



E 2nd Ave

N Main St

E 1st Ave

- ✓ Price \$984,000
- ✓ Cap Rate 7.50%
- ✓ NOI \$73,800



Launch Pad Learning Center | Single-Tenant Absolute NNN Investment

216 N Main St, Goddard (Wichita), KS 67052



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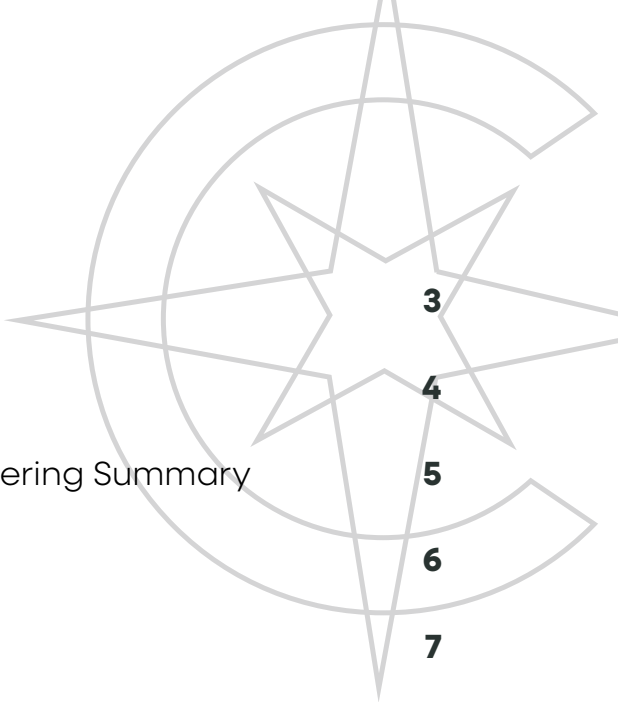
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Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute NNN childcare investment in Goddard, Kansas – the fastest-growing western suburb of the Wichita MSA – 100% leased to Launch Pad Learning Center, Inc. with 13.5 years of firm term remaining and zero landlord responsibilities. At \$6.31 PSF, the in-place rent is exceptionally low relative to any comparable commercial use, providing the landlord with a highly defensible income stream and substantial rental upside upon any future lease event. The lease carries 2.5% annual increases through both the primary term and the 5-year renewal option, and is secured by a personal guaranty of the principal operator.

At 11,693 SF, the subject property is a large-format childcare facility providing substantial licensed enrollment capacity across multiple age groups. The property is situated along US Highway 400, the primary east-west arterial connecting Goddard to the Wichita employment core, with 17,898 VPD. Goddard Unified School District (USD 265) consistently ranks among the most sought-after public school systems in the Wichita MSA, drawing family households that represent the core demand base for licensed early childhood education. New licensed childcare supply in Goddard has failed to keep pace with the submarket's sustained residential growth, reinforcing the operating position of established operators with long-term leases.

This offering represents a bite-size, passive NNN acquisition with contractual rent growth, personal credit support, and in-place rent structured to provide strong landlord protection under any lease continuity scenario.

Property Details:



Parcel No. (APN)
00254321
00254323



Building Size
11,693 SF



Lot Size
0.417 AC





Investment Highlights

- ✓ **Absolute NNN Lease – Zero Landlord Responsibilities**
 - 13.5 Years of Firm Term Remaining Through December 31, 2039
 - Taxes, Insurance, CAM, Roof & Structure All Tenant Responsibility
- ✓ **Exceptionally Low Rent – \$6.31 PSF**
 - Significantly Below Prevailing Retail Rents Along the US-400 Corridor
 - Below-Market Rent Provides Substantial Landlord Protection Under Any Lease Continuity Scenario
- ✓ **2.5% Annual Rent Increases**
 - Contractual Escalations Through Both Primary Term & 5-Year Renewal Option
- ✓ **Large-Format Childcare Facility – 11,693 SF**
 - Substantial Licensed Enrollment Capacity Across Multiple Age Groups
 - Scale Supports a Diversified & Resilient Tuition Revenue Base
- ✓ **Goddard, KS – Fastest-Growing Wichita MSA Suburb**
 - Sustained Residential Expansion Along the US-400 Corridor
 - Goddard USD 265 Among the Most Sought-After School Districts in the Wichita Metro
- ✓ **Supply-Constrained Suburban Childcare Market**
 - New Licensed Childcare Capacity Failing to Keep Pace with Residential Growth
- ✓ **Next to US Highway 400 – 17,898 VPD**
 - Primary East-West Arterial Connecting Goddard to Wichita's Aerospace Employment Core
- ✓ **Bite-Size NNN Investment**
 - Accessible Equity Requirement with Long-Term Absolute NNN Lease Structure
- ✓ **Personal Guaranty**
 - Lease Secured by Personal Guaranty of the Principal Operator

Income & Expense

Annual Rent	\$73,800
Operating Expenses	
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility
NET OPERATING INCOME	\$73,800



Offering Summary

Price	\$984,000
Cap Rate	7.50%
NOI	\$73,800

Rent Roll

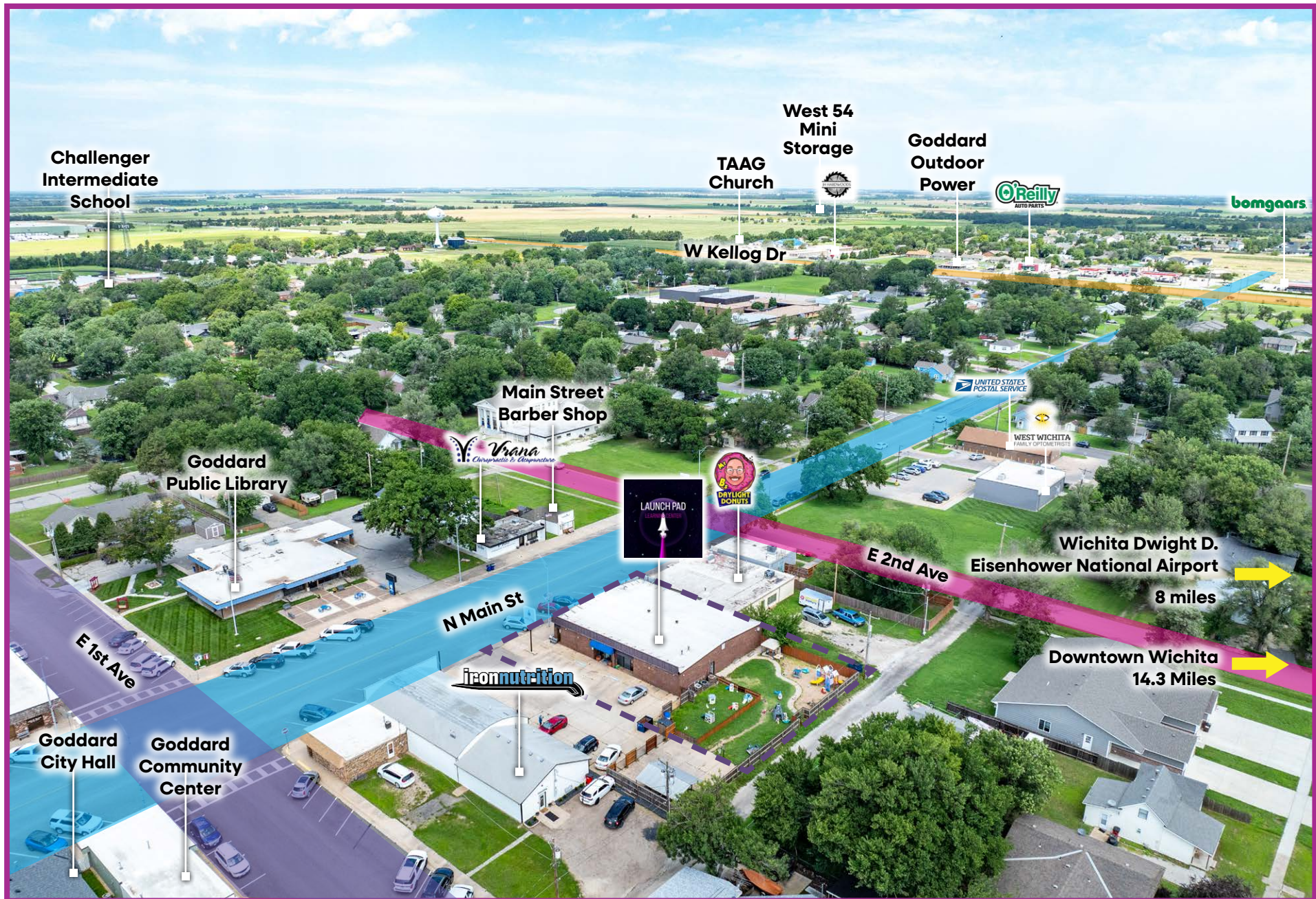
Tenant	Lease Type	Square Footage	Lease Commencement	Lease Expiration	Lease Term Remaining	Annual Rent	Annual Rent PSF	Rental Increases	Option Periods
Launch Pad Learning Center, Inc.*	Absolute NNN	11,693 SF	Dec-18-2024	Dec-31-2039	13.5 Years	\$73,800	\$6.31	2.5% Annual Increases	One 5-Year Option with 2.5% Annual Increases
TOTALS		11,693 SF				\$73,800			



Aerial Overview



Aerial Overview



Other Listings Available



Busy Bird Learning Center Single-Tenant Absolute NNN Investment

2342 S Maize Rd,
Wichita, KS 67209

Price: \$756,923

Cap Rate: 6.50%

NOI: \$49,200

[View Listing](#)



The Tot Spot Day Care Single-Tenant Absolute NNN Investment

1720 Walnut Grove Rd,
Derby (Wichita), KS 67037

Price: \$1,066,667

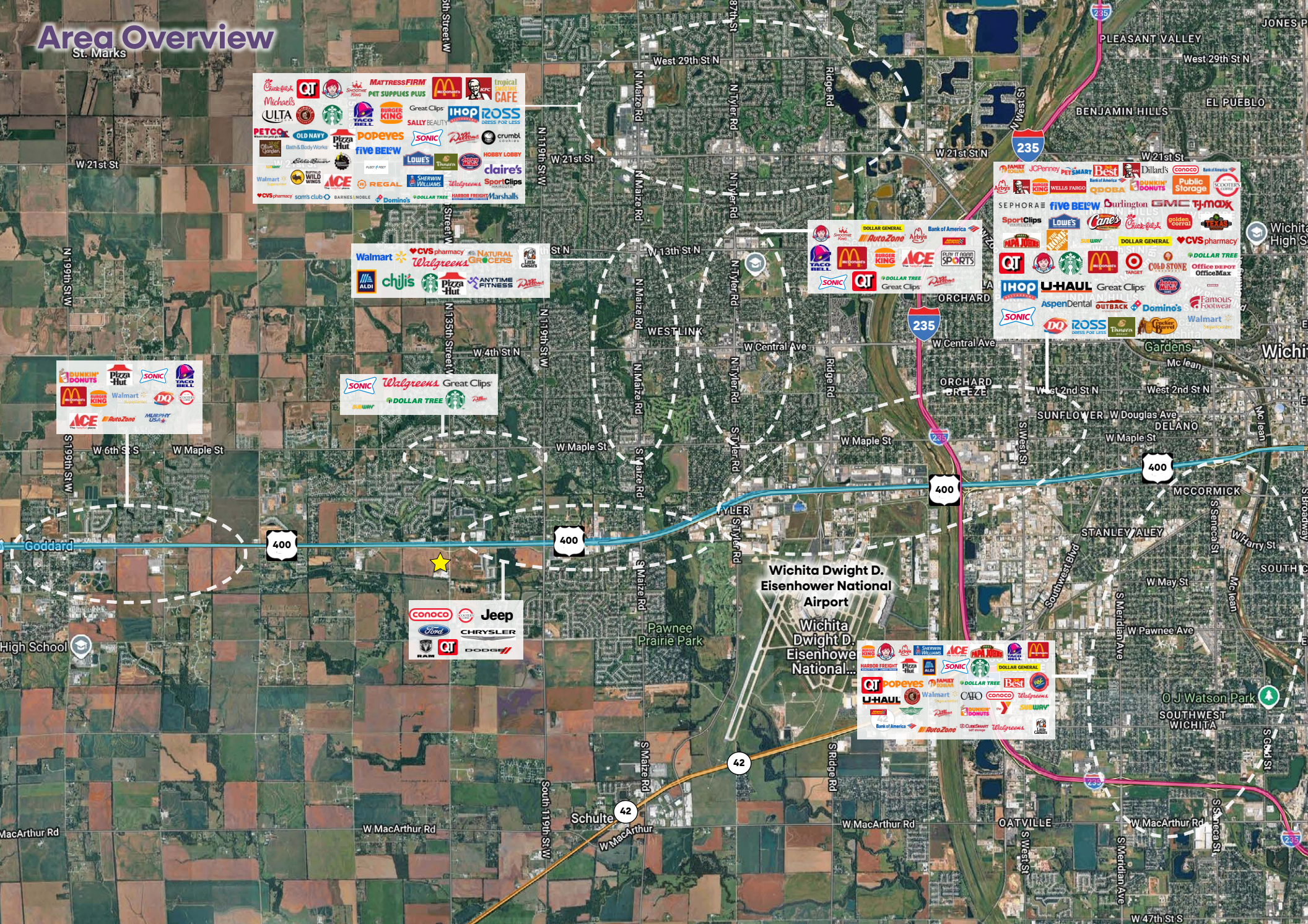
Cap Rate: 6.75%

NOI: \$72,000

[View Listing](#)

Area Overview

St. Marks



Demographics

3 Mile Radius:

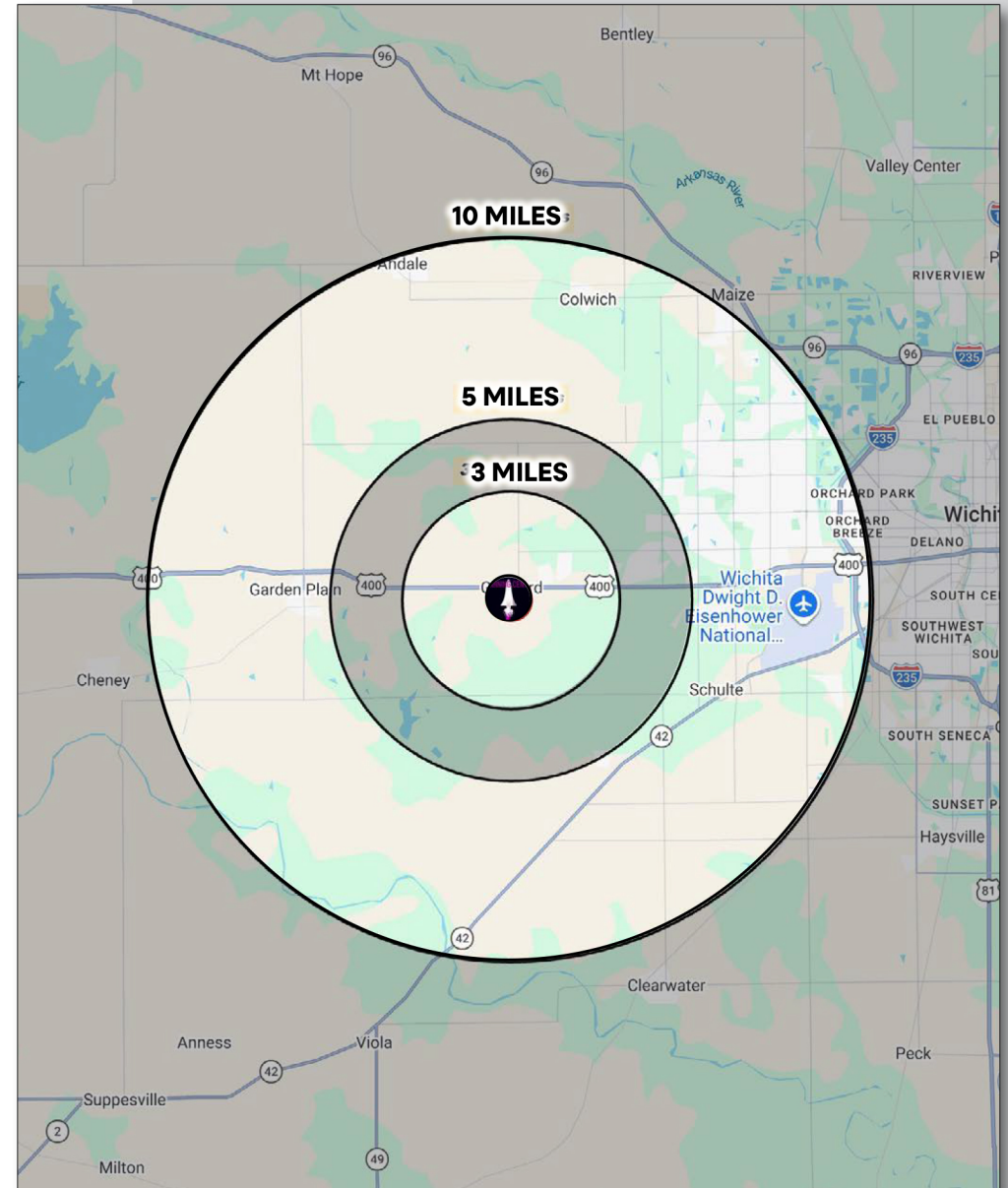
	
Total Population: 7,708	Average Household Income: \$126,366
Households: 2,681	Median Household Income: \$101,829
Daytime Population: 2,884	
Median Age: 35.8	

5 Mile Radius:

	
Total Population: 19,111	Average Household Income: \$145,555
Households: 6,793	Median Household Income: \$117,331
Daytime Population: 7,632	
Median Age: 38.5	

10 Mile Radius:

	
Total Population: 114,875	Average Household Income: \$108,817
Households: 44,863	Median Household Income: \$98,528
Daytime Population: 67,344	
Median Age: 38.8	



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$2,950,090,577

EDUCATION

Bachelor's Degree
or Higher



28%

OWNER OCCUPIED HOME VALUE

Average



\$246,607

TAPESTRY SEGMENTS

Hometown Charm 32,200 households	Single Thrifties 13,200 households	Middle Ground 12,000 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
These Midwest and Southern communities—urban, suburban, and rural—feature young families, low marriage rates, and nonfamily households. Residents work in retail, healthcare, and manufacturing. Many homes are older with high vacancy rates.	Young, mobile residents in Midwest and Southern metros often rent older duplexes or small apartments. Many are recent immigrants working part-time while pursuing education. Jobs include retail, food service, and manufacturing with short commutes.	These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.
Household Types	Household Types	Household Types
Singles living alone; married couples	Singles living alone; married couples	Married couples; singles living alone
Typical Housing	Typical Housing	Typical Housing
Single Family	Multi-Units	Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,207	\$1,854	\$5,832	\$162	\$5,912
Eating Out	Apparel & Services	Groceries	Computers & Hardware	Health Care

KEY FACTS

- ✓ Population: 357,844
- ✓ Median Age: 36.3
- ✓ Median Household Income: \$65,252
- ✓ Daytime Population: 398,051

City Overview – Wichita, KS

Wichita is the largest city in Kansas and the commercial hub of south-central Kansas, with a city population exceeding 397,000 and a metro population of approximately 660,000. The local economy is anchored by aerospace, defense, healthcare, education, and diversified industrial employers – a multi-sector employment base that generates the dual-income household demand and consistent daytime population that directly supports early-education and childcare assets throughout the metro.

The aerospace sector is the city's defining economic engine. Spirit AeroSystems employs approximately 13,000 workers in Wichita following Boeing's \$4.7 billion reacquisition in late 2025, and Textron Aviation (Cessna and Beechcraft) contributes another 9,350 local employees. McConnell Air Force Base adds approximately 5,679 military and civilian personnel, providing a significant defense employment anchor. Koch Industries – globally headquartered in Wichita – employs approximately 3,100 locally across its energy, chemicals, and manufacturing platform. The healthcare sector provides additional recession-resistant payroll through Ascension Via Christi (4,413 employees) and Wesley Healthcare (2,030 employees). Wichita Public Schools (USD 259) and Wichita State University collectively contribute more than 8,000 additional employees to the metro's institutional employment base.

Regional investment activity reflects the durability of this economic foundation. Over the past decade, more than \$3.5 billion has been committed and 14,000 jobs created in Sedgwick County, with an additional \$5.3 billion and 16,000 jobs in the active development pipeline. Wichita's cost of living sits approximately 12% below the national average, with housing costs roughly 35% lower than the U.S. norm – a profile that preserves household disposable income available for childcare and early education services and supports stable enrollment and tuition payment across the market.

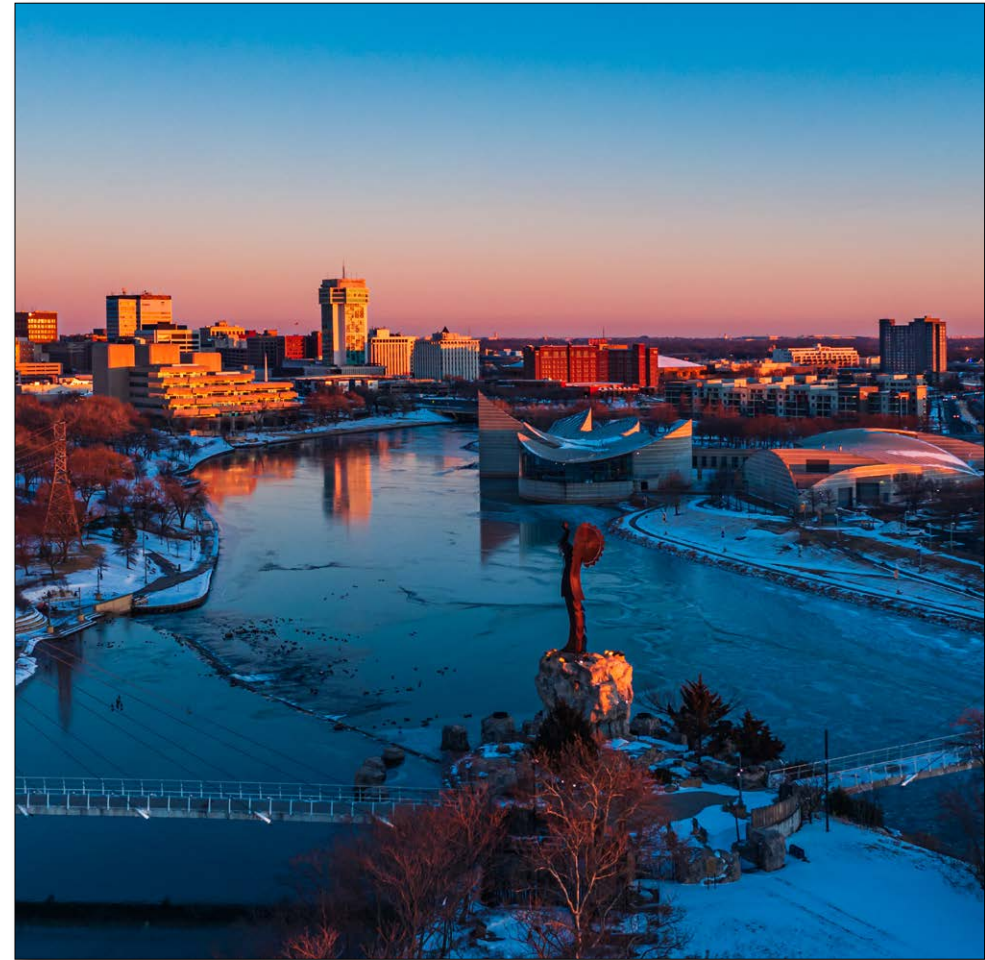


Key Facts

- ✓ **City Population:** 397,000+
- ✓ **Metro Area Population:** ~660,000
- ✓ **Largest Employers:** Spirit AeroSystems/Boeing (13,000), Textron Aviation (9,350), McConnell AFB (5,679), Koch Industries (3,100), Ascension Via Christi (4,413)
- ✓ **Investment Pipeline:** \$3.5B+ Invested, 14,000 Jobs Created in Past Decade; \$5.3B+ & 16,000 Jobs in Pipeline
- ✓ **Cost of Living:** ~12% Below National Average; Housing ~35% Below National Average
- ✓ **Airport:** Wichita Dwight D. Eisenhower National Airport (1.8M+ Passengers Annually)

Goddard, KS – Submarket Overview

Goddard is a rapidly growing city in Sedgwick County, located approximately 12 miles west of downtown Wichita along the US-400 corridor and one of the most active residential growth markets within the Wichita MSA. The submarket attracts family households seeking suburban lot sizes, low property tax exposure, and access to Goddard Unified School District (USD 265) – one of the most consistently rated public school systems in Kansas – while maintaining direct commute access to Wichita's concentrated aerospace and manufacturing employment base along the I-135 and US-400 corridors. New licensed childcare supply has not kept pace with residential growth in Goddard, creating a structural supply-demand imbalance that supports incumbent operators with established enrollment and long-term lease commitments.



Key Facts

- ✓ **Location:** ~12 Miles West of Downtown Wichita via US-400
- ✓ **School District:** Goddard USD 265
- ✓ **Growth Profile:** One of the Fastest-Growing Communities in the Wichita MSA

Tenant Overview



Launch Pad Learning Center is an established childcare and early education operator serving the Goddard community from an 11,693 SF purpose-built facility at 216 N Main Street. The operator executed a 15-year absolute NNN lease in December 2024, reflecting a long-term commitment to this location and a substantial investment in the facility and its enrolled student base.

Licensed childcare operators occupy a structurally different position in the NNN investment landscape than traditional retail or restaurant tenants. Revenue is generated through recurring monthly tuition obligations rather than discretionary consumer transactions, producing a cash flow profile that is materially less sensitive to economic cycles. Enrollment relationships are inherently long-duration, and the regulatory and capital requirements associated with licensing a new childcare facility in Kansas create meaningful barriers to competitive entry that protect an incumbent operator's position. The scale of the subject facility is a further credit consideration: at 11,693 SF, Launch Pad supports a diversified enrollment base across multiple age cohorts, reducing concentration risk relative to smaller single-cohort operations. The personal guaranty of the principal operator provides an additional layer of credit support beyond the operating entity, further reinforcing the income security of this investment.



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