



INDIANAPOLIS
22 MILES



GRAND PARKSM
SPORTS CAMPUS
400-acre sports campus featuring 31 multi-purpose fields, 26 baseball & softball diamonds, drawing 2.5 million visitors a year



22,150 VPD

32

W 176TH STREET

SPRING MILL ROAD

meijer
160K SF supermarket

SUBJECT PROPERTY
The Nest
SCHOOLS

TSC TRACTOR SUPPLY CO

McDonald's
SUBWAY
DUNKIN'
Calver's
TACO BELL
DQ

The Nest Schools

NINE-FIGURE CORPORATE REVENUES | ULTRA-HIGH NET WORTH GUARANTOR
SUBSTANTIAL POPULATION GROWTH PROJECTED WITHIN A 1, 3, & 5-MILE RADIUS OVER THE NEXT FIVE YEARS
WESTFIELD, IN (INDIANAPOLIS MSA)

CPPARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Indiana Broker #RC51900187



Listing Team

JOHN ANDREINI
ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN
kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

SCOTT REID
PARASELL, INC.
scott@parasellinc.com
PH: 949.942.6585
IN LIC# RB19001284

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Indiana Broker
#RC51900187

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California DRE LIC# 01499268



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The Nest Schools

17313 SPRING MILL RD, WESTFIELD, IN 46074 [↗](#)

\$6,484,000

PRICE

7.00%

CAP RATE

NOI	\$453,900
LEASE TYPE	Corporate NNN
LEASE TERM	15 Years
BUILDING SIZE	11,275 SF
LAND AREA	1.20 AC

Surrounding Retail



Affluent parent demos – \$159K average household incomes and 105K residents within a 5-mile radius

A 2023 construction Nest School located in Westfield – an **explosive growth Indianapolis submarket** with substantial population increases projected within a 1, 3, and 5-mile radius of the subject property over the next five years. The tenant just signed a **15-year corporate lease** featuring **2% annual rental increases** that is backed by an **ultra-high net worth guarantor**.

The Offering

- Brand-new 15-year lease featuring 2% annual rental increases
- Three, 5-year options to extend the lease at increased rents
- Lease is guaranteed by tenant's ultra-high net worth founder (contact Agent for more details)
- Brand-new building delivered in 2023 with new roof that has 15-year warranty in place

The Tenant

- Very strong guarantor – Nine-figure net worth
- 60+ locations in the system across 9 states
- All schools corporate operated – leadership team benefits from extensive experience in the childcare/early education space

Market Highlights

- Explosive growth Indianapolis submarket – significant population increases projected within a 1, 3, and 5-mile radius of the subject property over the next five years
- Affluent parent demos – \$159K average household incomes and 105K residents within a 5-mile radius of the subject property
- Adjacent to heavily trafficked Meijer location – ranked in the top 2% of grocery stores nationwide in terms of annual visits per Placer.ai
- Across the street from Maple Knoll Apartments – a 300-unit multi-family development
- Just 2 miles from Grand Park – a 400-acre sports campus with 31 multi-purpose fields and 26 baseball/softball diamonds drawing 2.5 million visitors per year
- Also at Grand Park is the Pacers Athletics Center – an 88,000 square foot indoor sports complex with 8 hardwood courts designed for basketball and volleyball

Surrounding Retail



Why Westfield's Boom Supports Multiple Daycares – And Positions Nest Schools to Win

In recent years, the neighborhood around 17313 Spring Mill Road has seen a dramatic surge in residential and community-oriented development – a trend that strongly supports the viability of not just one, but multiple daycares in the area. Within a one-mile radius of the property, population is projected to grow nearly 12% by 2029, and even within five miles, population is expected to climb over 13% in the same period. ([LoopNet](#)) Meanwhile, the city of Westfield, Indiana has consistently led the region in new home permits – issuing over 10,700 permits between 2015 and 2024, and continuing at a brisk pace in 2025. ([Current Publishing](#))

Moreover, the community is investing heavily in infrastructure, amenities, and mixed-use developments that appeal to young families. New retail, housing, and multifamily projects – including a large mixed-use center at the southwest corner of 161st Street and Spring Mill Road – are under way. ([KennMar](#)) Meanwhile, recreational amenities such as the 400-acre Grand Park Sports Campus draw families from across the region and help anchor Westfield as a family-oriented community. ([Wikipedia](#))

All of this points to a robust and growing young-family population – very likely to generate sustained (and rising) demand for quality early-childhood care. This growth dynamic supports the feasibility of more than one daycare in the area, mitigating the concern that “too many daycares” automatically means oversupply.

On top of the favorable market conditions, the tenant itself – Nest Schools – represents a considerable competitive advantage over the neighboring Learning Experience. The facility at 17313 Spring Mill Road was delivered recently.

Furthermore, from an educational and amenity standpoint, Nest Schools has differentiated itself with higher-quality programming and a significantly larger outdoor playground and outdoor space – a key draw for parents seeking enriching, safe, and spacious environments for their children. By contrast, the adjacent Learning Experience facility is newer but smaller and more generic in its footprint. Given the strong growth in local households (many with young children), and rising household income levels in the area (median income in the broader 5-mile radius is over \$105,000), parents are likely to value the qualitative difference – and be willing to choose premium childcare for their kids. ([LoopNet](#))

In short: Westfield's exploding growth, ongoing housing and infrastructure investments, and rising number of families all point to increasing demand for daycare capacity. Nest Schools – housed in a modern, well-built facility, with strong financial backing and more attractive educational and play amenities – is well positioned to capture that demand.

		CURRENT
Price		\$6,484,000
Capitalization Rate		7.00%
Building Size (SF)		11,275
Lot Size (AC)		1.20
Stabilized Income		
Scheduled Rent		\$453,900
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$453,900

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	Corporate NNN
Lease Term	15 Years
Rent Increases	2% Annually
Rent Commencement	9/1/2025
Options	Three, 5-Year
Year Built	2023
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	Tenant's Responsibility*
Structure	Landlord's Responsibility

*LL responsible for replacement. 15-year roof warranty in place.

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
The Nest Schools	11,275	9/1/2025	8/31/2027	\$453,900	\$37,825	\$453,900	7.00%
	<i>2% Increase</i>	9/1/2027	8/31/2028		\$38,582	\$462,978	7.14%
	<i>2% Increase</i>	9/1/2028	8/31/2029		\$39,353	\$472,238	7.28%
	<i>2% Increase</i>	9/1/2029	8/31/2030		\$40,140	\$481,682	7.43%
	<i>2% Increase</i>	9/1/2030	8/31/2031		\$40,943	\$491,316	7.58%
	<i>2% Increase</i>	9/1/2031	8/31/2032		\$41,762	\$501,142	7.73%
	<i>2% Increase</i>	9/1/2032	8/31/2033		\$42,597	\$511,165	7.88%
	<i>2% Increase</i>	9/1/2033	8/31/2034		\$43,449	\$521,388	8.04%
	<i>2% Increase</i>	9/1/2034	8/31/2035		\$44,318	\$531,816	8.20%
	<i>2% Increase</i>	9/1/2035	8/31/2036		\$45,204	\$542,453	8.37%
	<i>2% Increase</i>	9/1/2036	8/31/2037		\$46,108	\$553,302	8.53%
	<i>2% Increase</i>	9/1/2037	8/31/2038		\$47,031	\$564,368	8.70%
	<i>2% Increase</i>	9/1/2038	8/31/2039		\$47,971	\$575,655	8.88%
	<i>2% Increase</i>	9/1/2039	8/31/2040		\$48,931	\$587,168	9.06%
	Option 1*	9/1/2040	8/31/2045		\$49,909	\$598,911	9.24%
	Option 2*	9/1/2045	8/31/2050		\$55,104	\$661,247	10.20%
	Option 3*	9/1/2050	8/31/2055		\$60,839	\$730,070	11.26%
TOTALS:	11,275			\$453,900	\$37,825	\$453,900	

*2% annual rental increases throughout each Option Period

LEGEND



Property Boundary

11,275

Rentable SF

1.20

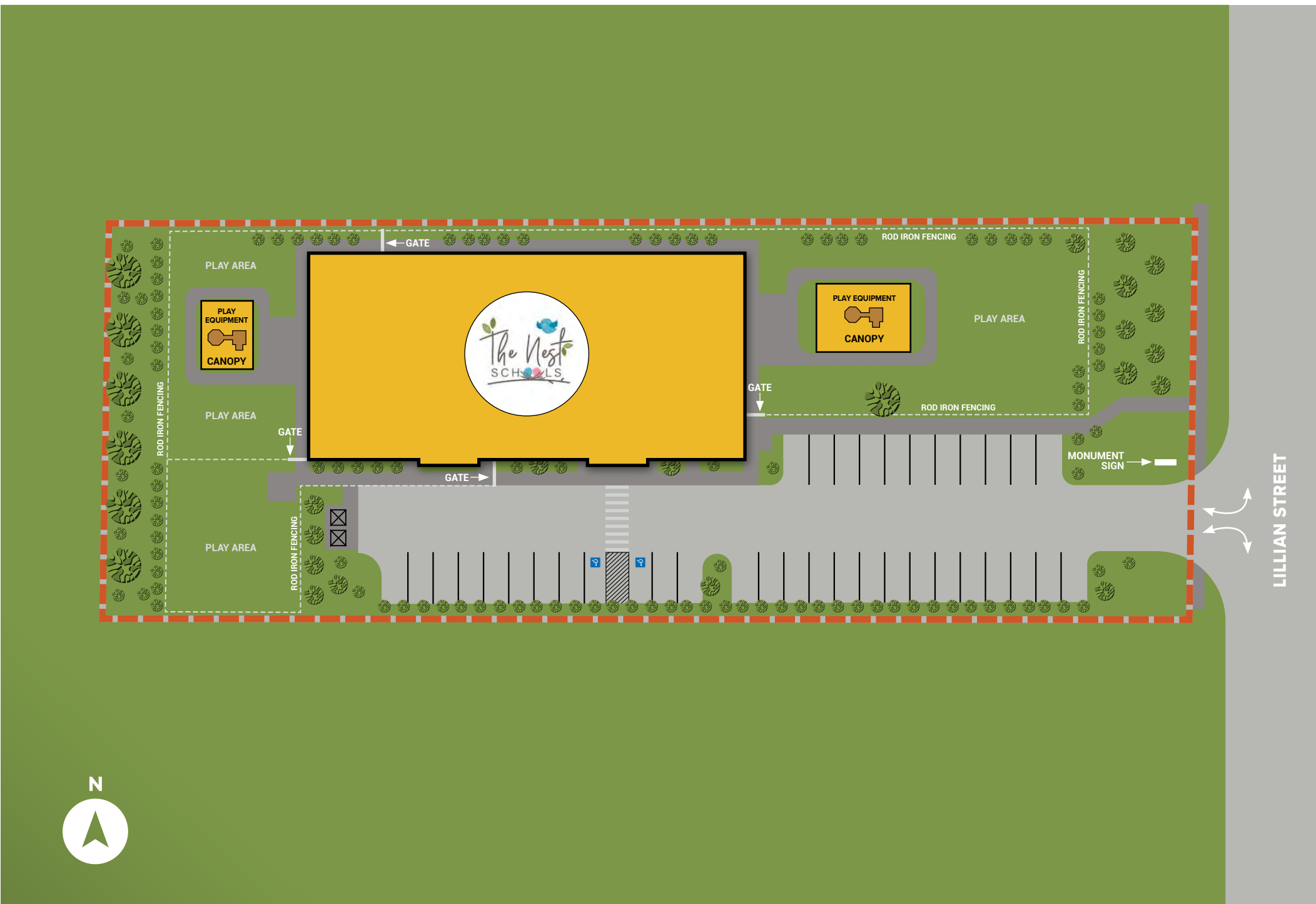
Acres

37

Parking Spaces



Egress



The worldwide leader in early childhood programs



60+

LOCATIONS ACROSS 9 STATES

\$115M

GUARANTOR NET WORTH

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](#)

INDIANAPOLIS
22 MILES



Located in a thriving
Indianapolis submarket

1.5 Million

VISITS TO THE NEARBY MEIJER IN THE
PAST 12 MONTHS, PER PLACER.AI

9,566

VEHICLES PER DAY ALONG
SPRING MILL ROAD

22 miles

TO DOWNTOWN
INDIANAPOLIS

26,305 VPD

32

WESTFIELD HOSPITAL

TRACTOR SUPPLY CO

meijer

DOWNTOWN WESTFIELD (3.6 MILES FROM SUBJECT PROPERTY)

SPRING MILL ROAD

10,244 VPD

SPRING MILL ROAD

W-176TH STREET

32

17,446 VPD






W-161ST STREET

W-161ST STREET



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



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



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	8,306	50,927	105,678
2029 Projection	10,968	65,517	126,867

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$134,510	\$151,236	\$159,906
Median	\$115,455	\$117,487	\$123,046

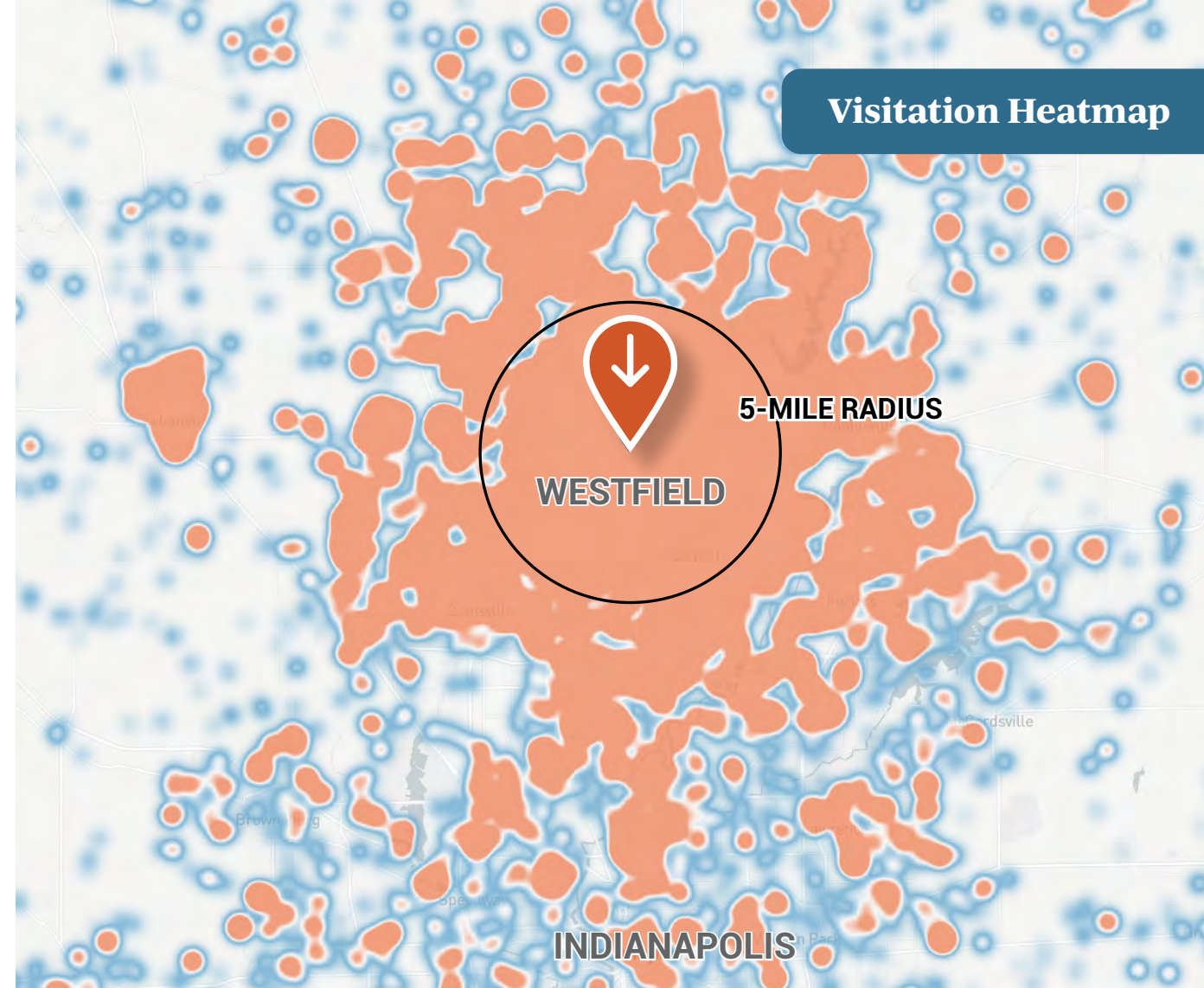
With over **1.13 million individuals** visiting the nearby Meijer **at least 10 times** in the past 12 months, the subject property benefits from steady, consistent nearby foot traffic

1.5M Visits

OVER PAST 12 MONTHS AT THE NEARBY MEIJER

27 Minutes

AVERAGE DWELL TIME AT THE NEARBY MEIJER



The shading on the map above shows the **home location of people who visited the nearby Meijer 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.

Westfield, IN

A GROWING, FAMILY-FRIENDLY SUBURB



One of Indy's Hidden Gems

- Westfield, a thriving community of nearly 58,000 in Hamilton County, is known for its family-friendly atmosphere and top-rated schools
- Strategically positioned along U.S. Route 31, Westfield offers convenient access to downtown Indianapolis and is part of the Indianapolis MSA
- Home to Grand Park Sports Campus, a 400-acre complex hosting the Pacers Athletic Center and Colts Training Camp, that draws over 2.5 million visitors annually and has generated \$1.5 billion in economic development

Indiana's Capital City

- Indianapolis, often referred to as "Indy," is the state capital of Indiana, most-populous city, and the seat of Marion County
- Additionally, it is the third-most populous city in the Midwest and the fourth-most populous state capital
- Known as the "Racing Capital of the World," the city hosts three of the world's highest-attended single-day events: the Indy 500, the Brickyard 400, and the U.S. Grand Prix F1 race

Business & Economy

- The Indianapolis metro area is driven by a diverse economy, with key industries including logistics, advanced manufacturing, information technology, life sciences, agribusiness, and sports
- Major employers in the region include Eli Lilly (a Fortune 500 pharmaceutical firm), Cummins (a global leader in manufacturing), and Salesforce (the world's #1 CRM platform)

Educational Institutions

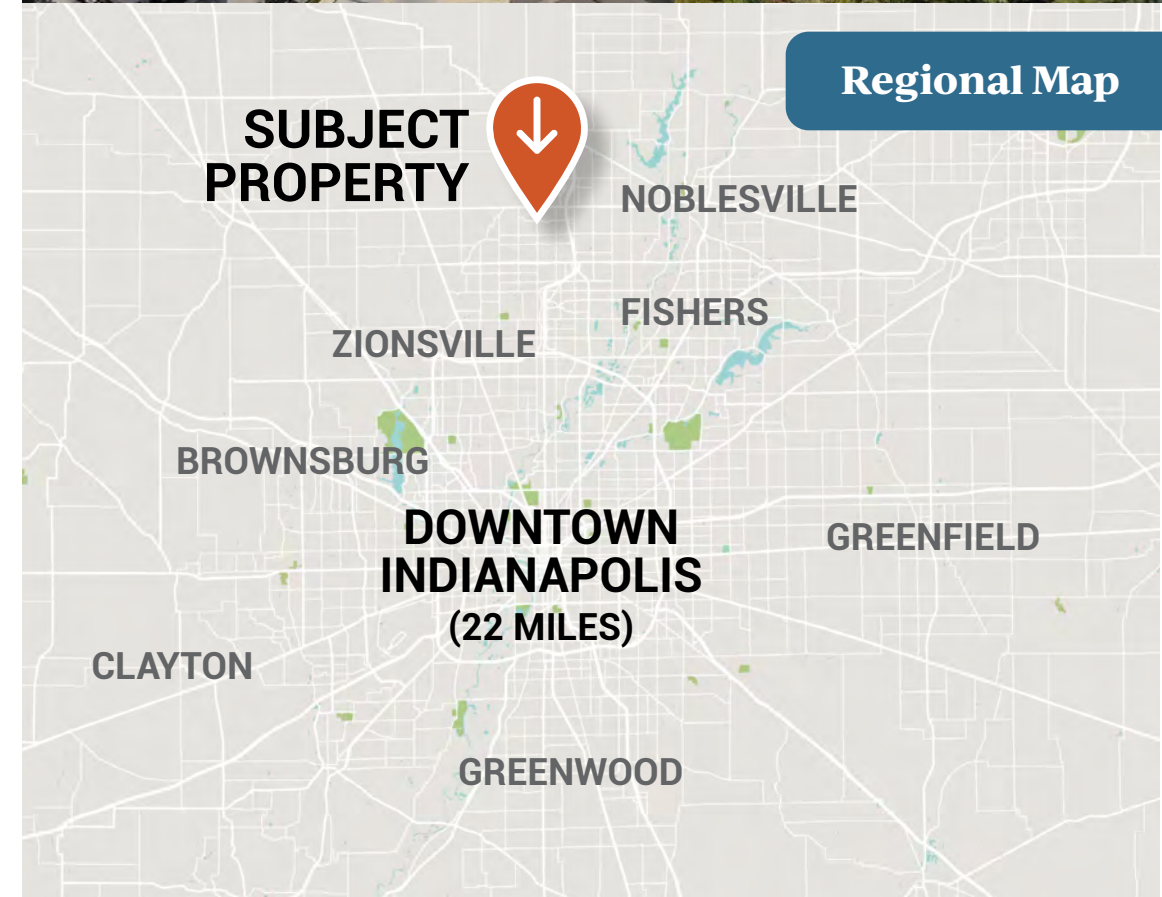
- Indianapolis has four university campuses: Indiana University–Purdue University Indianapolis, Butler University, Martin University, and Marian University

2.13 Million

INDIANAPOLIS MSA
ESTIMATED POPULATION

\$156.5 B

INDIANAPOLIS MSA GDP



Regional Map

**SUBJECT
PROPERTY**



NOBLESVILLE

FISHERS

ZIONSVILLE

BROWNSBURG

**DOWNTOWN
INDIANAPOLIS
(22 MILES)**

GREENFIELD

CLAYTON

GREENWOOD



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

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