



RIVER VALLEY MONTESSORI

110 Prairie Street North | Shakopee, MN | 55379

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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INVESTMENT SUMMARY

PRICE	\$4,028,800
CAP	6.75%
NOI	\$271,961.40*
RENT/SF	\$24.97
RENT ADJUSTMENTS	
YEARS 5:	\$271,943.91
YEARS 6-20:	2% Annual Increases

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	15 Years
RENT COMMENCEMENT	09/01/2021
LEASE EXPIRATION	08/31/2041
RENEWAL OPTIONS	One 10-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.
NOI is based on upcoming rent increase as of 9/1/2026.

PROPERTY INFORMATION

ADDRESS	110 Prairie Street N Shakopee, MN 55379
BUILDING SIZE	10,891 SQ.FT.
LOT SIZE	1.24 Acres
COUNTY	Scott
YEAR BUILT	2018

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	7,500	48,177	110,195
2031 POPULATION	7,595	50,234	113,723
2026 MEDIAN HOUSEHOLD INCOME	\$61,045	\$112,686	\$119,806
2026 AVERAGE HOUSEHOLD INCOME	\$78,865	\$151,026	\$161,303

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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PROPERTY	River Valley Montessori
TENANT	La Petite Academy Inc. dba River Valley Montessori
GUARANTOR	Learning Care Group (US), Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	B
WEBSITE	https://www.montessori.com/



The tenant on the lease is La Petite Academy Inc. with a guaranty by Learning Care Group (US), Inc.

Valley River Montessori in Shakopee, Minnesota is a Montessori-based early childhood education center serving infants through primary-aged children. The school offers full-day child care and early learning programs designed to support children from approximately six weeks through six years old. With a focus on individualized instruction, the program encourages independence, curiosity, and confidence through hands-on, self-directed learning.

The classrooms are carefully prepared to reflect core Montessori principles, incorporating materials that support practical life skills, language development, cultural studies, and early math and science concepts. Children are guided to learn at their own pace while developing problem-solving abilities, social awareness, and a strong foundation for lifelong learning. Safety and well-being are emphasized through secure entry systems and trained staff, creating a supportive and structured environment for both students and families.

Valley River Montessori also places a strong emphasis on community and family involvement, striving to create a welcoming atmosphere where parents and educators work collaboratively. The school offers extended care hours to support working families and participates in child care assistance programs. Through its nurturing environment and child-centered philosophy, Valley River Montessori provides a balanced approach that blends education, care, and personal growth.

River Valley Montessori is located in Shakopee, MN, a suburb located approximately 25 miles southwest of Minneapolis. This property is located in downtown Shakopee, near the Amazon Fulfillment Center, Canterbury Park, KFC, Burger King, McDonalds, and much more.

Shakopee is home to several popular destinations for entertainment and tourism and some of Minnesota's most visited attractions, including Valley fair Amusement Park, Canterbury Park, Mystic Lake Casino & Hotel, and a newly constructed Live Nation amphitheater.

Canterbury Commons is a sprawling \$400 million mixed-use entertainment district centered around Canterbury Park's racetrack in Shakopee. Anchored by a brand new 19,000 seat amphitheater. The amphitheater is a state-of-the-art outdoor venue located within the upcoming Canterbury Commons entertainment district. Construction on the venue is currently underway with a scheduled opening in Summer 2025. The venue is expected to host 30-45 events each summer.

Valleyfair, a 125-acre amusement park, draws over 1 million visitors annually with its thrilling rides, water park, and family-friendly entertainment. Just a short drive away, **Mystic Lake Casino & Hotel, owned and operated by the Shakopee Mdewakanton Sioux Community, is one of the largest casinos in Minnesota.** It features a 150,000-square-foot gaming floor, a 600-room hotel, and a variety of dining and entertainment options that attract millions of guests each year.

Beyond its entertainment offerings, **Shakopee is a welcoming and family-oriented community with over 30 parks, extensive trails, and highly rated schools.** The city has seen substantial residential and commercial development in recent years, while preserving its historic roots through restored landmarks and community events. With a strong local economy, beautiful natural surroundings, and a deep sense of community, Shakopee offers a high quality of life for residents and visitors alike.



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