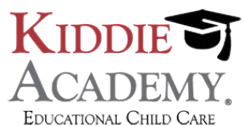




NET LEASE INVESTMENT OFFERING



Kiddie Academy

1135 Clay Street
Fleming Island, FL 32003 (Jacksonville MSA)



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Kiddie Academy property positioned within the Jacksonville MSA in Fleming Island, Florida. Constructed in 2025, the property features a 15-year lease that commenced in September 2025. The lease is absolute triple net and presents no landlord responsibilities. There are 2% annual rental escalations throughout the primary term and three 5-year renewal options. Additionally, the lease contains a personal guarantee from the franchisee.

The 10,060 square-foot building benefits from its position along US Highway 17, which experiences over 43,000 vehicles per day and leads north to Jacksonville. The property is located in an affluent community that earns a six-figure average household income that exceeds \$138,000, within one-mile radius. Additionally, there are over 64,000 people living within a five-mile radius that will support Kiddie Academy. Neighbors that feed continual traffic through the corridor include Publix and Baptist Medical Center Clay, a 102-bed hospital.

Kiddie Academy Educational Child Care is a nationally recognized provider of comprehensive educational childcare programs for children ranging from six weeks to 12 years old. Founded in 1981 and headquartered in Abingdon, Maryland, Kiddie Academy has grown into one of the largest franchised early childhood education brands in the United States, with over 300 academies operating across 30+ states. The company offers a proprietary Life Essentials® curriculum designed to nurture and inspire children through a combination of cognitive, social, physical, and emotional development. Kiddie Academy emphasizes a balanced approach to early learning, incorporating technology, STEM, health and fitness, and character education.

Investment Highlights

- » Positioned within the Jacksonville MSA – Ranked #38 in the United States for population size
- » 15-year lease term – Commenced in September 2025
- » New construction
- » Florida is a tax-free state
- » NNN - No landlord responsibilities
- » 2% annual rental escalations
- » Located along US Highway 17 (43,000 VPD)
- » Over 64,000 people live within a five-mile radius
- » Affluent community – Average household income within one mile exceeds \$138,000
- » Proximity to Publix and Baptist Medical Center Clay (102 bed hospital)



Property Overview



PRICE
\$5,588,888
See Note Below



CAP RATE
6.75%



NOI
\$377,250

LEASE COMMENCEMENT DATE:	9/28/2025
LEASE EXPIRATION DATE:	9/27/2040
RENEWAL OPTIONS:	Three 5-year
RENTAL ESCALATION:	2% annual
LEASE TYPE:	NNN
TENANT:	K.A. of Fleming Island, LLC (dba Kiddie Academy)
GUARANTY:	Personal
YEAR BUILT:	2025
BUILDING SIZE:	10,060 SF
LAND SIZE:	2.16 AC

- 1) Total purchase price: \$5,660,002 – Comprised of the base price plus the net present value (NPV) of additional rent of \$7,448 per year during the primary term. The NPV of the additional rent as of January 2026 is \$71,114.

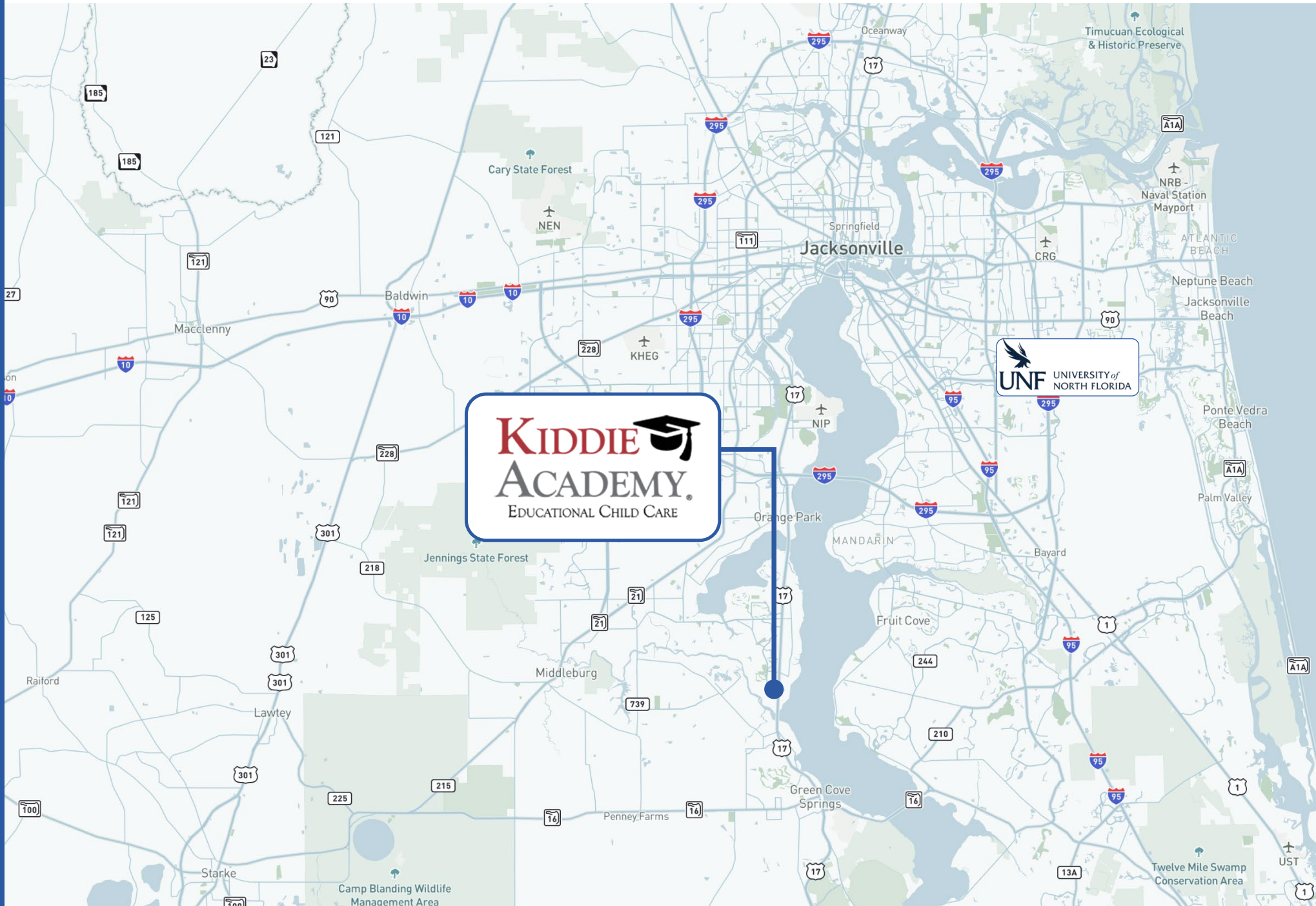
Photographs



Site Plan



Map






Location Overview

FLEMING ISLAND, FLORIDA

Fleming Island, Florida, is an unincorporated community and census-designated place in Clay County, located 21 miles southwest of downtown Jacksonville along the scenic St. Johns River. With a population of 29,142 as of the 2020 census, it is a thriving bedroom community within the Jacksonville Metropolitan Statistical Area, known for its affluent residential neighborhoods like Eagle Harbor, Pace Island, and Fleming Island Plantation. The area boasts a robust local economy, with a median household income of \$119,046 and a per capita income of \$57,466 in 2022, ranking it among the wealthiest zip codes in the Jacksonville region. Its history traces back to Irish immigrant George Fleming, who established the Hibernia Plantation in 1790, and today, the community blends small-town charm with modern amenities, including top-rated schools like Fleming Island High School, a comprehensive public library, and recreational facilities such as the Clay County Soccer Club fields and an 8-foot-wide sidewalk for walking and biking.

Fleming Island offers an exceptional quality of life, characterized by low crime rates, abundant green spaces, and proximity to water, with 31.56% of its 23.1-square-mile area covered by the St. Johns River and surrounding wetlands. Residents enjoy access to parks like Moccasin Slough and Black Creek Park, which provide nature trails, canoeing, and biking opportunities, as well as world-class golfing at the Fleming Island Golf Club. The community is well-equipped with retail and dining options, including major stores like Home Depot and Walmart, and a variety of restaurants ranging from authentic Mexican to local barbecue. Its strategic location, just 30 minutes from downtown Jacksonville, ensures easy access to urban employment centers while maintaining a serene, family-friendly environment with highly rated public schools and a strong sense of community, making it an attractive destination for professionals and families alike.

Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	6,333	2,150	\$111,940	\$138,845
3-MILE	22,295	8,495	\$103,522	\$129,186
5-MILE	64,374	23,497	\$107,455	\$133,636



MSA Overview

JACKSONVILLE, FLORIDA

The Jacksonville Metropolitan Statistical Area (MSA), encompassing Baker, Clay, Duval, Nassau, and St. Johns counties in Northeast Florida, is a dynamic economic hub with a population of 1,733,937 as of 2024. Anchored by the city of Jacksonville, Florida's most populous city with 971,319 residents, the MSA spans 3,746 square miles and is known for its strategic location along the St. Johns River and Atlantic coast, facilitating robust trade through the Port of Jacksonville, a major deep-water port. The region's economy is diverse, driven by finance, healthcare, logistics, and military sectors, with major employers including Naval Air Station Jacksonville, Baptist Health, and financial giants like Bank of America. In 2022, the MSA's median household income was \$81,378, reflecting steady growth, while its unemployment rate of 2.7% in 2024 underscores a resilient job market. The area's connectivity is enhanced by Jacksonville International Airport and an extensive highway system, including I-95 and I-10, making it a critical logistics and distribution center.

The Jacksonville MSA offers a high quality of life, blending urban sophistication with coastal charm. Residents enjoy access to 22 miles of pristine beaches, such as Jacksonville Beach and Ponte Vedra Beach, alongside cultural attractions like the Cummer Museum of Art and Gardens and the Jacksonville Symphony. The region boasts a vibrant recreational scene with over 400 parks, including the expansive Timucuan Ecological and Historic Preserve, and top-tier golf courses like TPC Sawgrass, home of the PGA's Players Championship. With a cost of living 6% below the national average and no state income tax, the MSA attracts families and professionals alike. Its educational institutions, including the University of North Florida and highly rated public schools in St. Johns County, further enhance its appeal. The MSA's ongoing infrastructure investments and population growth of 12.5% from 2010 to 2020 position it as a prime destination for business and residential development.

Tenant Overview



KIDDIE ACADEMY

Kiddie Academy Educational Child Care is a nationally recognized provider of comprehensive educational childcare programs for children ranging from six weeks to 12 years old. Founded in 1981 and headquartered in Abingdon, Maryland, Kiddie Academy has grown into one of the largest franchised early childhood education brands in the United States, with over 300 academies operating across 30+ states. The company offers a proprietary Life Essentials® curriculum designed to nurture and inspire children through a combination of cognitive, social, physical, and emotional development. Kiddie Academy emphasizes a balanced approach to early learning, incorporating technology, STEM, health and fitness, and character education.

Website:	www.kiddieacademy.com
Headquarters:	Abingdon, MD
Number of Locations:	300+
Company Type:	Private



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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