

For Sale

Investment Property

12,386 SF | \$4,550,000



Legacy Academy Early Childhood Education Center

1560 Summit Chase Drive
Snellville, Georgia 30078

Property Description

This premier Legacy Academy location offers a compelling investment opportunity with a newly executed 10-year NNN lease at closing. The tenant, a franchisee of Legacy Academy, operates this custom-built state-of-the-art early childhood education center, catering to the growing demand for high-quality childcare and education in Snellville. This facility, built in 2005 and spanning approximately 12,386 SF, is situated on 1.68 acres. With a 10% rent increase in Year 6 of the lease and 10% rent bump in each 5-year renewal term, this asset provides stable cash flow and long-term investment value.

Location Overview

Explore the vibrant community surrounding the property in Snellville, GA! This area offers a range of amenities and attractions ideal for a Special Purpose / School investor. Nearby, you'll find beautiful parks like Briscoe Park and Country Club of Gwinnett, as well as convenient shopping at The Shoppes at Webb Gin. The local school district boasts top-rated schools, making it an attractive location for educational investments. With its peaceful suburban setting and easy access to major highways, it presents an enticing opportunity for potential investors in the education sector.

OFFERING SUMMARY

Sale Price	\$4,550,000
Lot Size	1.68 Acres
Building Size	12,386 SF
NOI	\$330,000
Cap Rate	7.25%

For more information

Daniel Bennett, CCIM

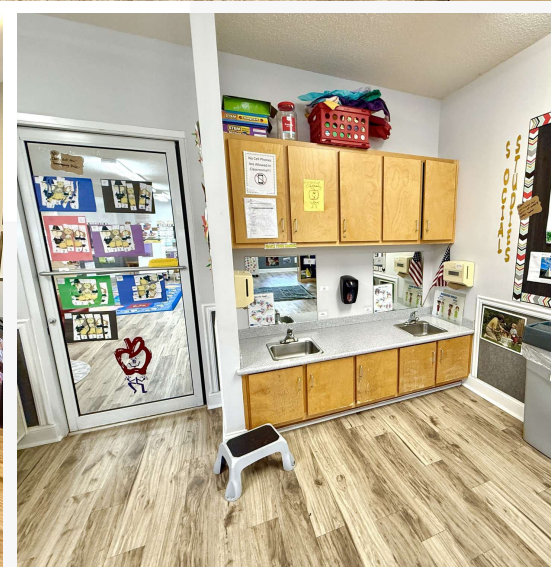
O: 706.553.1000 | C: 706.340.6066
daniel@naielrod.com

Property Highlights

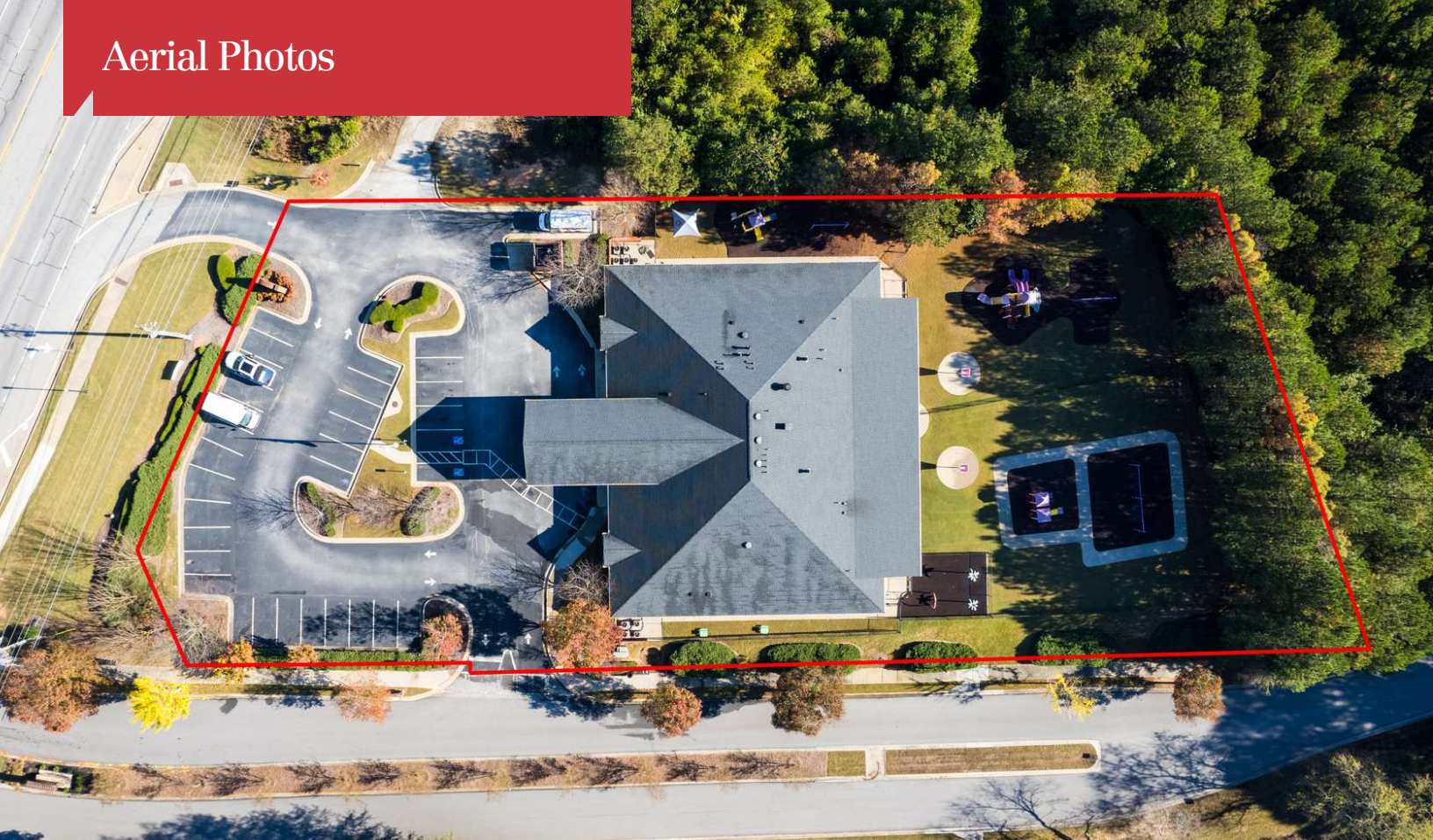
- **Lease Details:** NNN lease at \$360,000/year, 10% rent increase in Year 6 of the lease, and 10% rent bump in each 5-year renewal term
- **Tenant Strength:** Operated by an experienced franchisee with 3 locations and a proven track record of success in early childhood education.
- **Modern Facility:** High-quality construction with amenities catering to children's learning and safety.
- **Location:** Positioned in a growing suburban market, offering excellent visibility and accessibility from Highway 78.
- **Strong Market Demographics:** Located in a densely populated area with strong household incomes, supporting sustained demand for childcare services.



Additional Photos



Aerial Photos

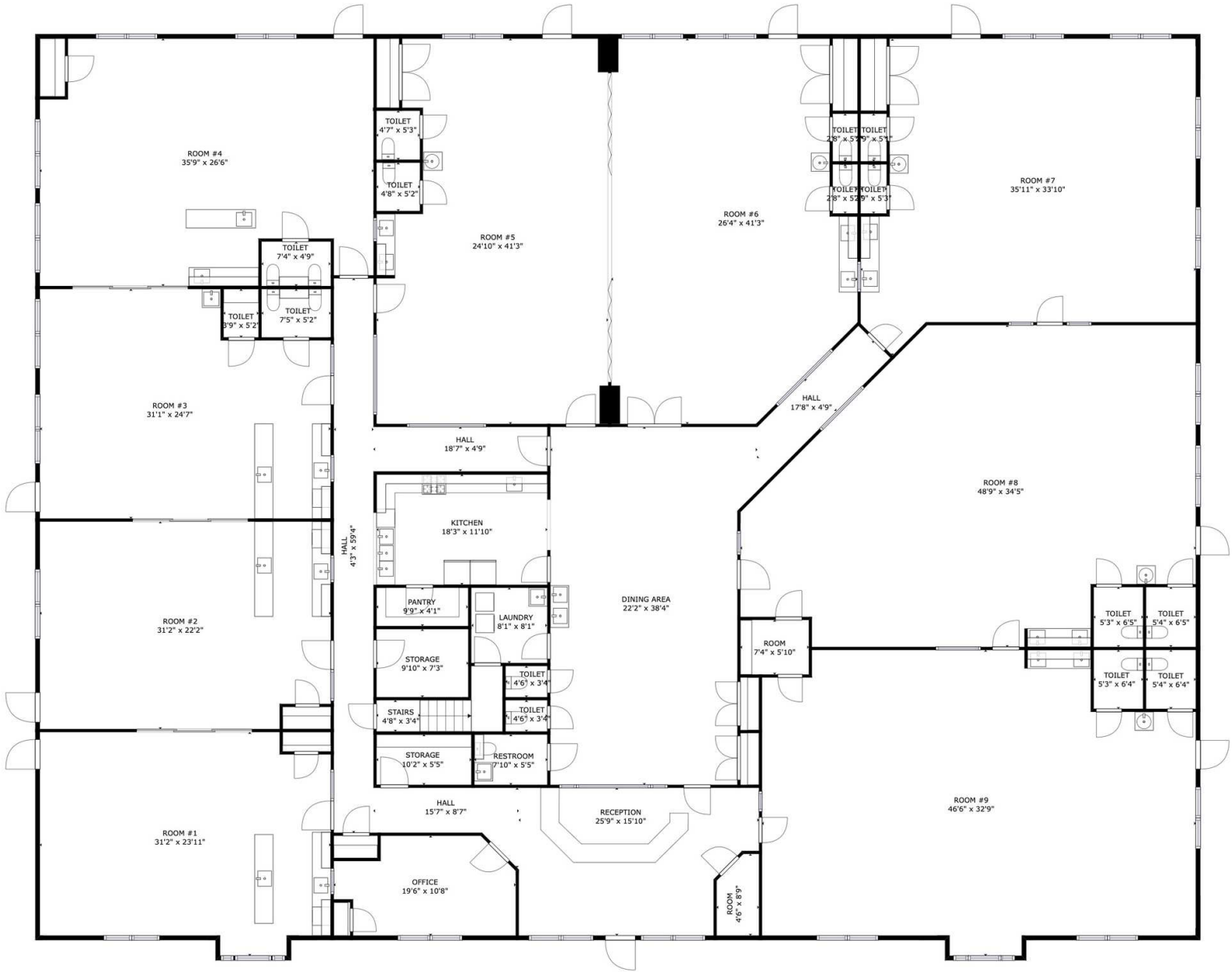


3D Floor Plan



FLOOR 1

Floor Plan



Demographics

1560 Summit Chase Drive

1560 Summit Chase Dr, Snellville, Georgia, 30078 (5 miles)

1560 Summit Chase Dr, Snellville, Georgia, 30078

Ring of 5 miles

Latitude: 33.85863

Longitude: -83.97921

KEY FACTS

160,223

Population



3.1

Average Household Size

38.4

Median Age

\$99,087

Median Household Income

EDUCATION

6%

No High School Diploma



24%

High School Graduate



30%

Some College



40%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,532

Total Businesses



38,299

Total Employees

EMPLOYMENT



71%

White Collar



18%

Blue Collar



11%

Services

3.5%

Unemployment Rate

INCOME



\$99,087

Median Household Income



\$38,785

Per Capita Income



\$377,267

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.7%)

The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.7%	-1.7%	█
\$15,000 - \$24,999	3.4%	-1.3%	█
\$25,000 - \$34,999	4.3%	-1.1%	█
\$35,000 - \$49,999	8.7%	-1.3%	█
\$50,000 - \$74,999	15.6%	-1.4%	█
\$75,000 - \$99,999	14.8%	+1.1%	█
\$100,000 - \$149,999	23.7%	+4.7%	█
\$150,000 - \$199,999	14.0%	+2.3%	█
\$200,000+	11.9%	-1.1%	█

Bars show deviation from Gwinnett County

Location Maps

