



Subject Property

**530 ANTIOCH LANE
PIKE ROAD (MONTGOMERY MSA), AL**

In Association with Scott Reid & ParaSell, Inc. | A Licensed Alabama Broker #000127148-0



ESSENTIAL CRE

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ESSENTIAL CRE

Brokerage | Investments | Asset Management

AIM ACADEMY

PRICE	CAP RATE	NOI
\$4,027,371	7.00%	\$281,916

ADDRESS	530 Antioch Lane, Pike Rd, AL 36064
TENANCY	Single
YEAR BUILT	2022
OWNERSHIP	Fee-Simple (Land & Building)
BUILDING SIZE (SF)	11,730
LOT SIZE (AC)	3.65
BASE LEASE TERM	15.00
REMAINING TERM	12.34
INCREASES	10% Every 5 Yrs
GUARANTY LEASE	Corporate & Personal
TYPE	Absolute NNN

*All property & lease information to be independently verified by Buyer during Due Diligence Period.



INVESTMENT HIGHLIGHTS



- 2022 Build-to-Suit for AIM Academy
- Established Center w/ Excellent Enrollment (Contact Broker)
- Corporate & Personal Guaranty
- 12+ Year Absolute NNN Lease, 10% Increases Every 5 Years
- Low Price Point for Newer Construction, Low Rent PSF

LOCATION HIGHLIGHTS



- Pike Road, AL is an Affluent Suburb of Montgomery, AL
- Best Place to Live In The Montgomery MSA
- High Growth Market, Projecting 4.4% Growth Annually
- Excellent Average HH Income of \$140K+ in a 3-Mile Radius, Projected to Grow 11%+ by '30
- Easy Access to Chantilly Pkwy (16k+ VPD) & I-85 (49k+ VPD), Providing a Direct Route to Montgomery, AL
- Nearby National Retailers Include Publix, Target, The Home Depot, Costco, AutoZone, Walmart, Best Buy and More
- Kinsley, A Master-Planned Neighborhood Under Development
- Strategic Location w/ Multiple Single-Family Homes & Retail
- Feeder School to 10+ Elementary Schools w/in a 5-Mile Radius
- \$93+ Million Spent on Education & Day Care in a 5-Mile Radius

TENANT HIGHLIGHTS



- Founders Scott Cotter & Bob Moffet Have A Combined 40+ Years of Experience
 - Scott Cotter was the Former CFO/CEO of Childcare Network, CEO of Big Blue Marble Academy
 - Bob Moffett was the Former Chief Development Officer of Childcare Network & Big Blue Marble Academy
- 100% Corporate Operator, No Franchised Locations
- Regional Operator w/ Growing Footprint
- Licensed by the Alabama Department of Human Resources, Requiring Rigorous Health & Safety Standards



ADVANTAGES OF EARLY EDUCATION/CHILDCARE REAL ESTATE

- **HIGHER CAP RATES WITHOUT SACRIFICE**

Over the last 5 years we have seen an **86-basis point** spread on average **between single-tenant net-leased retail & early education/childcare** despite attractive locations & solid tenants **due to a lack of knowledge about the property type**

- **HIGH GROWTH BUSINESS**

\$60B+ Industry with projected **growth to \$83B+ by 2030**

- **RECESSION & E-COMMERCE RESISTANT**

Early education is considered **recession-resistant** because working parents continue to rely on childcare **regardless of economic conditions**, making it an **essential**, non-discretionary service as well as **“Amazon proof”**

- **EASY TO RE-TENANT**

Early education properties are **easy to re-tenant**, with **high demand from other childcare operators and flexible layouts** that also appeal to **medical and service-based users**

- **“STICKY” BUSINESS MODEL**

Parents **don’t typically switch schools** once enrolling, often **enroll all their children & recommend other families**

- **RECOGNIZED AS AN “ESSENTIAL BUSINESS”**

Early education and childcare are **recognized by both federal and state governments as essential services**, especially during emergencies, due to their critical role in supporting working families and child development.

- **INSTITUTIONAL INVESTMENT**

Institutional investors are **heavily invested** in early education businesses and are the **predominant owners** of early education/childcare real estate

- **APPRECIATION POTENTIAL**

Early education properties offer **strong upside potential**, with **cap rate compression** at market peak and **added value** if a smaller tenant improves credit or gets acquired



AIM ACADEMY

530 Antioch Ln, Pike Rd, AL 36064

LEASE ABSTRACT

TENANT	AIM Academy, LLC
GUARANTOR	Corporate & Personal
RENT COMMENCEMENT	08/01/2022
EXPIRATION DATE	12/31/2037
LEASE TERM REMAINING	12.34
NET OPERATING INCOME	\$281,916
RENT INCREASES	10% Every 5 Yrs
OPTION PERIODS	2, 5 Yr

LEASE STRUCTURE

LEASE TYPE	Absolute NNN
TAXES	Tenant
MAINTENANCE	Tenant
INSURANCE	Tenant

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent PSF	Rental Increases
1-5	\$281,916	\$23,493	\$24.03	
6-10	\$310,108	\$25,842	\$26.44	10%
11-15	\$341,118	\$28,427	\$29.08	10%

OPTION PERIODS

Year	Annual Rent	Monthly Rent	Rent PSF	Rental Increases
16-20	\$375,230	\$31,269	\$31.99	10%
21-25	\$412,753	\$34,396	\$35.19	10%

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— EXTERIOR PHOTOS



PLAYGROUND PHOTOS



INTERIOR PHOTOS



Representative Photo



Representative Photo



Representative Photo



Representative Photo

SURROUNDING PHOTOS





TRADE NAME	AIM Academy
COMPANY TYPE	Private
LOCATIONS	7+
FOUNDED	2020
HEADQUARTERED	Pike Road, AL
WEBSITE	www.youraimacademy.com



ABOUT AIM ACADEMY

AIM Academy began in 2020 as just a concept. After over 20 years of leading and growing two of the largest childcare operators in the US, Scott Cotter and Robert Moffett decided it was time to develop their own program. AIM Academy seeks to provide high quality early care and preschool education to premier, growing communities in Alabama and beyond.

Scott Cotter originally joined the childcare industry as the CFO of Childcare Network in 1999. He was later promoted to CEO in 2005. During his tenure, Scott helped Childcare Network grow from approximately 90 centers to over 250 centers in 2017. In 2018, he became the CEO of Big Blue Marble Academy. Scott began his career in 1992 as a CPA in the audit practice of Ernst & Young and is a graduate of Auburn University. Scott has been married to the former Pam Chandler and has two adult children, Garrett and Rachel, and one granddaughter, Addelyn.

Similar to Scott, Bob Moffett started at Childcare Network as the company's Vice President of Corporate Development in 2000. In 2010, Bob was promoted to Chief Development Officer. In October 2018, he became the Chief Development Officer of Big Blue Marble Academy. Bob began his career in 1992 as an industrial sales representative with Ferguson Enterprises after achieving his Bachelors of Science degree (Marketing) from Auburn University. Bob has been married to the former Heather Stokey and they have two adult children Catie and Bobby.

AREA OVERVIEW



- Pike Road is a town in Montgomery County, Alabama. It is part of the Montgomery metropolitan area. Pike Road incorporated in 1997.
- It is conveniently situated near major highways, including Interstate 85, which provides easy access to Montgomery, the state capital, just a few miles away.
- Pike Road offers an exceptional quality of life, with numerous parks, recreational facilities, and outdoor activities available to residents.
- Pike Road has a 2025 population of 12,140.
- Pike Road is currently growing at a rate of 4.4% annually

ECONOMY

- Proximity to major transportation routes and city centers makes Pike Road an attractive location for both residents and businesses.
- Pike Road is known for its strong education sector, bolstered by the presence of top-rated schools and educational programs.
- The city has a growing retail and service industry, with local businesses thriving in the community-friendly environment.
- Agriculture also remains a key industry, with local farms contributing to both the local economy and the city's rural charm.
- Pike Road is home to a variety of businesses, ranging from local startups to established companies. The city's strategic location, combined with a supportive community and business-friendly environment, has attracted a diverse array of companies, particularly in the retail, education, and service sectors.
- Pike Road boasts a diverse and growing population, characterized by a well-educated workforce.

DEVELOPMENTS / COMING SOON PROJECTS

- Kinsley - This master-planned neighborhood features top-tier amenities, including a clubhouse, fitness center, resort-style pool, playground, pickleball courts, and two dedicated dog parks with a dog washing station. At the heart of Kinsley is a 12-acre lake, surrounded by scenic walking trails, a spacious event lawn, and lush green spaces, offering the perfect balance of outdoor living and community connection.
- Expansion of the Pike Road School System to serve increasing population.



"BEST PLACE TO LIVE IN MONTGOMERY AREA"



PIKE ROAD TOWN HALL



PIKE ROAD BRANCH LIBRARY



SWEETCREEK FARM MARKET



MONTGOMERY MSA

- The Montgomery, Alabama Metropolitan Statistical Area (MSA), also known as the Tri-Counties or the River Region, is a metropolitan area in central Alabama
- The metropolitan area is comprised of Autauga, Elmore, Lowndes and Montgomery counties
- The population of the Montgomery, Alabama Metropolitan Statistical Area (MSA) was estimated to be 385,460 as of 2024, making it 142nd largest MSA in the United States
- Montgomery is the capital city of Alabama and the second largest city in the state
- It is the first city in Alabama to earn a public protection classification of 1 from the Insurance Services Office, as well as receiving the number one spot among winners of the Best Historic City category in the 10 Best Readers' Choice travel award contest sponsored by USA TODAY.

ECONOMY

- Gross Domestic Product (GDP) exceeds \$24,065.840 (2023)
- The metropolitan area has a diverse economy that includes key sectors include the military, state government, education and healthcare
- It also has a strong manufacturing base, including companies like Rheem Water Heaters, Steris, and Neptune Technologies
- Some of the top employers are Maxwell Gunter Air Force (12,280 Employees), State of Alabama (10,315 Employees), Montgomery Public Schools (4,524 Employees), Baptist Health (4,300 Employees), Hyundai Motor Manufacturing Alabama (3,530 Employees), etc.

DEVELOPMENTS / COMING SOON PROJECTS

- The Montgomery Area Chamber of Commerce reported over \$3.6 billion in capital investment and 4,641 new jobs since 2019, according to Business Alabama Magazine.
- Diageo North America announced plans to open a manufacturing and warehousing facility in Montgomery with 100 jobs.





CLOSE AERIAL

SUBJECT PROPERTY

AIM ACADEMY
your neighborhood preschool

- DOLLAR GENERAL
- AutoZone
- Waffle House
- Chevron
- Publix
- F5 ZENSHI
- Alfa Insurance
- PAPAJOHNS
- Brantley Bank
- CVS
- Melton's Mushroom
- SUBWAY
- SAN MARCOS
- MAVIS TIRE
- A MAVIS COMPANY
- USPS.COM

ANTIOCH LN

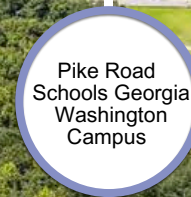
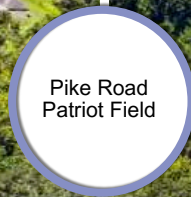
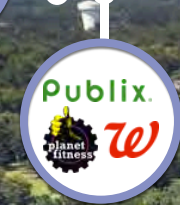
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MONTGOMERY
14.0 MILES



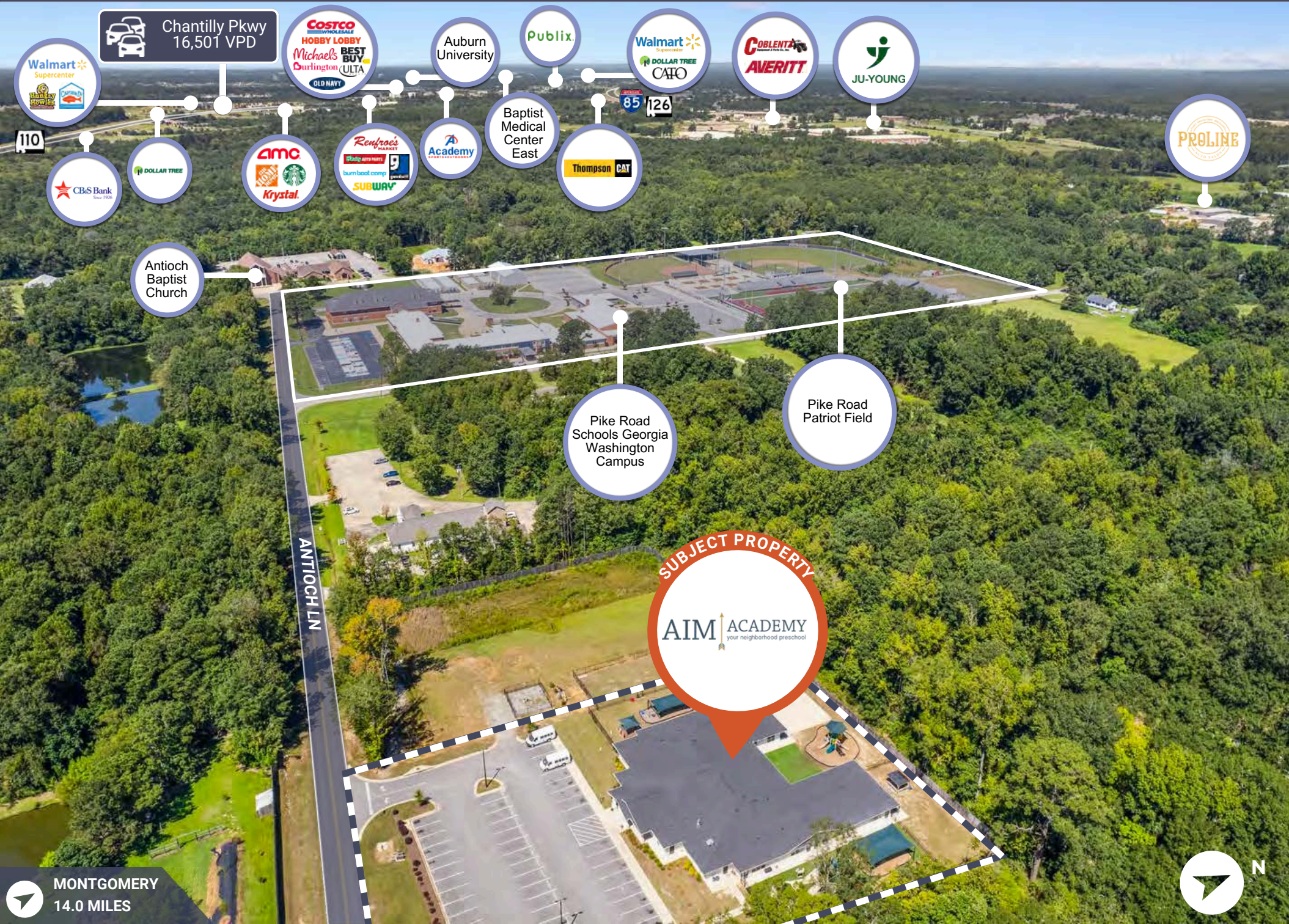
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MONTGOMERY
14.0 MILES

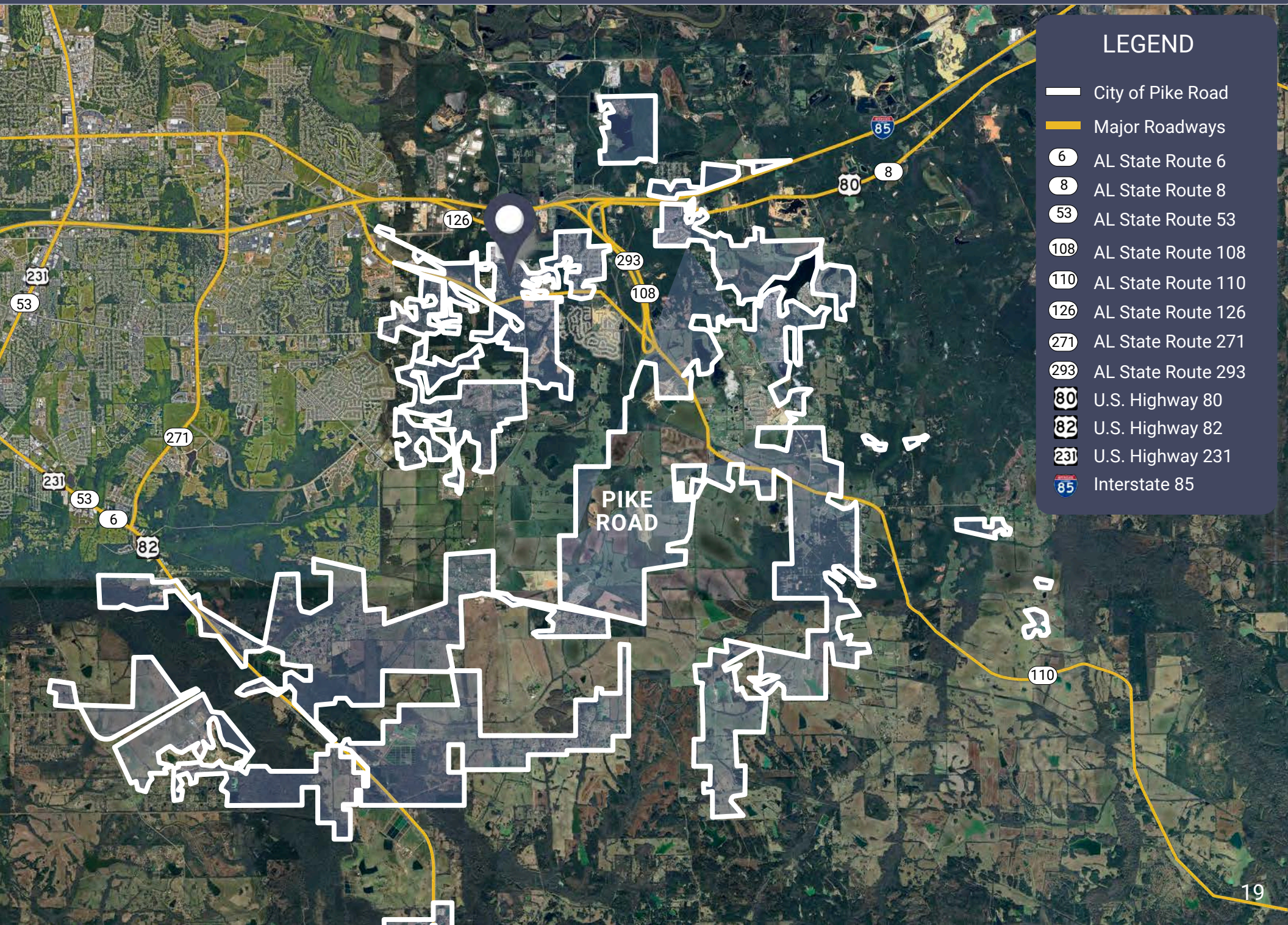


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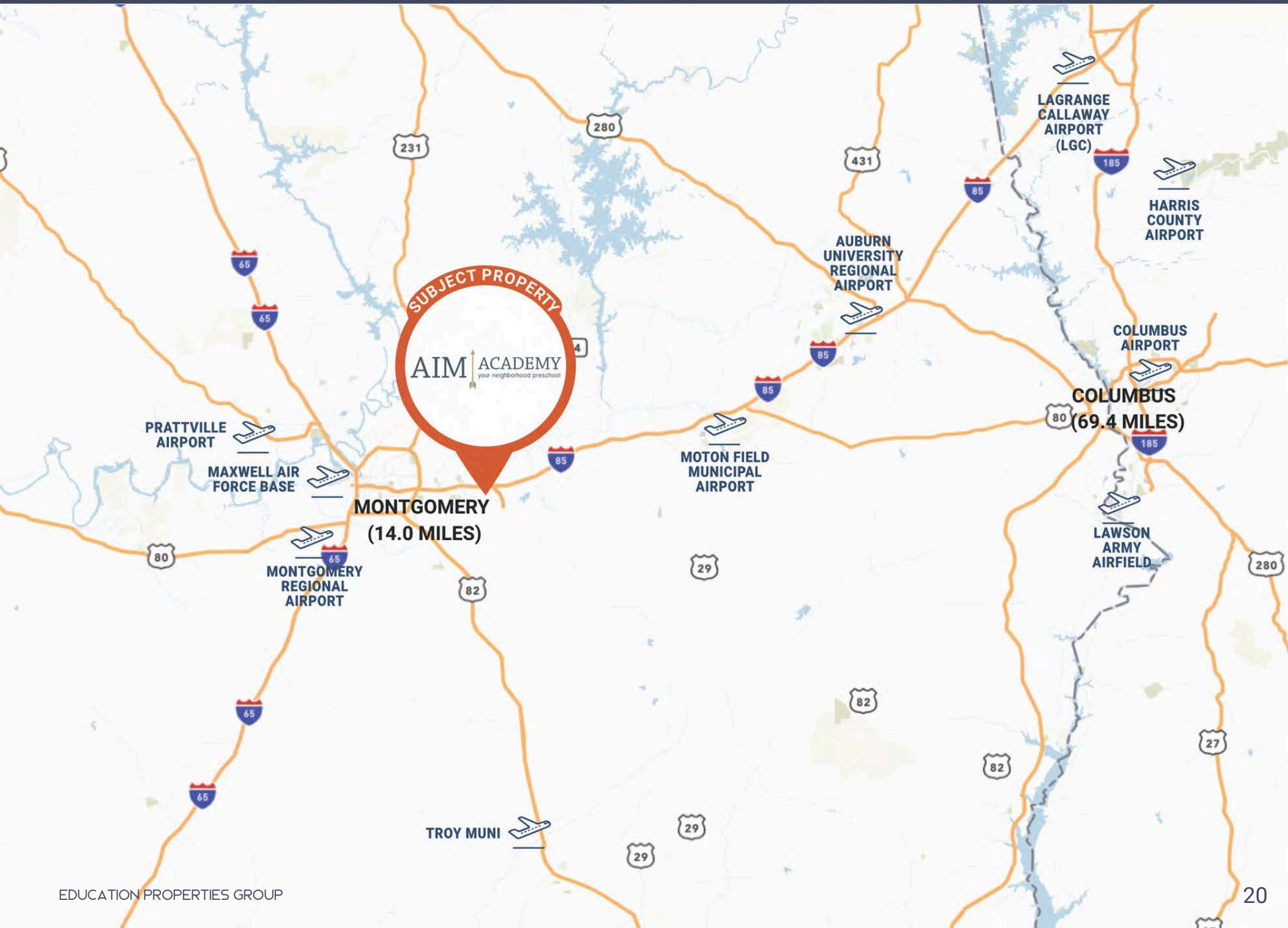


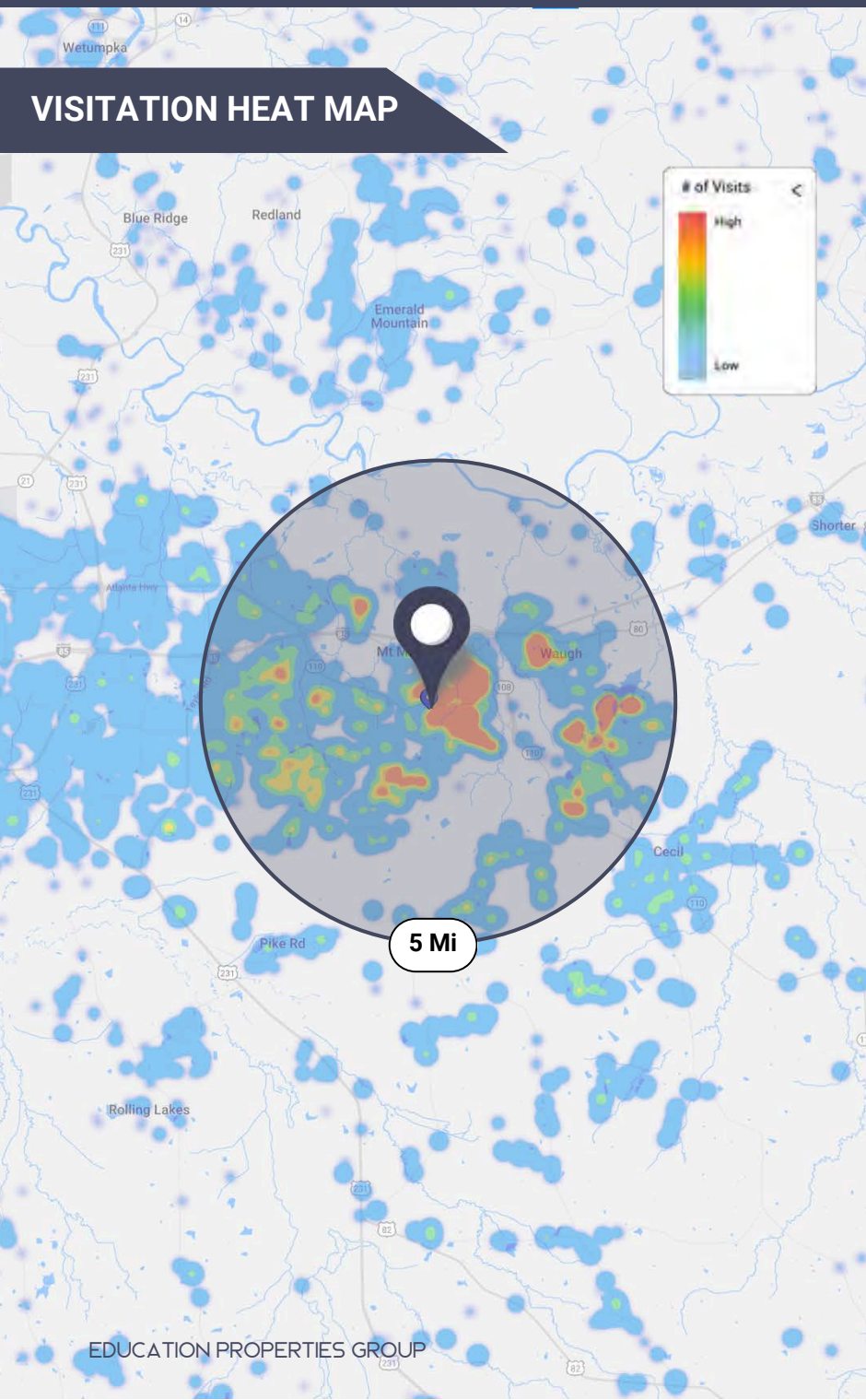


LOCATION MAP



REGIONAL MAP





DEMOGRAPHICS

530 Antioch Ln, Pike Rd, AL 36064



POPULATION	3 MILES	5 MILES	10 MILES
2025 Population	19,165	26,290	105,899
2030 Population	19,415	26,151	104,615
% Change	1.30%	-0.53%	-1.21%



AVERAGE HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
2025 Average HH Income	\$140,438	\$123,069	\$84,510
2030 Average HH Income	\$156,389	\$134,421	\$92,519
% Change	11.36%	9.22%	9.48%



HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2025 Households	6,730	11,201	45,338
2030 Households	6,912	11,280	45,370
% Change	2.70%	0.71%	0.07%

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