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# Offering Memorandum

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**Long Term STNL  
5,117 SF Facility with  
Established Montessori  
School in East Cobb, GA**

**Priced at \$3,499,000**

**2358 Shallowford Rd.  
Marietta, GA 30066**

**Offered by:**

***Harry Norman Commercial***

***Gary Mills, VP Commercial Services***

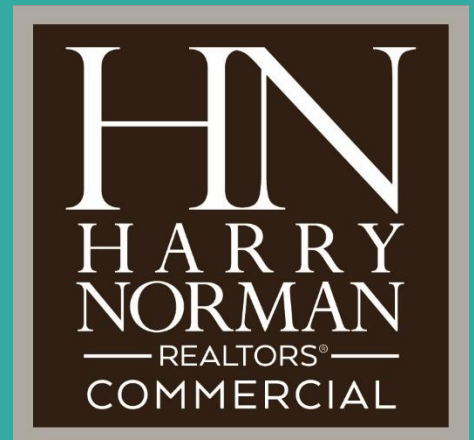
***gary.mills@harrynorman.com***

***Direct: 404.229.9998***

***Office: 770-977-9500***

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**Harry Norman Realtors, Inc.  
Commercial Real Estate Services**



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## ***Executive Summary***

Offering Price:	\$3,499,000
Rentable Square Feet:	5,117 SF +/-
2025 NOI:	\$206,745
Annual Rent Escalations:	2.0%
CAP Rate:	5.91%
Stories:	Single Story
Tenancy:	Single-Tenant NNN Lease
Tenant:	Guidepost Montessori/Higher Ground Education
Utilities:	Electric; Natural Gas; City Water & Sewer
Zoning:	NRC – Neighborhood Retail Commercial
Property Size:	1.6 +/- Acres
Year Constructed/Renovated:	1981/2021
Construction:	Frame; Asphalt Shingle Roof
Parking:	30 Available; 5.9/1,000 SF

## ***Highlights***

- *Strategically positioned on Shallowford Rd, providing high visibility and accessibility within East Cobb County*
- *Comprehensive renovation with over \$700,000 in tenant leasehold improvements completed in 2021*
  - *Long-term, 20-year NNN lease guaranteed by an established Montessori operator with 100+ locations nationwide*
- *Strong demographic profile in East Cobb, GA with a median household income of \$121,600 and over 23,000 households within a 3-mile radius*

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## ***Property Highlights***

Prime investment opportunity! This 5,117 SF school facility was constructed in 1981, and renovated in 2021 for Guidepost Montessori, on a 1.6 acre site in East Cobb County. Guidepost Montessori is an established Montessori operator with 100+ locations nationwide, whose parent company, Higher Ground Education, guarantees this long-term, 20-year NNN lease. The lease, established in 2021, has 2% annual increases and runs through August 2041, with four 5-year options. 6% cap rate with 2025 NOI of \$207,000.

Originally built in 1981, the facility underwent a comprehensive renovation with over \$700,000 in tenant leasehold improvements completed in 2021, ensuring the highest educational standards and state-of-the-art child training facility. Located in an area of the market experiencing steady growth, with good access to a high-income residential base and solid public-school systems. Atlanta and specifically the NW suburbs of Atlanta are expected to continue to see strong in-migration and population growth over the next decade.



## ***Building Frontage***

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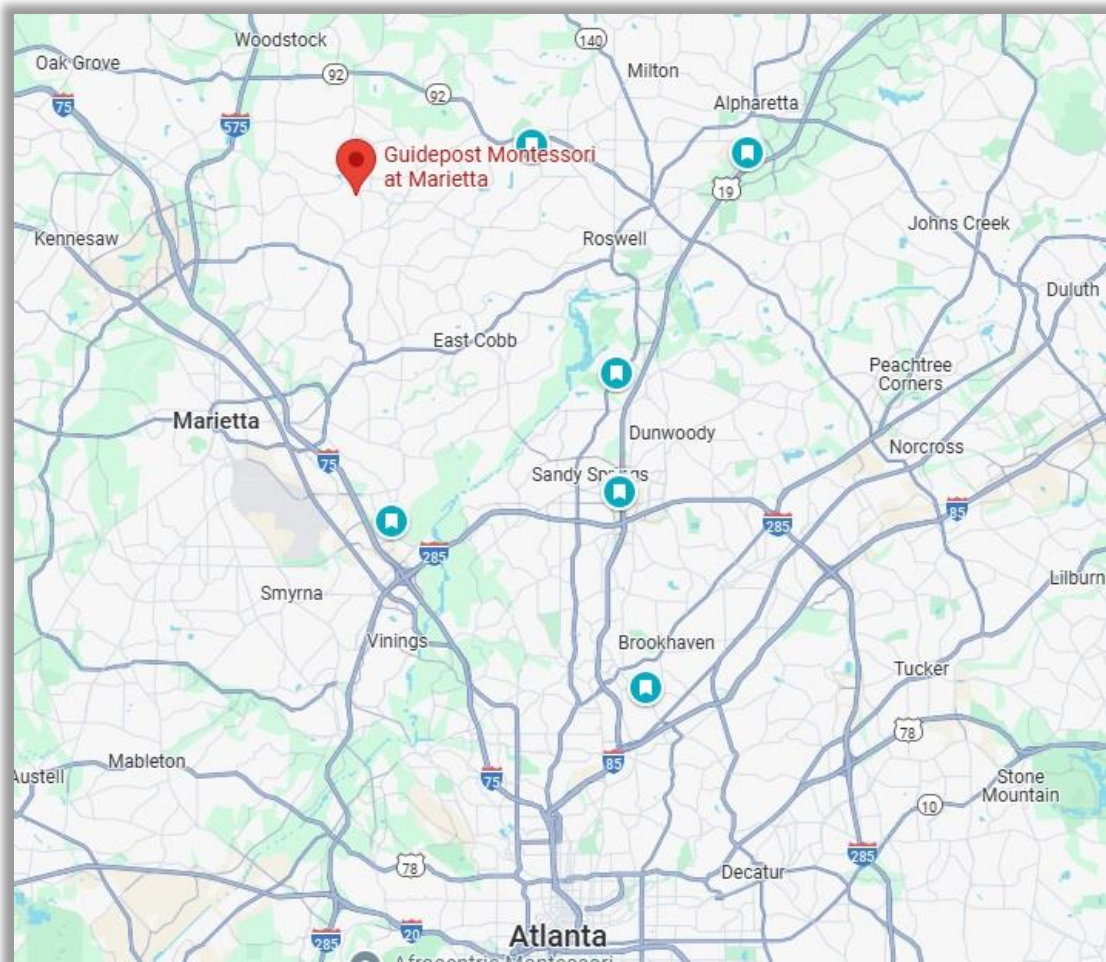
Harry Norman Commercial  
4651 Olde Towne Pkwy  
Atlanta, GA 30068



## Location

The property is located within the fast-growing Atlanta suburb of Marietta and East Cobb County, GA, where new residential and commercial developments are being constructed to serve the expanding community. Northpointe Ministries and Atlanta Communities have begun a \$35M redevelopment project for a new ministries campus and residential community 3 miles east of the subject on Shallowford Rd, while several builders are developing a rare large tract on Shallowford Rd just west of the subject with homes priced in the \$1.5M range.

The location on Shallowford Road has a 2022 traffic count of 23,000 vehicles per day. Over 23,000 households reside within a 3-mile radius with an estimated population of 67,000 projected to grow by 2% through 2029. The median household income is \$121,600.



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## ***Tenant Profile***

Guidepost Montessori offers transformative educational opportunities for children from birth to 18 years across more than 120 locations globally. Their singular mission is to guide and empower each child as they achieve their own independence. They also offer flexible homeschooling and virtual programs to accommodate diverse educational needs. The unique environmental principles of Guidepost Montessori are the opportunity to give children striking impressions of organization and order, instill an appreciation for cleanliness and clarity, and deliver the experience of a world of exciting values.

Higher Ground Education, Inc., the parent company of Guidepost Montessori, is the most extensive and fastest-growing network of Montessori schools nationwide. Backed by Learn Capital, their platform consists of five major components that aim to be a vertically integrated engine of scale that enables the growth of their network of high performing Montessori schools.

# **The largest and fastest-growing network of Montessori schools in the world**

Higher Ground owns and operates over 100+ schools in North America, Europe and Asia. We offer Montessori programs that serve the child from birth through adolescence under the brands Guidepost Montessori (early years) and Academy of Thought & Industry (adolescent)



**guidepost**  
montessori



**Academy of  
Thought & Industry**

**Gary R. Mills, VP Commercial Real Estate Services**

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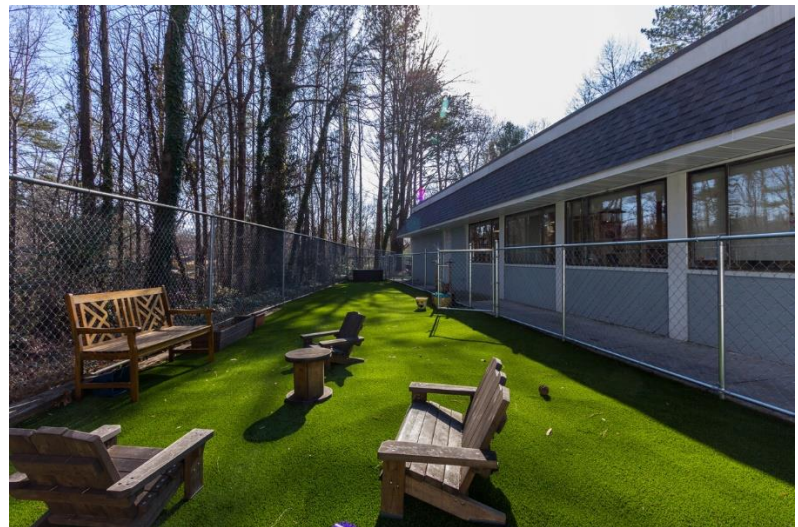
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