



# The Nest Schools

REPLACEABLE RENT (\$34/SF) & LOW PRICE PER FOOT (\$457)

ULTRA HIGH NET WORTH GUARANTOR

CLEMMONS, NC (WINSTON-SALEM MSA)



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed North Carolina Broker #C32060





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# The Nest Schools

3 TWIN BROOK DR, CLEMMONS, NC 27012 [↗](#)

\$5,485,000

PRICE

7.50%

CAP RATE

|               |              |
|---------------|--------------|
| NOI           | \$411,401    |
| LEASE TYPE    | Absolute NNN |
| LEASE TERM    | 15 Years     |
| BUILDING SIZE | 12,000 SF    |
| LAND AREA     | 2.50 AC      |



Affluent parent demographics – \$96K average household incomes within a 5-mile radius of the subject property

A 15-year absolute net Nest School lease featuring **above market 2.25% annual rental increases** and backed by an **ultra high net worth guarantor**. Numerous factors provide **great intrinsic value** for any potential investor include replaceable rent (\$34/sf), large lot size (2.50 acres), and low price per foot (\$457).



## The Offering

- Brand-new 15-year lease featuring above market 2.25% annual rental increases
- Absolute NNN structure making this a truly “hands-off” investment
- Lease is guaranteed by tenant’s ultra high net worth founder
- Strong intrinsics – rent at \$34/ft and price per foot of \$457
- Large 2.50 acre lot

## The Tenant

- Very strong guarantor – 9-figure net worth (speak with Agent)
- 50+ locations in their system across 9 states
- All schools corporate operated – leadership team benefits from extensive experience in the childcare/early education space

## Market Highlights

- Affluent parent demos – \$96K average household incomes within a 5-mile radius of the subject property
- Steady population growth projected over the next five years within a 1, 3, and 5-mile radius
- Nearby Hickory Tree Crossing draws 1.2M annual visitors and is anchored by a Food Lion location that ranks in the top 20% of grocery stores in North Carolina in terms of annual visits (per Placer.ai)
- Other prominent & proximal tenants driving traffic to the direct trade area include Lowe’s, Walmart, McDonald’s, O’Reilly’s, and Bojangles



| CURRENT                  |         |             |
|--------------------------|---------|-------------|
| Price                    |         | \$5,485,000 |
| Capitalization Rate      |         | 7.50%       |
| Price/SF                 |         | \$457.08    |
| Building Size (SF)       |         | 12,000      |
| Lot Size (AC)            |         | 2.50        |
| Stabilized Income        | \$/SF   |             |
| Scheduled Rent           | \$34.28 | \$411,401   |
| Less                     | \$/SF   |             |
| CAM                      | NNN     | \$0.00      |
| Taxes                    | NNN     | \$0.00      |
| Insurance                | NNN     | \$0.00      |
| Total Operating Expenses | NNN     | \$0.00      |
| Net Operating Income     |         | \$411,401   |

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 Nest Schools            |
| Lease Guaranty        | Corporate & Personal        |
| Lease Type            | Absolute NNN                |
| Lease Term            | 15 Years                    |
| Rent Increases        | 2.25% Annually After Year 7 |
| Rent Commencement     | 5/31/2024                   |
| Options               | Two, 5-Year                 |
| Year Renovated        | 2024                        |
| 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      | Tenant's Responsibility     |

| Tenant Info      |                | Lease Terms |           | Rent Summary |              |             |                |          |
|------------------|----------------|-------------|-----------|--------------|--------------|-------------|----------------|----------|
| Tenant Name      | SQ. FT.        | Term Years  |           | Current Rent | Monthly Rent | Yearly Rent | Annual Rent/SF | Cap Rate |
| The Nest Schools | 12,000         | 5/31/2024   | 5/30/2031 | \$411,401    | \$34,283     | \$411,401   | \$34.28        | 7.50%    |
|                  | 2.25% Increase | 5/31/2031   | 5/30/2032 |              | \$35,055     | \$420,658   | \$35.05        | 7.67%    |
|                  | 2.25% Increase | 5/31/2032   | 5/30/2033 |              | \$35,844     | \$430,122   | \$35.84        | 7.84%    |
|                  | 2.25% Increase | 5/31/2033   | 5/30/2034 |              | \$36,650     | \$439,800   | \$36.65        | 8.02%    |
|                  | 2.25% Increase | 5/31/2034   | 5/30/2035 |              | \$37,475     | \$449,696   | \$37.47        | 8.20%    |
|                  | 2.25% Increase | 5/31/2035   | 5/30/2036 |              | \$38,318     | \$459,814   | \$38.32        | 8.38%    |
|                  | 2.25% Increase | 5/31/2036   | 5/30/2037 |              | \$39,180     | \$470,160   | \$39.18        | 8.57%    |
|                  | 2.25% Increase | 5/31/2037   | 5/30/2038 |              | \$40,062     | \$480,738   | \$40.06        | 8.76%    |
|                  | 2.25% Increase | 5/31/2038   | 5/30/2039 |              | \$40,963     | \$491,555   | \$40.96        | 8.96%    |
|                  | 2.25% Increase | 5/31/2039   | 5/30/2040 |              | \$41,885     | \$502,615   | \$41.88        | 9.16%    |
|                  | Option 1*      | 5/31/2040   | 5/30/2045 |              | \$42,827     | \$513,924   | \$42.83        | 9.37%    |
|                  | Option 2*      | 5/31/2045   | 5/30/2050 |              | \$43,791     | \$525,487   | \$43.79        | 9.58%    |
| TOTALS:          |                |             |           | \$411,401    | \$34,283     | \$411,401   | \$34.28        |          |

\*2.25% annual rental increases throughout each Option Period

LEGEND



Property  
Boundary

12,500

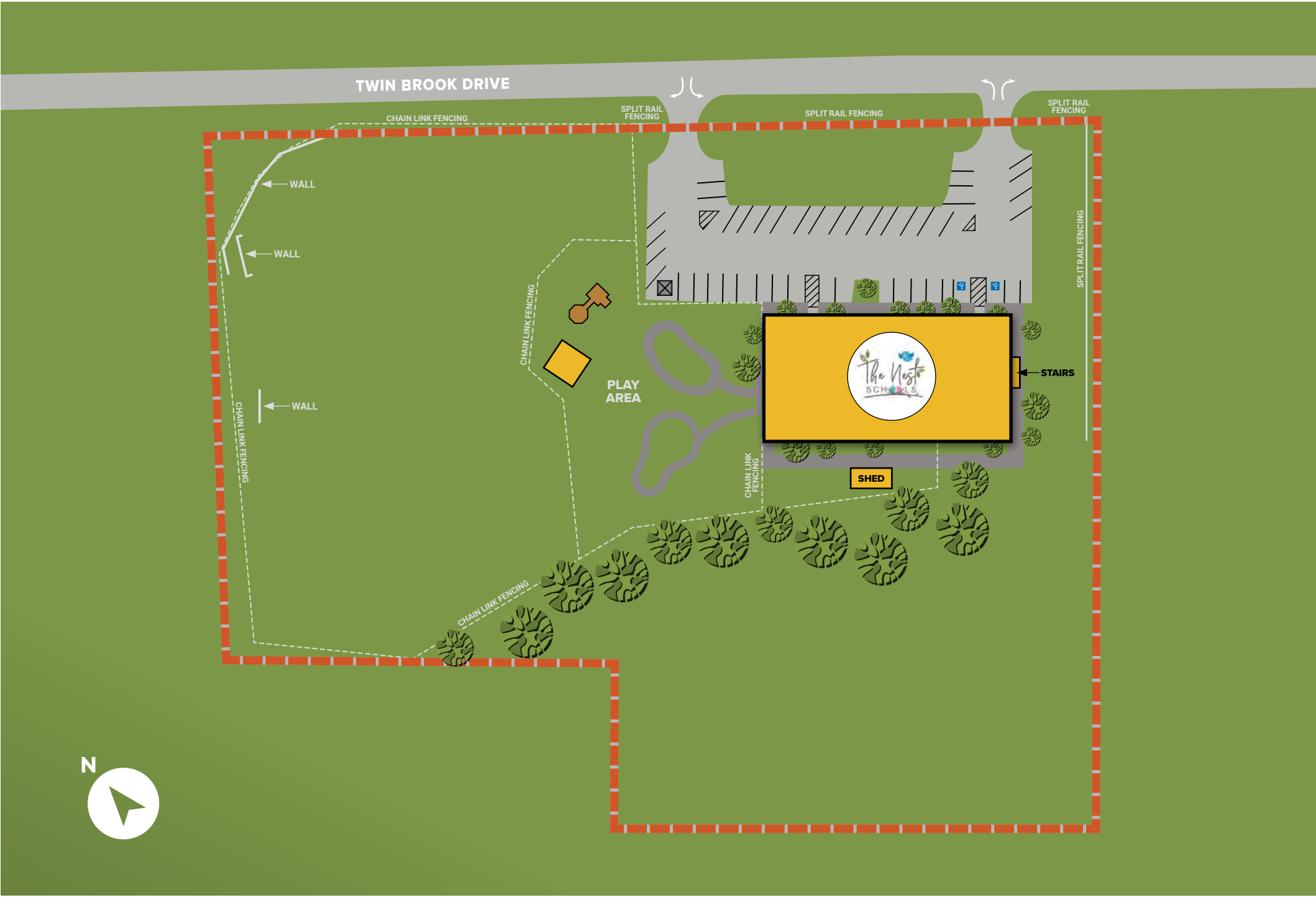
Rentable SF

2.50

Acres



Egress





# The worldwide leader in early childhood programs



50+

LOCATIONS ACROSS  
9 STATES

30 Years

OF EARLY EDUCATION  
EXPERIENCE

## About The Nest Schools

- The Nest Schools (“TNS”) is a Top 50, best-in-class early education provider founded by industry leaders with over 30 years of experience. The founders previously owned a best-in-class early education/childcare platform comprised of 20 locations in the Northeast.
- The Nest Schools has already acquired multiple open and operating centers with several more in the pipeline and a growth goal of over 200 locations nationally. All locations will be corporately operated and rebranded as The Nest Schools.
- In 2022, Rockbridge Growth Equity made a strategic investment in The Nest Schools. Rockbridge Growth Equity was founded in 2007 and is a middle market private equity firm committed to helping both founder operated and established companies accelerate growth and build long-term, sustainable value. As of 2021, Rockbridge had over \$1.2 billion in assets under management and experience in the education sector.
- The Nest Schools prides itself on offering the highest quality early education program for families in the 50 communities across the nation it serves. Programs are provided from infancy through elementary school age.
- The Nest Play curriculum is a proprietary and comprehensive approach to early education. It is designed to help children succeed and thrive and includes core and supplemental curriculum components, a philosophy on creative play, and the method and style of delivery that teachers use. The Nest Schools believes that work in early childhood education is about developing the whole child: socially, emotionally, intellectually, and physically.

[Tenant Website](#)



Subject property is 5 minutes to Hickory Tree Crossing, a **77,000 SF** shopping center **anchored by Food Lion**, which ranks in the **top 20% of grocery stores in NC** in terms of annual visits (per Placer.ai)





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





Ring Radius Population Data\*

|                 | 1-MILE | 3-MILES | 5-MILES |
|-----------------|--------|---------|---------|
| 2024            | 2,378  | 16,632  | 44,095  |
| 2029 Projection | 2,525  | 17,587  | 46,097  |

Ring Radius Income Data\*

|         | 1-MILE   | 3-MILES  | 5-MILES  |
|---------|----------|----------|----------|
| Average | \$83,515 | \$84,035 | \$96,811 |
| Median  | \$68,554 | \$66,101 | \$72,909 |

\*Population & household income data sourced from CoStar

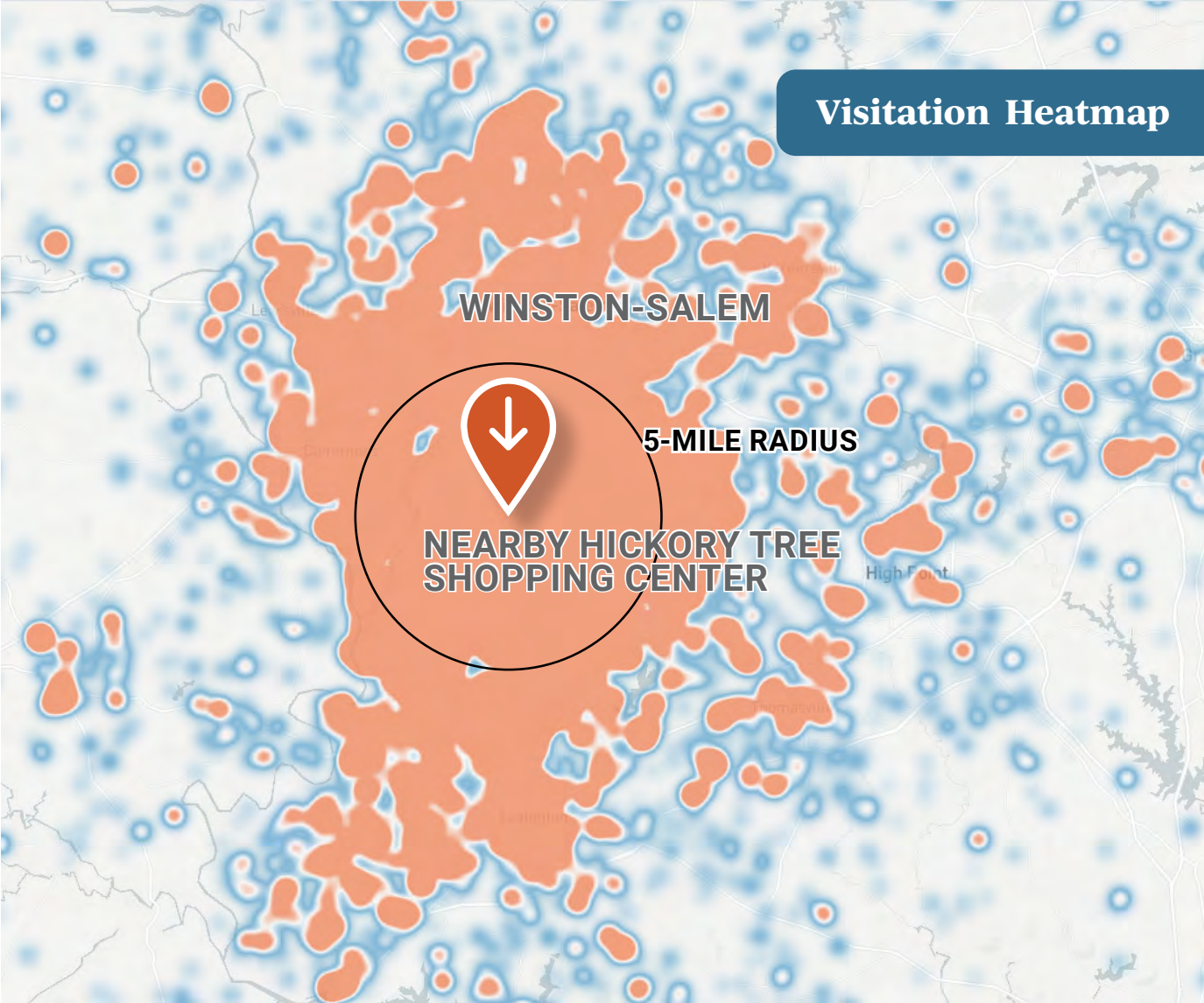
Just 2.9 miles from The Nest Schools, the Food Lion grocery store in the Hickory Tree shopping center is **ranked in the 80th percentile (top 20%) location in North Carolina** based on the number of visits in the past 12 months, **drawing high foot traffic** near the subject property

1.2M Visits

OVER PAST 12 MONTHS AT  
THE NEARBY HICKORY TREE  
SHOPPING CENTER

25 Minutes

AVERAGE DWELL TIME AT  
THE NEARBY HICKORY TREE  
SHOPPING CENTER



The shading on the map above shows the **home location of people who visited the nearby Hickory Tree shopping center 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.



# Winston-Salem, NC

A GROWING COMMUNITY WITH SOUTHERN CHARM



## Suburb of Winston-Salem

- Clemmons is a village in Forsyth County, approximately 10 miles southwest of Winston-Salem
- Well connected to the Triad with easy access to Interstate 40 and U.S. 158
- Tanglewood Park is a regional destination with championship golf, scenic trails, and equestrian facilities

## The “Twin City”

- Located in the Piedmont Triad region of North Carolina, Winston-Salem serves as the county seat of Forsyth County and is the fifth-largest city in the state, with a population of approximately 249,558 residents
- Home to major institutions such as Wake Forest University, Winston-Salem State University, and the University of North Carolina School of the Arts
- The Arts District, Innovation Quarter - a nationally recognized hub for research, startups, and entrepreneurship, and Industry Hill offer unique cultural and creative experiences, all just moments away from the city’s historic roots in the renowned Old Salem district

## Business & Industry

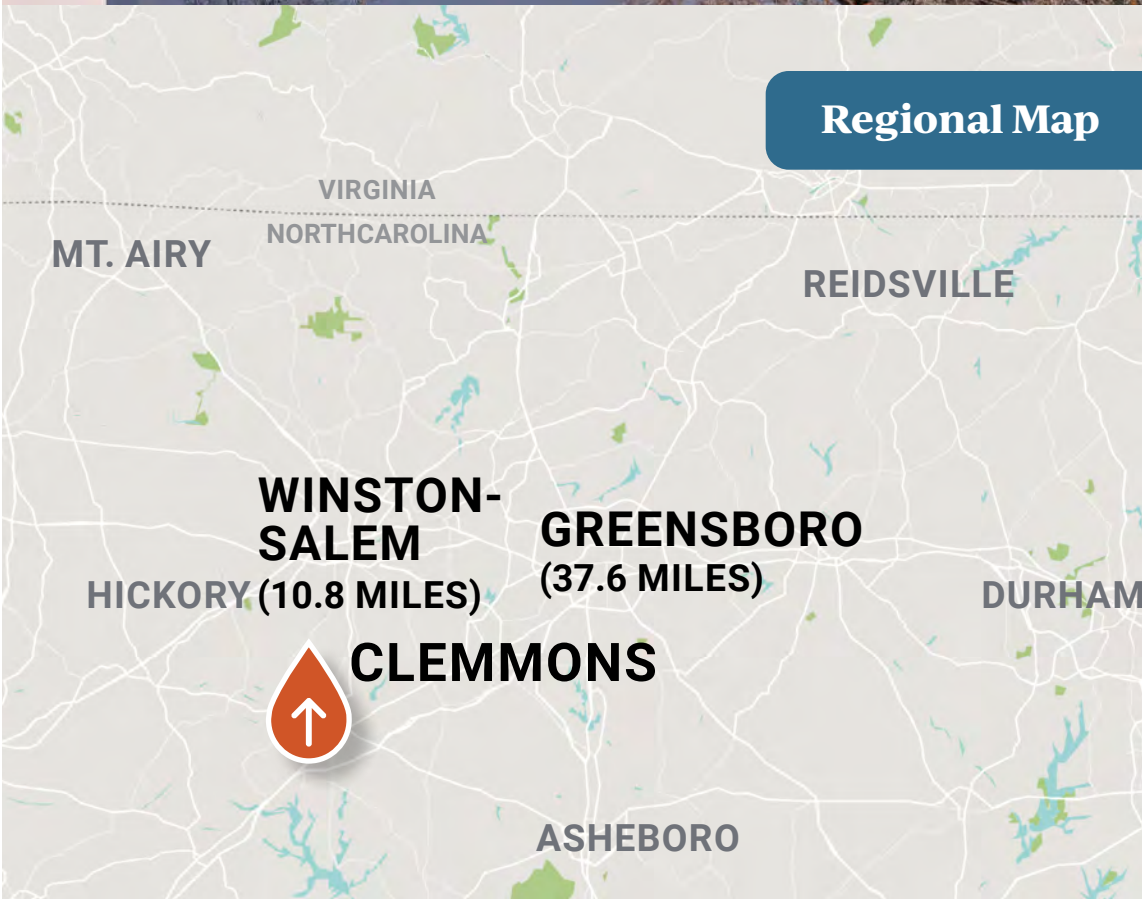
- With a 265-year history traditionally tied to tobacco farming, historic architecture, and former industrial sites, Winston-Salem has emerged as a leader in nanotechnology, stem cell research, finance, advanced manufacturing, cybersecurity, and aviation
- Additionally, healthcare is one of the fastest-growing industries in Winston-Salem, with Novant Health and Atrium Health Wake Forest Baptist serving as the city’s largest employers and economic drivers
- The financial sector is also growing, with institutions such as Wells Fargo and Truist Financial operating major offices in Winston-Salem

695,630

WINSTON-SALEM MSA  
ESTIMATED POPULATION

\$36.1 B

WINSTON-SALEM MSA GDP







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