

KID CITY USA

Glen St. Mary, FL 32040

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Kid City USA

10274 N Sherman Ave Glen St Mary, FL 32040



10274 N Sherman Ave
Glen St Mary, FL 32040

±3,731 SF
GLA

1987 / 2000
Year Built / Renovated

±0.57 AC
Lot Size

\$311
Price Per SF



 **Baker County High School**
±1,436 Students

ACE
Hardware

DQ



Children's Medical Center

 **Westside Elementary School**
±629 Students

THE
CARUZZINI
CAFE

**DOLLAR
GENERAL**

E Madison St

**Subject
Property**

N Sherman Ave

N Glen Ave

INVESTMENT HIGHLIGHTS

Property Highlights

Long-Term Absolute NNN Lease With Corporate Guarantee

- Over 13 years remaining on original lease term with two 5-year renewal options, providing long-term stability and predictable cash flow.
- Absolute NNN lease structure with zero landlord responsibilities.
- Full corporate guarantee for entire lease term

Built-In Rent Growth

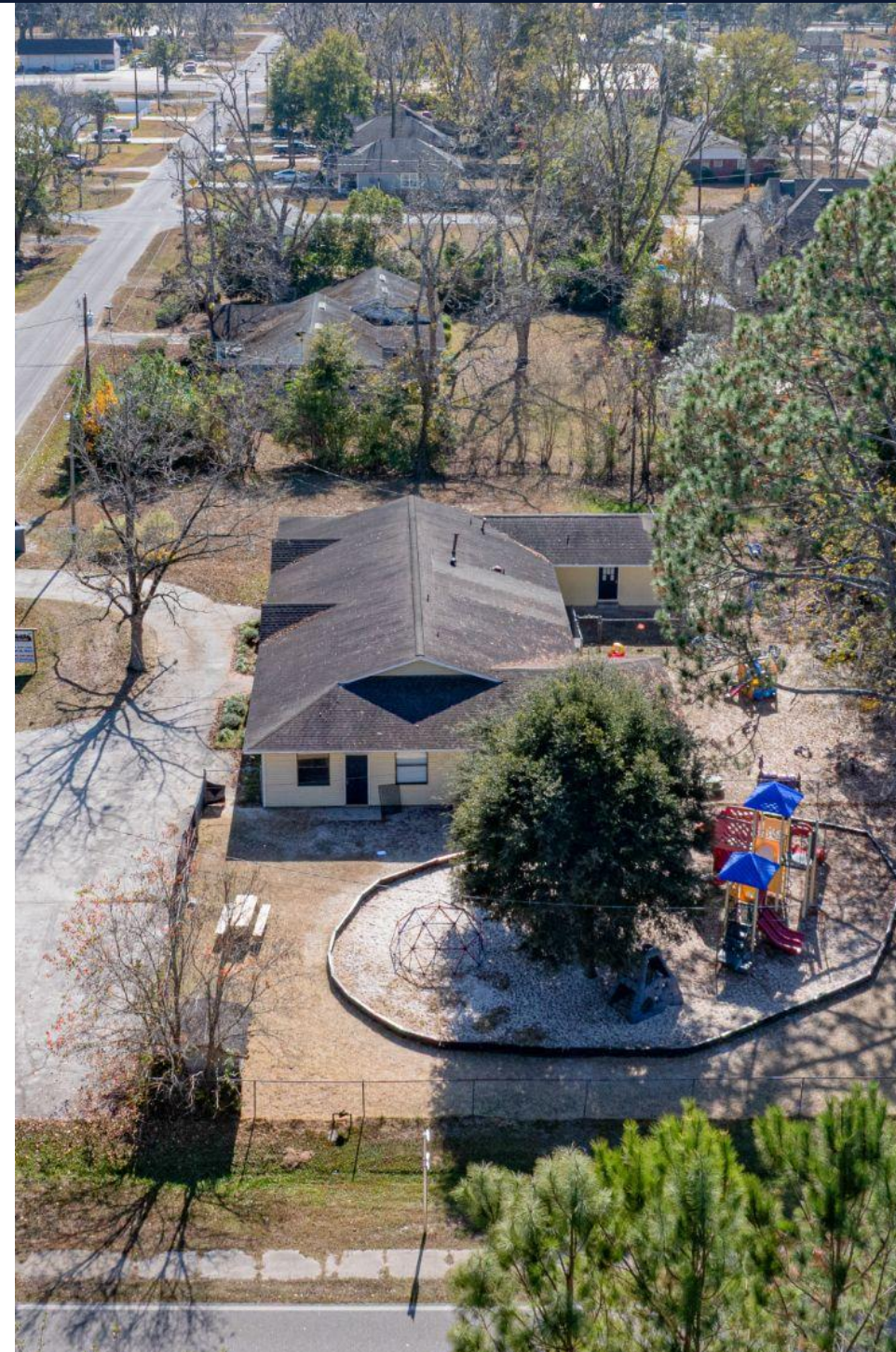
- The lease features 2.00% annual rent escalations, delivering steady income growth and a strong hedge against inflation.

Established National Tenant

- Kid City USA is a nationally recognized childcare operator headquartered in Daytona Beach, FL, operating 140+ locations nationwide.
- The lease benefits from both a strong corporate guarantee encompassing all 140+ units

Income Tax-Free State

- Florida is an income tax-free state, offering enhanced net returns to investors.



INVESTMENT HIGHLIGHTS

Property Highlights

Strategic Location

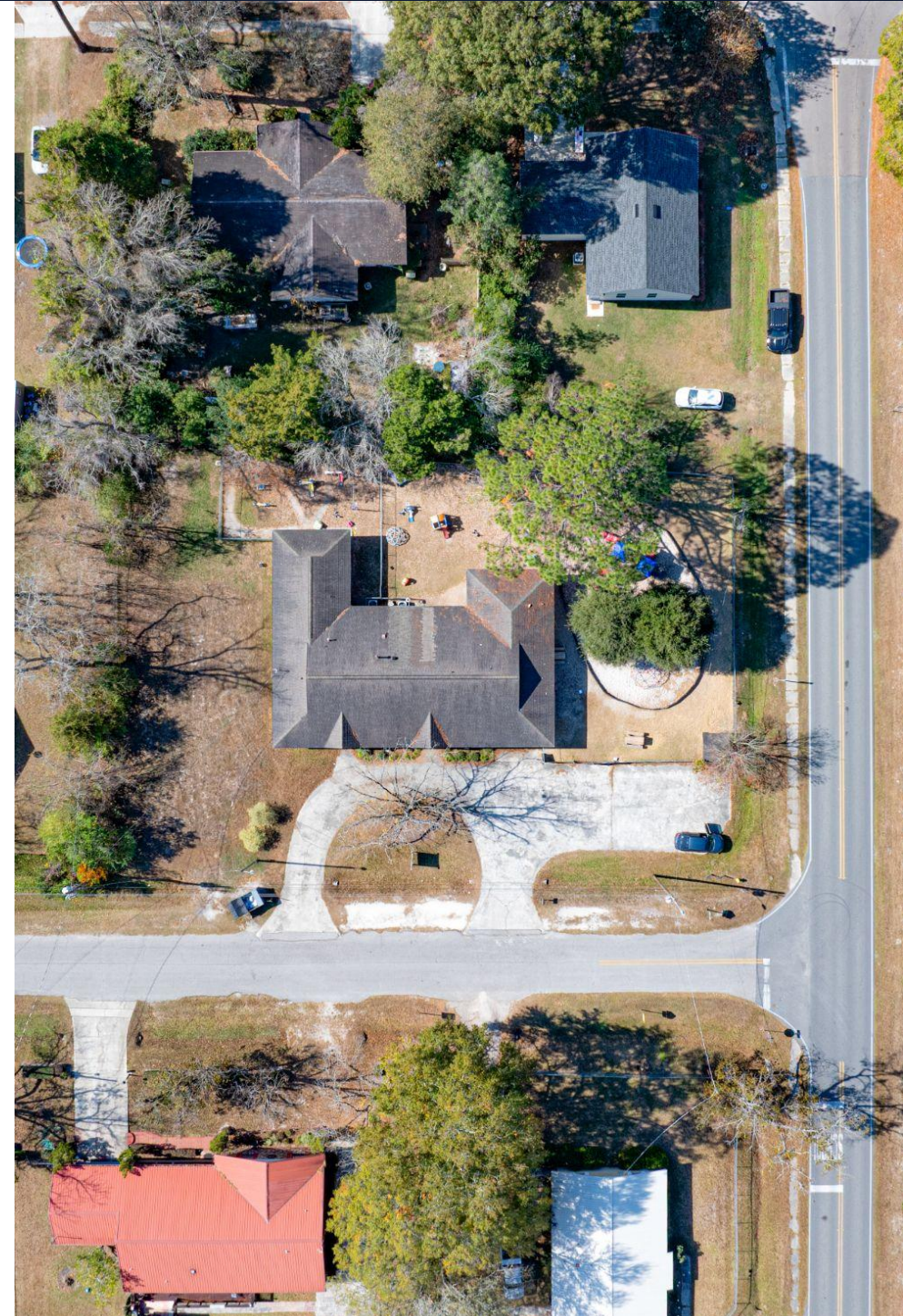
- Located just off U.S. Highway 90—Baker County’s primary east-west corridor—providing excellent visibility and consistent traffic.
- The property is minutes from I-10, offering direct connectivity to Jacksonville’s rapidly expanding metro area.
- Surrounded by established neighborhoods, local businesses, and community services that drive daily activity to the corridor.

Supportive Local Demographics

- Glen St. Mary is part of the greater Jacksonville metropolitan region, one of the fastest-growing areas in the Southeast.
- The surrounding Baker County community continues to experience stable population growth driven by young families and commuters who work in Jacksonville.

Strong School Synergy

- The property benefits from proximity to multiple public schools within a short drive, including Westside Elementary, Baker County Middle School, and Baker County High School.
- The concentration of K–12 schools creates consistent, year-round demand for childcare services.



FINANCIAL SUMMARY

Kid City USA

10274 N Sherman Ave Glen St Mary, FL 32040



FINANCIAL SUMMARY

\$1,158,720

List Price

7.50%

Cap Rate

\$311

Price Per SF

±0.57 AC

Lot Size

Property Details

Tenant	Kid City USA
Address	10274 N Sherman Ave
City, State	Glen St Mary, FL
NOI	\$86,904
Yr Built / Renovated	1987 / 2000
SF	±3,731
Acreage	±0.57
Rent Commencement	2/1/2024
Lease Expiration	2/1/2039
Lease Term Remaining	13.2 Years
Renewal Options	Two, 5-Year
Rent Increases	2% Annual
Guarantor	Corporate (140+ Units)
LL Responsibilities	None
Expense Structure	Absolute NNN

Annualized Operating Data

Rent Period	Annual Rent	PSF	Monthly Rent	% Increase
2025	\$86,904	\$23.29	\$7,242	2.00%
2026	\$88,642	\$23.76	\$7,387	2.00%
2027	\$90,415	\$24.23	\$7,535	2.00%



TENANT OVERVIEW

Year Founded
2012

Headquarters
Daytona Beach, Florida

Ownership Status
Privately Held

Employees
1,200+

Locations
140+



Tenant Overview

Kid City USA is a leading early-childhood education provider offering high-quality childcare and preschool programs designed to support the developmental, social, and academic growth of young children. With a growing network of centers across the country, Kid City USA focuses on safe, nurturing environments and curriculum-based learning that prepares children for long-term success. The company's commitment to consistent operational standards, community-oriented service, and parent-focused engagement has positioned it as a trusted provider in the childcare and early-education industry.

Why Invest in Kid City USA?

- **Resilient Industry Demand:** Childcare services remain essential for working families, providing stable, recurring demand that is less sensitive to economic cycles.
- **Operational Consistency:** Kid City USA's standardized curriculum, staff training, and operational practices ensure reliable performance across locations, supporting long-term tenant stability.
- **Scalable Growth Model:** The company has expanded through new center openings and selective acquisitions, strengthening brand presence and increasing market penetration.
- **Strong Community Presence:** With an emphasis on local engagement and family partnerships, Kid City USA has built strong reputational loyalty within the communities it serves.
- **Favorable Market Dynamics:** The U.S. childcare industry benefits from demographic growth, increasing dual-income households, and greater prioritization of early education, supporting sustained revenue trends for operators.

MARKET OVERVIEW

Kid City USA

10274 N Sherman Ave Glen St Mary, FL 32040



Jacksonville, FL MSA

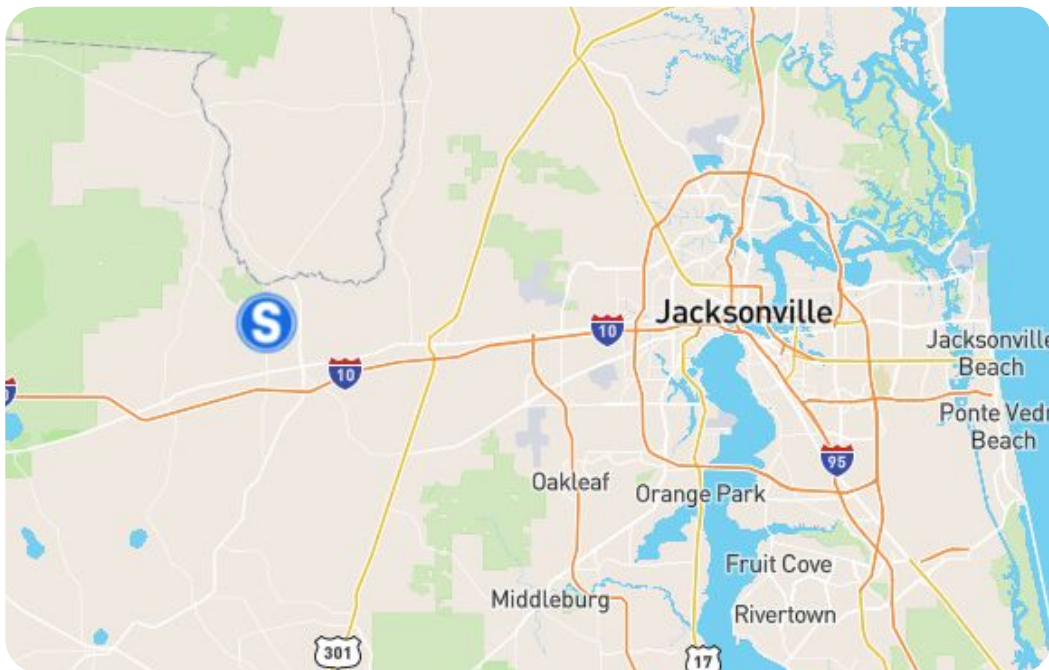
GLEN ST MARY, FL

Local Market Overview

Glen St. Mary, Florida is a community experiencing steady growth and rising interest from new residents and businesses. Its position in Baker County, just west of Jacksonville, offers convenient regional access while supporting ongoing development. The town continues to enhance its infrastructure and local resources, making it an appealing option for those looking to invest or settle in a community with clear upward momentum.

The local economy benefits from a blend of agriculture, expanding small enterprises, and strong connections to nearby metropolitan job markets. Long-established nurseries and farms remain important economic drivers, while new businesses and services continue to emerge as the population grows. Many professionals commute to Jacksonville and Lake City, allowing Glen St. Mary to participate in a broader economic network while reinforcing local stability and opportunity.

Glen St. Mary also offers a range of activities and recreation that highlight the area's natural landscape and community spirit. Outdoor destinations such as Osceola National Forest provide hiking, fishing, and camping, while local events and family-friendly gatherings create consistent engagement throughout the year. With its ongoing development, expanding amenities, and access to both nature and urban centers, Glen St. Mary stands out as a community with strong potential and an inviting future.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	15,077	22,092	29,773
Current Year Estimate	13,843	20,230	27,322
2020 Census	12,915	18,906	25,813
Growth Current Year-Five-Year	8.91%	9.20%	8.97%
Growth 2020-Current Year	7.19%	7.00%	5.84%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	5,303	7,766	10,418
Current Year Estimate	4,785	6,995	9,420
2020 Census	4,423	6,459	8,746
Growth Current Year-Five-Year	10.83%	11.02%	10.60%
Growth 2020-Current Year	8.18%	8.29%	7.71%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$97,409	\$101,249	\$97,655

JACKSONVILLE, FL MSA

The Jacksonville metropolitan area continues to exhibit robust and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

Total Population

1.7 Million+

Median HH Income

\$77,013

Annual Visitors

8.0 Million+

GDP

\$129.4 Billion



JACKSONVILLE - FLORIDA'S GATEWAY FOR BUSINESS, TALENT & EXPANSION



Jacksonville Accolades & Rankings

# 4	In the Country for Annual Population Gain - WJXT (May 2025)	TOP 10	Among Most Populous U.S. Cities - U.S. Census Bureau (2024)
# 5	Top U.S. Cities Attracting College Graduates - LinkedIn Workforce (2023)	TOP 7	U.S. Metros with Best High School Performance - Brookings
# 21	Best U.S. Cities for Renters - Apartment List (2025)	TOP 10	Hottest Job Markets in the U.S. - Wall Street Journal (2023)
# 15	Top Metro Areas for Business Investment - Area Development Magazine		
# 10	Largest Numeric Population Gain in the U.S. - U.S. Census Bureau (2024)		

Jacksonville has emerged as one of the most attractive metro areas in the U.S. due to a combination of economic strength, geographic advantages, and lifestyle appeal. Florida's pro-business tax environment, Jacksonville's deep-water port, and a steadily growing population position the region as a strategic hub for companies and residents alike.

Thriving Economy and Job Opportunities | Affordability and Cost of Living | Population Growth and Diversity | Transportation and Accessibility
Business-Friendly Environment | Education and Research | Quality of Life | Central Location | Resilient Real Estate Market

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 10274 N Sherman Ave, Glen St Mary, FL, 32040 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.