

KINDERCARE

4900 Getwell Road | Southaven, Mississippi



Subject Property

Corporate NNN Lease with KinderCare (#1 Largest childcare org. nationally) offers excellent credit, plus **10-years lease term** remaining with **2.00% annual rent increases**. Southaven is a **major growth market** with a **90% population increase since 2000**, and KinderCare is on the best commercial corridor in town in the **path of development**. KinderCare is 1 mile South of (and on the same street as) the ongoing **Silo Square mixed-use development**. Silo Square is a \$200+ million, 308-acre project which will contain 456 single family homes, 275+ multifamily, condo, and townhome units, restaurants, hotels, a theatre, grocery store, etc. 100+ units are already complete. Nearby Tenants include **Chick-fil-A, Whataburger, Starbucks, McDonalds**, and others, plus 14+ new retail building to be added as part of Silo Square before the end of 2024. Building was built in 2019 and is offers class-A construction.

\$ **\$4,530,000**
OFFERING PRICE

% **6.50%**
CAP RATE (YEAR 1)



**KinderCare
Corporate Guaranty**



**Southaven, MS
90% Growth Since 2000**



**Major Mixed Use
Development Just North**



**10 Years of Lease
Term Remaining**



**Located in Path
Of Development**



**Positioned on Leading
Local Retail Corridor**



**2.00% Annual Rental
Increases**



**Class A Building On
1.34-Acre Parce**



**Favorable Local
Tax & Business Climate**



CLICK HERE FOR WEBSITE & FULL OFFERING MEMORANDUM

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