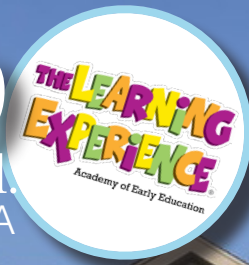




8829
New Falls Rd.
LEVITTOWN, PA



INVESTMENT
Opportunity



EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present on an exclusive basis for sale, The Learning Experience (“TLE”) located at 8829 New Falls Road, Levittown (Falls Township), Bucks County PA 19054 (“Property”).

Opened in 2014, Property is a freestanding 11,000 SF child daycare center located on a bucolic 1.32 acres that is double-net leased to the TLE franchisee. There are approximately five (5) years remaining on the base term of the lease and the Tenant has two 5-year options to extend the lease featuring 10% rent increases for each option term.

The Property is located in Levittown, a census-designated place (CDP) and planned community within Falls Township. The neighborhood is a sought-after bedroom community with a highly rated public school system, Pennsbury School District. The neighborhood is ideal for families, there are 5,520 children aged 0-6 years, an average household income of \$121,289 and over 13,000 families earning in excess of \$100,000 within 3 miles of the Property.

CALL LISTING AGENTS FOR PRICE

EXCLUSIVE AGENTS

Jonathan M. Kristofich, Vice President
201 488 5800 x103
jkristofich@naihanson.com

John J. Schilp, Senior Vice President
973 463 1011 x174
jschilp@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US! | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with 300+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

Executive Summary



8829
New Falls Rd.
LEVITTOWN, PA



Property Summary	
Address	8829 New Falls Road
Municipality	Levittown
State	Pennsylvania
Zip Code	19504
Lot Size (Acres)	1.32
Real Estate Taxes (\$)	37,407
Building Size (SF)	11,000
Traffic County (AADT)	10,218 VPD
Tenant Summary	
Tenant	TLE at Levittown, LLC
Lease Type	Double-Net (NN)
Term Length	15 years
Lease Commencement	April 7, 2014
Current NOI* (\$)	326,094 (29.64/SF)
Renewal Options	Two (2) 5-year Options
Notice	180 days prior
Increases	10% every 5 years
Landlord Responsibility	Structure



Property Photos



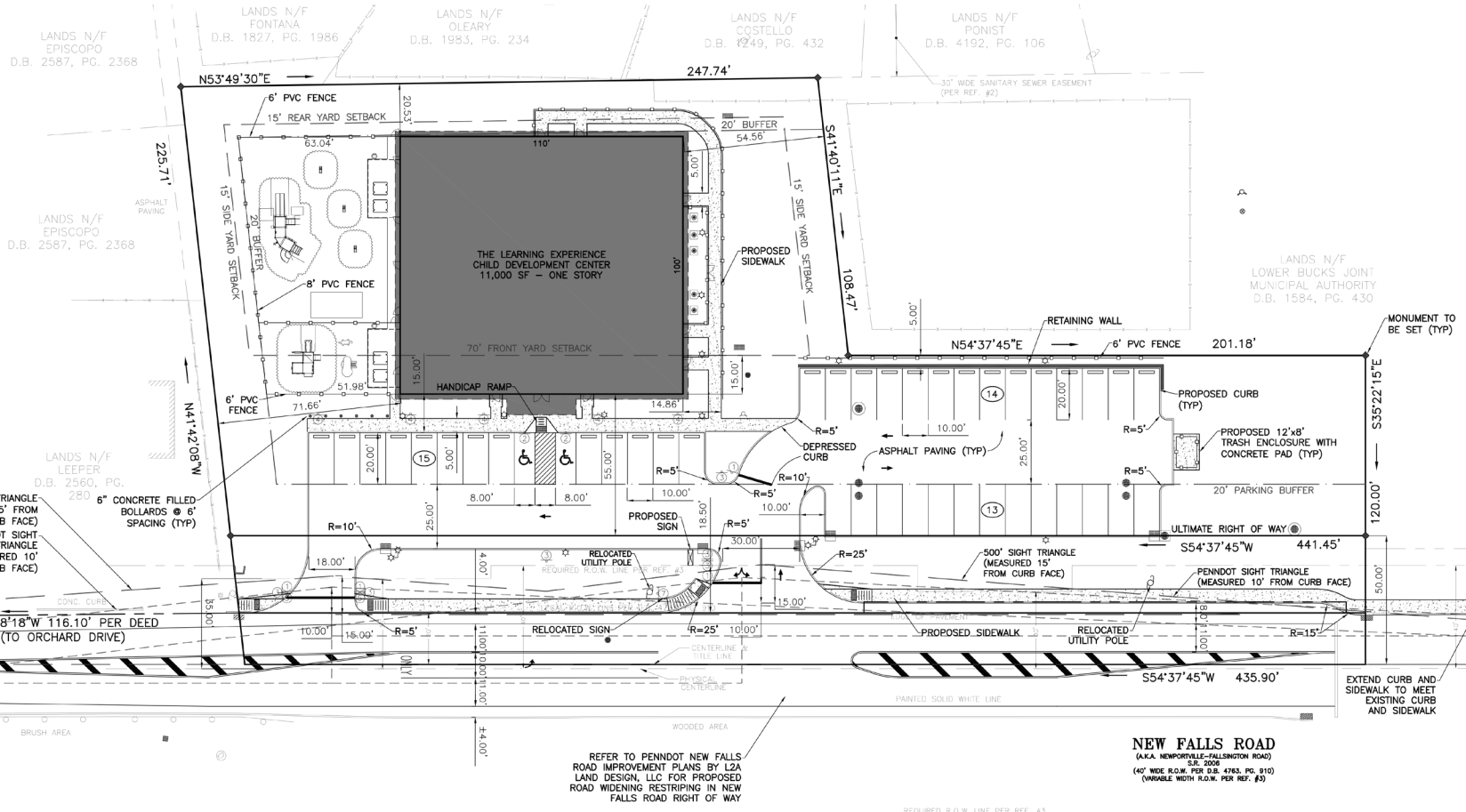
8829
New Falls Rd.
LEVITTOWN, PA




Site Plan



8829
New Falls Rd.
Levittown, PA



Aerial Map Local & Regional



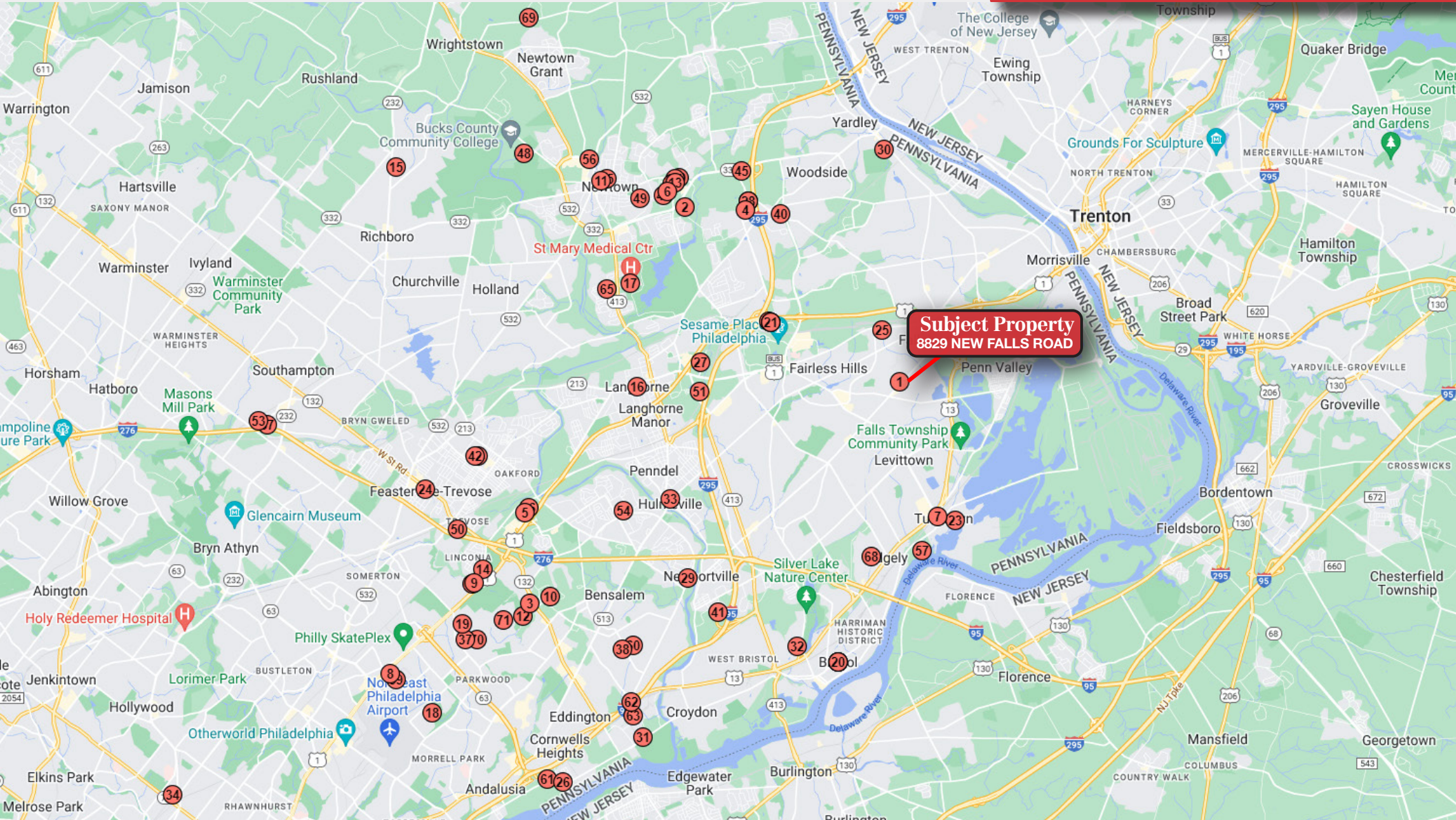
8829
New Falls Rd.
LEVITTOWN, PA



Map Major Employers



8829
New Falls Rd.
LEVITTOWN, PA

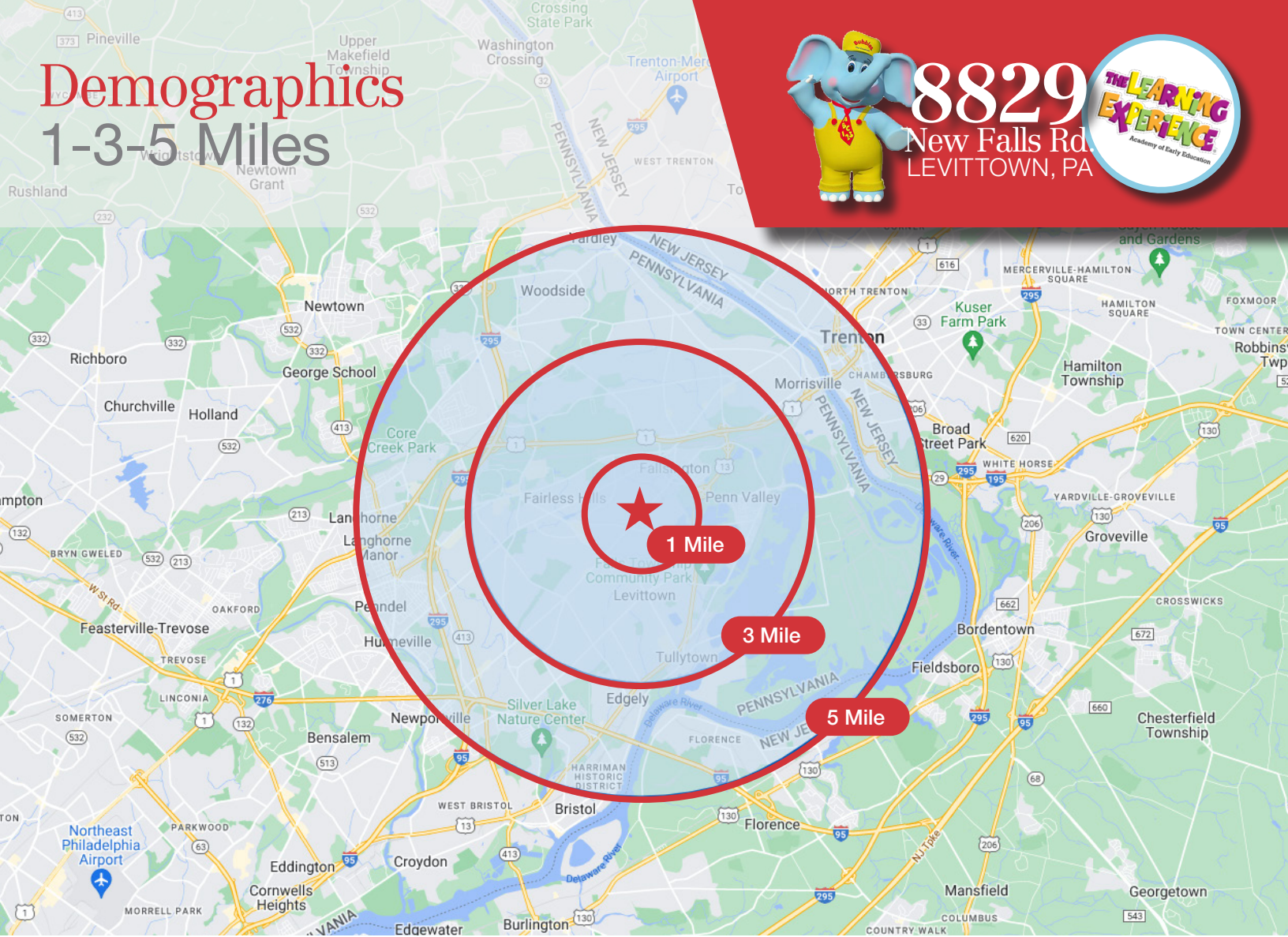


Demographics

1-3-5 Miles



8829
New Falls Rd.
LEVITTOWN, PA



2023 Annual Spending	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$186,725	\$1,060,116	\$2,663,502
Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,305	77,872	207,445
Total Avg Household Income	\$102,979	\$114,228	\$106,936

EXCLUSIVE AGENTS

Jonathan M. Kristofich, Vice President
201 488 5800 x103
jkristofich@naihanson.com

John J. Schilp, Senior Vice President
973 463 1011 x174
jschilp@naihanson.com



FOLLOW US! | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with 300+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson