

Marcus & Millichap  
KIVEN TEAM



**NET LEASED CHILDCARE CENTER IN WEALTHY SUBURBAN LOCATION**  
**SIGNIFICANT RENT INCREASE COMING IN ~2 YEARS**

**3090 W MAIN ST, ST. CHARLES, IL 60175**







## Exclusively Listed By

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# NET LEASED CHILDCARE CENTER

3090 W MAIN ST, ST. CHARLES, IL 60175

## Executive Summary

Marcus & Millichap is pleased to present the opportunity to purchase the fee simple interest in a long-term, single tenant net-leased Everbrook Academy located on W Main St in Saint Charles, Illinois. Positioned just west of downtown Saint Charles, this property benefits from consistent traffic and affluent neighborhood demographics.

Everbrook Academy has 7.5 years remaining on an original 15-Year NN lease, with the landlord solely responsible for the roof and major structural repairs. With a pending 11% rental increase in August of 2028, this opportunity has immediate rental upside. In approximately 2 years, the in-place CAP rate jumps to 8.32% and is pushed further by the 10% rental increases in each of their three remaining 5-Year options.

The lease is corporately guaranteed by Learning Care Group, which is one of the largest providers of early childhood education and childcare, operating over 1,100 schools across 40 states. As one of the more premium brands, Everbrook Academy offers a STEAM-focused, hands-on learning experience for infants through preschool-aged children, emphasizing creativity, critical thinking, and individualized development in modern, interactive classrooms.

The demographics surrounding this property are especially noteworthy with a population of over 100,000 people and a daytime population of 112,000 within a 5-mile radius. Average household incomes hover at \$170,000, making this location ideal for the higher tier services of Everbrook Academy.

Priced at \$6,280,000, and a 7.50% CAP rate, this is an opportunity to acquire a long-term passive net leased asset with near-term upside, in a premier suburb of Chicago.

## Investment Highlights

Long-term net leased Everbrook Academy with minimal landlord responsibilities

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Impending 11% rent bump coming in approximately 2 years, in August of 2028, pushing your CAP rate to 8.32% at the asking price

.....

Everbrook has 7.5+ years remaining on an original 15-year lease

.....

3-5YR options at the end of the firm term, each with 10% rental escalators

.....

Corporate Guarantee from the Learning Care Group (B- rated by S&P)

.....

Newer construction building – built in 2018 – construction costs have skyrocketed since this building was built

.....

Affluent demographics with 102,000 people and an average income of \$170,000 within a 5-mile radius

.....

Exceptional underlying real estate on W Main St, surrounded by numerous dense residential neighborhoods

.....

Less than a mile west of downtown Saint Charles | Daytime population of 45,000 people within a 3-mile radius



# OFFERING SUMMARY

\$6,280,000 TOTAL PRICE	7.50% CAP RATE	\$525.13 PRICE/SF
Lessee "Tenant"	Tutor Time Learning Centers, LLC d/b/a Everbrook Academy	
Property Address	3090 W Main St St. Charles, IL 60175	
Lease Structure	Double Net (NN)	
Rent Commencement Date	August 29, 2018	
Current Term Expiration Date	August 29, 2033	
Remaining Lease Term	7.66 Years	
Annual Base Rent	\$39.39/SF	
Renewal Options	3-5YR Options	
Rental Increases	10-11% Every 5 Years	

BUILDING SUMMARY	
Building Size	11,959 SF
Parcel Size	1.58 Acres
Year Built	2018

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$470,926	\$39,244	\$39.38	7.50%
2028-2033	\$522,728	\$43,561	\$43.71	8.32%
Option 1	\$575,001	\$47,917	\$48.08	9.16%
Option 2	\$632,501	\$52,708	\$52.89	10.07%
Option 3	\$695,751	\$57,979	\$58.18	11.08%



TENANT OVERVIEW



2ND LARGEST FOR-PROFIT CHILD CARE PROVIDER  
IN NORTH AMERICA | OVER 1,150 SCHOOLS

Learning Care Group (LCG), based in Novi, Michigan, is one of North America’s largest early childhood education and childcare providers, operating over 1,000 schools under multiple brands, including Tutor Time, Childtime, La Petite Academy, and Everbrook Academy.

Everbrook Academy, one of LCG’s premium brands, offers a STEAM-focused, hands-on learning experience for infants through preschool-aged children, emphasizing creativity, critical thinking, and individualized development in modern, interactive classrooms. Together, LCG and Everbrook Academy combine scale, experience, and innovative programming to provide comprehensive early education options for families seeking quality childcare and preparation for future academic success.

LEASE DETAILS	
Guarantor	Corporate Guarantee
Lease Commencement	August 29, 2018
Lease Expiration	August 29, 2033
Monthly Base Rent	\$39,244
Annual Base Rent	\$470,926
Term Remaining on Lease (Yrs)	7.66 Years
Rent Increases	10-11% Every 5 Years
Lease Structure	Double Net (NN)
Landlord Responsibilities	Roof and Major Structural Repairs
Tenant Responsibilities	CAM, Insurance, Taxes, Utilities, Parking Lot





AERIAL & SURROUNDING RETAIL



Demographics   3-Mile Radius	
2025 Population	40,107
2025 Daytime Population	45,070
2025 Avg. Household Income	\$168,992



# LOCATION OVERVIEW - ST. CHARLES, IL

## St. Charles, IL

St. Charles is a thriving suburban community located along the Fox River in Kane County, approximately 38 miles west of downtown Chicago. Founded in the early 1830s, the city has evolved from a river trading post into a well-established suburb that blends historic charm with modern growth. Its walkable downtown along Main Street, framed by the river, reflects a strong local identity and a long-standing commitment to preservation.

The city's economy is supported by a diverse mix of local businesses, professional services, healthcare providers, and regional employers. St. Charles is served by Community Unit School District 303, a highly regarded school system that continues to attract families to the area. A stable residential base, educated workforce, and proximity to major employment centers in DuPage and Cook counties further strengthen its appeal for residents and businesses alike.

Quality of life is a defining feature of St. Charles. Residents and visitors enjoy access to outdoor amenities such as the Fox River Trail, Pottawatomie Park, and Mount St. Mary Park, along with cultural destinations like the Arcada Theatre and Steel Beam Theatre. Seasonal events, festivals, farmers markets, and riverfront activities contribute to a vibrant community atmosphere and consistent visitor activity.

From a development perspective, St. Charles is experiencing steady reinvestment across its downtown, commercial corridors, and residential areas. Mixed-use projects, adaptive reuse initiatives, and infrastructure upgrades highlight the city's balanced approach to growth. With its combination of history, strong demographics, accessibility, and strategic planning, St. Charles remains one of the most attractive and resilient suburban markets in the Fox Valley.

## In the News

- Fox Haven Square is a 7.5 acre retail and entertainment destination currently under development at E. Main Street and N. Kirk Road in St. Charles. The project features multiple commercial buildings, restaurants, shared parking, and a community outdoor plaza. It is scheduled to open in Spring 2026.
- Prairie Center has been a major ongoing redevelopment of the former St. Charles Mall site into a large mixed-use neighborhood with significant commercial space planned alongside residential units. Construction has already delivered multiple residential and mixed-use buildings, with further structures underway and commercial outlots along Route 38 still available for retail/office/restaurant uses.
- At the former Pheasant Run Resort site (E. Main & Kautz Road), developers have submitted a concept for 12–15 buildings including shops, restaurants, and potentially a hotel or car dealership. The plan is under city review, with financial incentives being discussed to support environmental remediation and infrastructure.

## Location Fast Facts



**St. Charles  
Population ~33,482**



**31 Miles to O'Hare  
International Airport**



**<5 Miles from  
Geneva Metra Station**



**St. Charles East &  
North High School  
~3,900 Students**



**Delnor Community  
Hospital  
1,600 Employees**



**9,441,957**  
PEOPLE IN THE CHICAGO MSA



# DEMOGRAPHICS - ST. CHARLES, IL

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2030 Projection	4,807	40,277	102,208	Average	\$158,537	\$168,992	\$170,585
2025 Estimate	4,951	40,107	101,465	Median	\$134,232	\$144,099	\$146,639
2025 Daytime Population	4,135	45,070	112,142	Per Capita	\$59,207	\$64,085	\$63,249
2020 Census	5,527	40,996	102,884	EDUCATIONAL ATTAINMENT			
2010 Census	5,209	40,002	100,184	High School Graduate (12)	1.21%	0.81%	0.71%
HOUSEHOLDS				Some College (13-15)	21.76%	19.72%	20.85%
2030 Projection	1,885	15,832	39,263	Associate Degree Only	15.74%	12.10%	11.88%
2025 Estimate	1,936	15,671	38,767	Bachelor's Degree Only	8.13%	6.68%	7.44%
2020 Census	2,041	15,372	37,828	Graduate Degree	48.33%	55.91%	54.45%
2010 Census	1,671	14,261	35,299				
Median Home Value	\$404,793	\$440,681	\$438,770				
RETAIL EXPENDITURE							
Household Average	\$41,662	\$41,434	\$42,255				





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