



PEWAUKEE, WI (MILWAUKEE MSA)

# The Learning Experience

#1 RANKED CHILD CARE FRANCHISE IN THE U.S. | SIGNIFICANT NINE-FIGURE REVENUES



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with Scott Reid  
A Licensed Wisconsin Broker #938545-91



Surrounding Retail



Listing Team

**JOHN ANDREINI**  
ja@cppcre.com  
PH: 415.274.2715  
CA DRE# 01440360

**KIRBY DEDERIAN**  
kirby@cppcre.com  
PH: 415.231.0598  
CA DRE# 02095008

**SCOTT REID**  
**PARASELL, INC.**  
scott@parasellinc.com  
PH: 949.942.6585  
WI LIC#58772-90

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Wisconsin Broker  
#938545-91

Copyright ©2025 CP Partners Commercial Real Estate, Inc.  
California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



# The Learning Experience

2031 MEADOW LN, PEWAUKEE, WI 53072 

\$5,850,000

PRICE

7.50%

CAP RATE

NOI	\$438,785
LEASE TYPE	Corporate NNN
LEASE TERM	20 Years
BUILDING SIZE	10,087 SF
LAND AREA	0.99 AC



Surrounding Retail

## Affluent demos – \$115K average household incomes and 105K residents in a 5-mile radius

A 20-year corporate Learning Experience featuring **above market 11% rental increases every 5 years** throughout the base term and options. Subject property is ideally located along **the I-94 interchange (83,000+ VPD)** and surrounded by **numerous national retailers** driving traffic to the direct trade area including Metro Market (Kroger), Walgreens, CVS, Starbucks, Culver's, and Panda Express.

## The Offering

- Brand-new 20-year lease featuring above market 11% rental increases every 5 years
- Corporate guaranty from tenant's parent company – The Learning Experience Corp. (see below)
- 2024 build-to-suit construction with 20-year roof warranty in place

## About The Guarantor

- Significant nine-figure estimated sales - \$700M in FY 2023
- 420+ locations in their system across 35 states and the United Kingdom
- #1 ranked Child Care Franchise in the U.S. according to *Entrepreneur's* Franchise 500

## Market Highlights

- Affluent parent demos – \$115K average household incomes within a 5-mile radius of the subject property
- Dense residential area – 105K residents within a 5-mile radius of the subject property
- GE Healthcare consolidating their Milwaukee and Wauwatosa locations and moving 1,000 employees to their campus just 1 mile from the subject property
- Nearby national retailers driving traffic to the direct trade area include Metro Market (Kroger), Walgreens, CVS, Starbucks, Culver's, and Panda Express
- Subject property positioned just off I-94 interchange with heavy exposure to the 83,000+ vehicles per day

## Surrounding Retail





CURRENT		
Price		\$5,850,000
Capitalization Rate		7.50%
Building Size (SF)		10,087
Lot Size (AC)		0.99
Stabilized Income		
Scheduled Rent		\$438,785
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$438,785

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	The Learning Experience
Lease Guarantor	The Learning Experience Corp.
Lease Type	Corporate NNN
Lease Term	20 Years
Rent Increases	11% Every 5 Years
Rent Commencement	4/1/2024
Options	Two, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility*

*\*20-year roof warranty in place*

Tenant Info		Lease Terms		Rent Summary		
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent
The Learning Experience	10,087	4/1/2024	3/31/2029	\$438,785	\$36,565	\$438,785
	11% Increase	4/1/2029	3/31/2034		\$40,592	\$487,101
	11% Increase	4/1/2034	3/31/2039		\$45,055	\$540,663
	11% Increase	4/1/2039	3/31/2044		\$50,015	\$600,177
	Option 1	4/1/2044	3/31/2049		\$55,521	\$666,246
	Option 2	4/1/2049	3/31/2054		\$61,632	\$739,579
TOTALS:	10,087			\$438,785	\$36,565	\$438,785

LEGEND



Property  
Boundary

10,087

Rentable SF

0.99

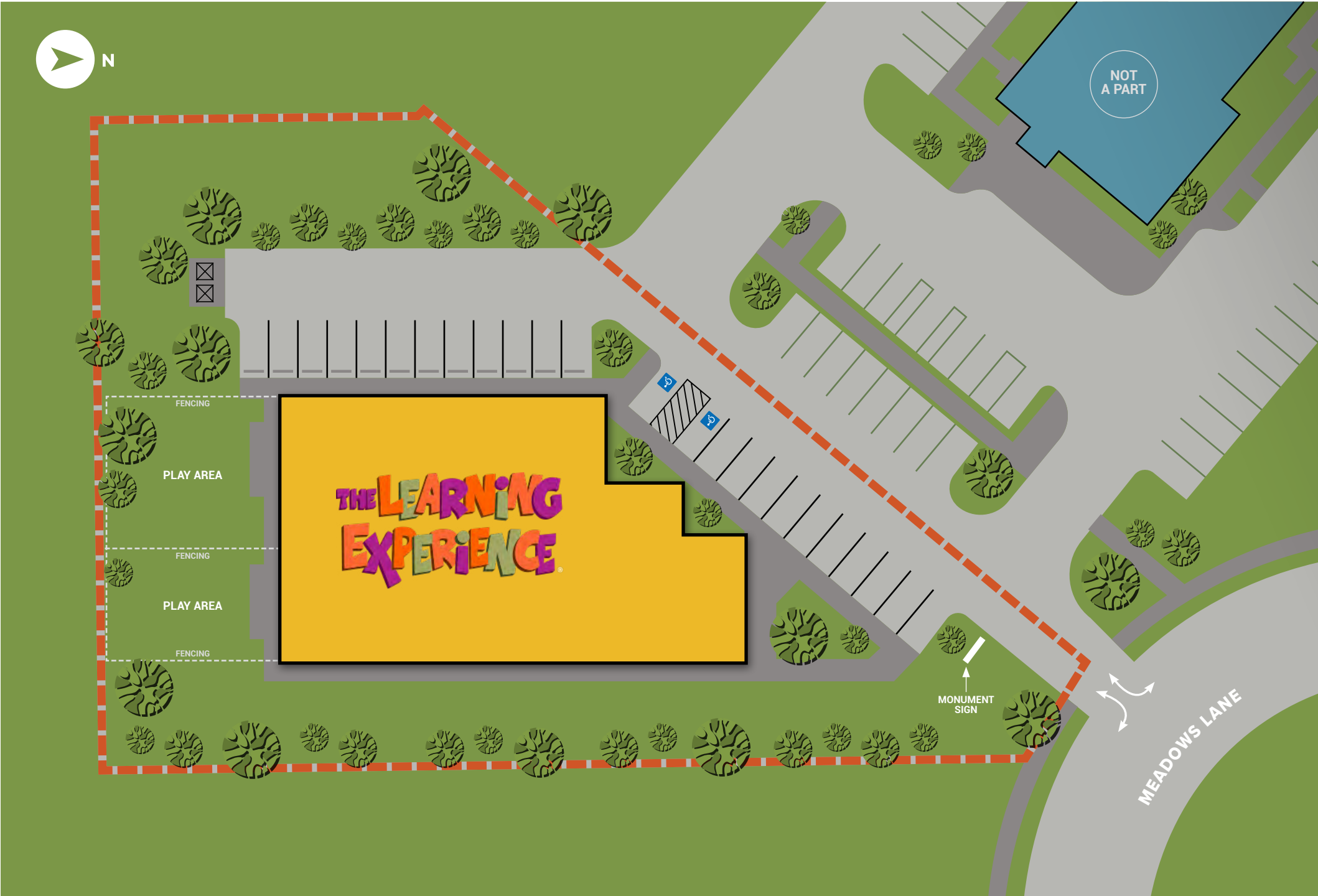
Acres

24

Parking Spaces



Egress



# The nation's fastest-growing early education and childcare provider



420+

LOCATIONS IN THE UNITED STATES & UNITED KINGDOM

\$700 Million

TOTAL SALES FY 2023 (EST)



## About The Learning Experience

- Founded in 2002, The Learning Experience is a rapidly growing early education and childcare franchise with over 420 locations in 35 states across the United States and several in the United Kingdom
- The Learning Experience operates on a successful franchising model with strong unit-level economics and consistent expansion into high-growth suburban and major metro markets, currently on a trajectory to open 40-70 daycare centers a year
- The company is dedicated to providing children with a safe, nurturing environment that promotes early learning and development through a proprietary curriculum focused on cognitive, social, and emotional growth
- Their L.E.A.P® (Learning Experience Academic Program) Curriculum uses fun, hands-on activities throughout early education to help children develop intellectually, socially, and cognitively, or as they say: "Learn, Play, and Grow"
- Significant nine-figure estimated sales - \$700M in FY 2023
- In 2023, The Learning Experience ranked #1 Childcare Franchise on *Entrepreneur Magazine's* Franchise 500

[Tenant Website](#) 



MILWAUKEE  
19.7 MILES



94

Kwik Trip

CAT SCALE

Wendy's

McDonald's

CARPETLAND  
Hawatha HOBBIES  
BioLife  
H&R BLOCK

ID TECHNOLOGY  
KENDA

BW Best Western  
Hotels & Resorts

Arbys

BatteriesPlus

HARKEN

Valvoline

bp

Starbucks  
verizon  
BUFFALO WILD WINGS

metro market  
Pick'n Save  
DOLLAR TREE  
ups

SILVERNAIL ROAD

MEADOW LANE

avid  
AN IHG HOTEL

usbank

Firestone  
COMPLETE AUTO CARE

SUBJECT PROPERTY  
THE LEARNING EXPERIENCE  
Academy of Early Education

Associated Bank  
CLUB PILATES

Denny's

QDOBA MEXICAN EATS  
SMOOTHIE KING

goodwill

WAUKESHA  
COUNTY  
AIRPORT

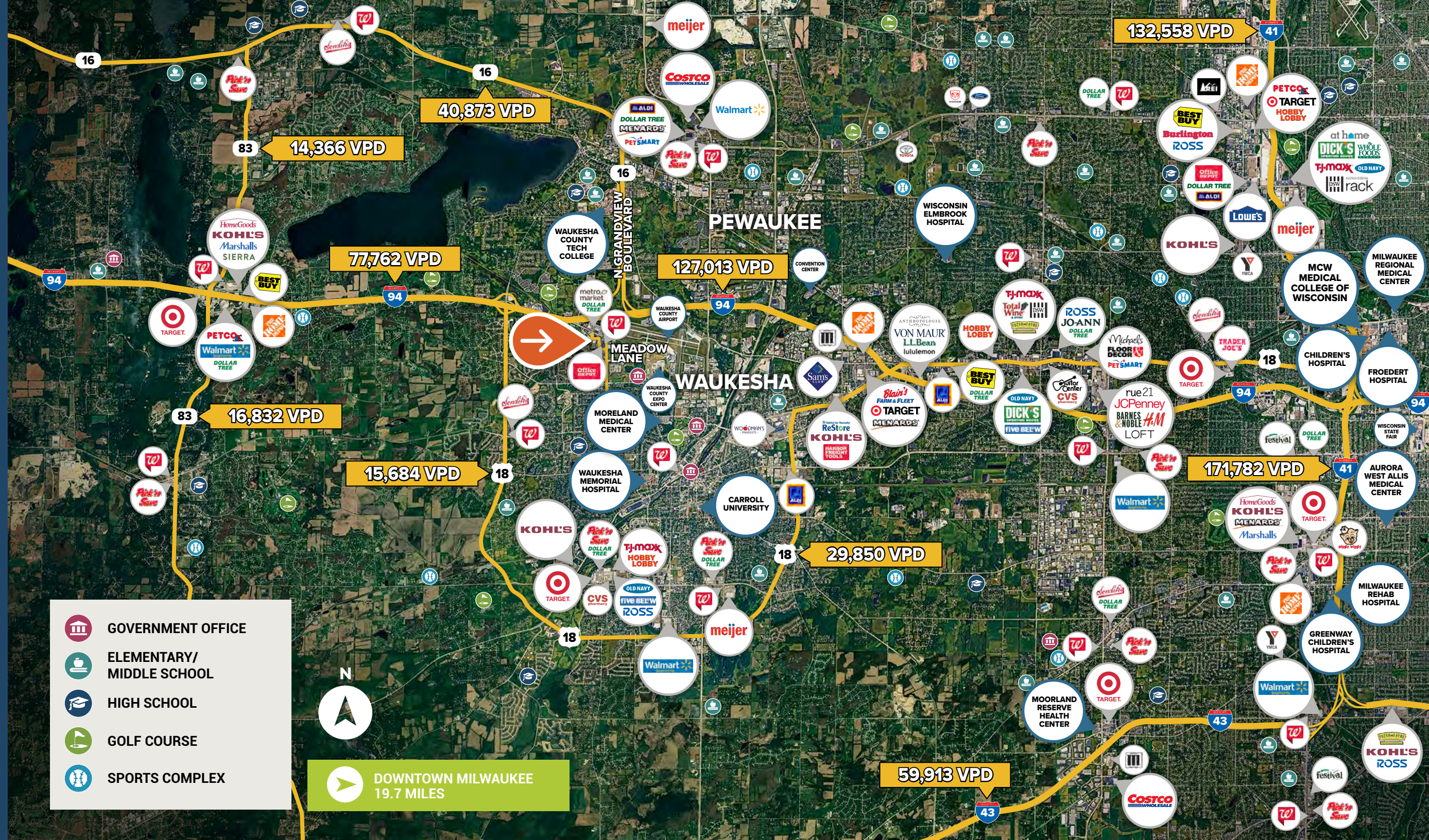




- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

**DOWNTOWN PEWAUKEE**  
(4.3 MILES FROM SUBJECT PROPERTY)







Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	6,354	51,397	105,977

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$91,331	\$104,510	\$115,868
Median	\$78,221	\$81,422	\$87,719

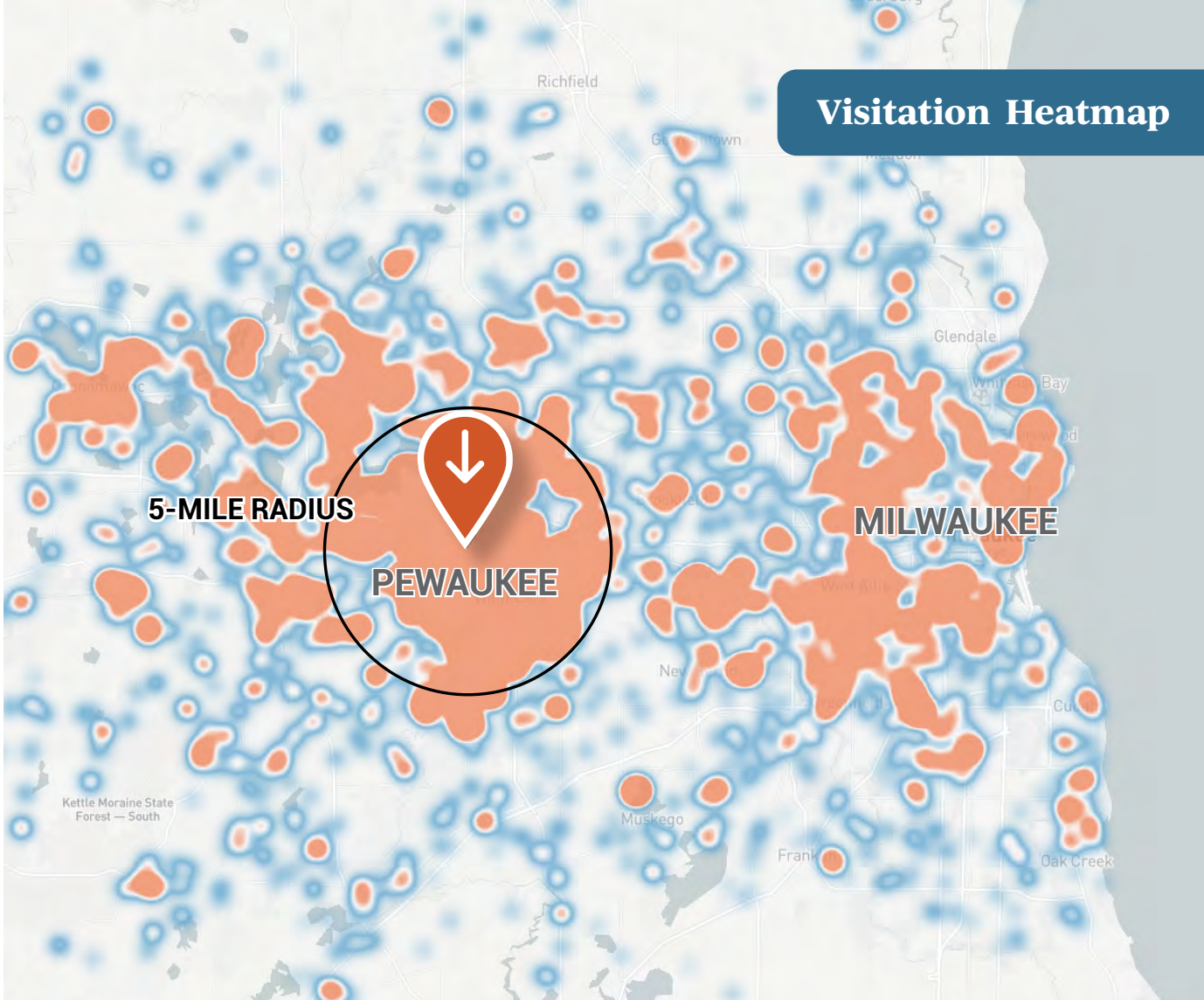
With an average visit frequency of **4.28 visits** to the adjacent McDonald's over the past 12 months, the subject Learning Experience property **benefits from consistent nearby foot traffic**

352K Visits

OVER PAST 12 MONTHS AT THE ADJACENT MCDONALD'S

9 Minutes

AVERAGE DWELL TIME AT THE ADJACENT MCDONALD'S



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Pewaukee, WI

A CHARMING AND SCENIC COMMUNITY



## A Hub for Outdoor Recreation

- Pewaukee is a suburban community of 16,293 residents in the heart of Waukesha County, part of the greater Milwaukee MSA
- It is best known for its rolling green hills and Pewaukee Lake, the largest inland lake in Waukesha County, serving as a year-round destination for boating, fishing, swimming, inland sailing, and water skiing
- The lakefront village area offers a walkable downtown with boutiques, shops, and restaurants

## About Milwaukee: A Great Lakes City

- Spanning 96.8 square miles along the western shore of Lake Michigan, Milwaukee is the county seat of Milwaukee County and largest city in Wisconsin with an estimated population of 561,385 residents
- Home to several higher education institutions, including the University of Wisconsin-Milwaukee, Marquette University, and the Milwaukee School of Engineering

## Business & Industry

- Milwaukee's economy, traditionally rooted in manufacturing—particularly brewing, machinery, and industrial equipment—has diversified to include finance, healthcare, and education
- Major corporations headquartered in Milwaukee include Harley-Davidson, Northwestern Mutual, and Johnson Controls
- The Port of Milwaukee is a significant hub for shipping and trade on the Great Lakes, handling 2.3 million metric tons of cargo and generating \$155.7 million of economic activity

**1.5 Million**

MILWAUKEE MSA  
ESTIMATED POPULATION

**\$130.8 B**

MILWAUKEE MSA GDP



Regional Map

LAKE MICHIGAN





**CP PARTNERS**  
COMMERCIAL REAL ESTATE

## Listing Team

**JOHN ANDREINI**  
ja@cppcre.com  
PH: 415.274.2715  
CA DRE# 01440360

**KIRBY DEDERIAN**  
kirby@cppcre.com  
PH: 415.231.0598  
CA DRE# 02095008

**SCOTT REID**  
**PARASELL, INC.**  
scott@parasellinc.com  
PH: 949.942.6585  
WI LIC# 58772-90

In Association with ParaSell, Inc.  
PH: 949.942.6585  
A Licensed Wisconsin Broker  
#938545-91