 counties in the gently rolling hills of central Ohio. Natural landmarks include reservoirs to the north and the Scioto River, which crosses through the city itself. Situated in Franklin County, the city of Columbus is the capital of Ohio and is now

the country's 14th-largest city. Multiple geographic attributes also make Columbus a national transportation and distribution hub, with nearly 65 percent of the U.S. population within a one-day driving radius. Interstates 70 and 71 intersect in Columbus, while Interstate 270 forms a beltway around the metro and Interstate 670 bisects the city. John Glenn Columbus International Airport, located east of downtown, is the area's primary air passenger facility. In 2022, Intel Corp. broke ground on the first of two microchip factories in New Albany, set to bring 3,000 permanent positions to the metro by 2025. The Columbus metro is expected to add 103,600 new residents in the next five years. A study performed by Bank of America found Columbus to be the fastest-growing city in the second half of 2023.

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For financing options, please reach out to: JOSH SCIOTTO 602-687-6647 josh.sciotto@marcusmillichap.com

> Marcus & Millichap **Capital Corporation**

