



FranklinStreet

Offering Memorandum



VACANT DAYCARE - MIAMI

14387 SW 96th St, Miami, FL 33186

Currently Operating Learning City Academy w 50+ Enrolled

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set forth through the due diligence period.



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PROPERTY INFORMATION

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LEARNING CITY ACADEMY - MIAMI

14387 SW 96th St, Miami, FL 33186

1989 Year Built

1 Units

VACANT DAYCARE - MIAMI

14387 SW 96th St, Miami, FL 33186

Currently Operating Learning City Academy

50+ Current Enrollment

Sale Price:	\$3,900,000
Property Size:	6,754 SF
Lot Size:	1.09 Acres



OFFER SUMMARY

Investment Highlights

- Currently Operating as Learning City Academy - with 50+ Students enrolled.
- Vacant, Owner/User Opportunity with opportunity to keep existing business in place or convert to new brand or use.
- Located in a hyper dense Miami submarket, with nearby schools and national retailers
- Surrounded by 225k+ population within a 10 minute drive
- 80k+ households within a 10 minute drive, with an average income of \$83,000
- Extensive renovations which include outdoor play area and classrooms were done to the property

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Learning City Academy - Miami
Street Address	14387 SW 96th St
City, State, Zip	Miami, FL 33186
County	Miami/Dade

BUILDING INFORMATION

Building Size	6,574 SF
Occupancy	100%
Tenancy	Single
Year Built	1989

PROPERTY INFORMATION

Property Type	Daycare
Lot Size	1.09 Acres
APN #	30-5903-041-0020
Zoning	BU - 1A

PARKING

Parking Type	Surface
Parking Ratio	2.88
Parking	18



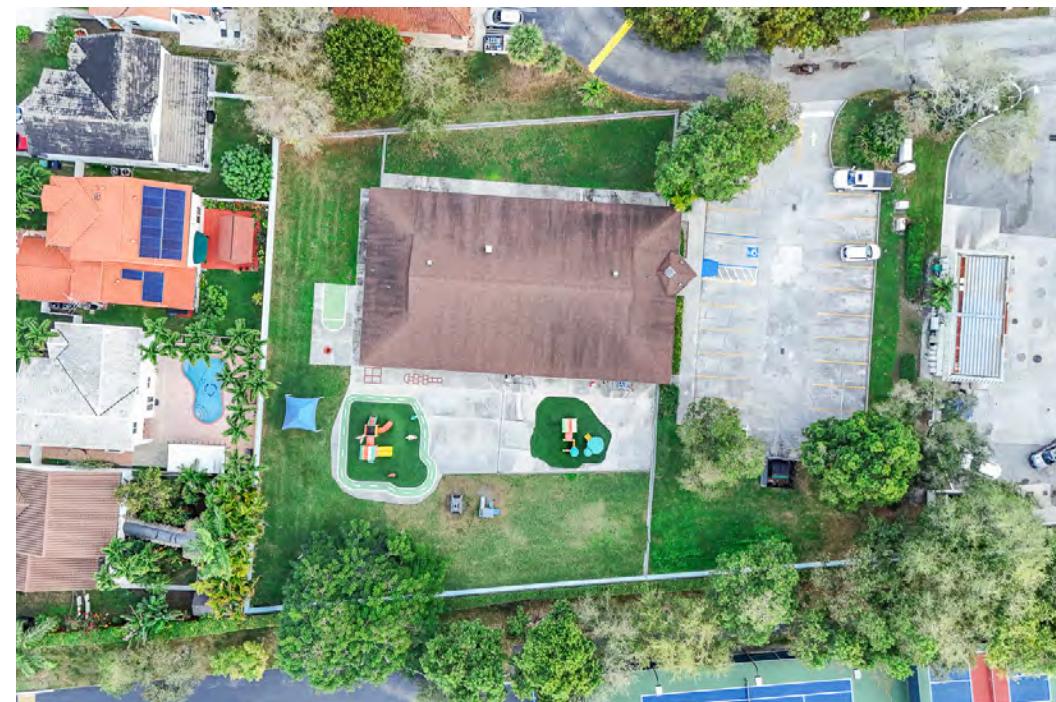
PARCEL OUTLINE

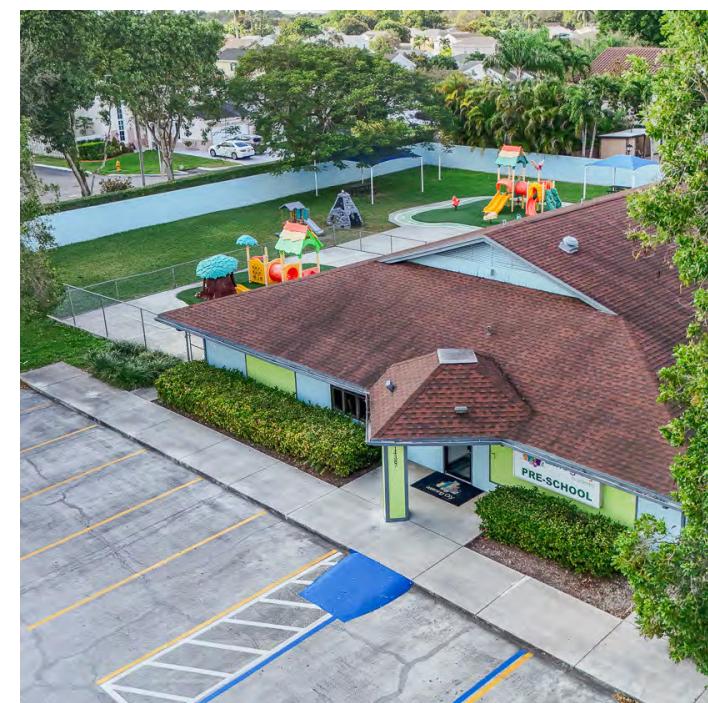


INTERIOR PHOTOS



PROPERTY PHOTOS







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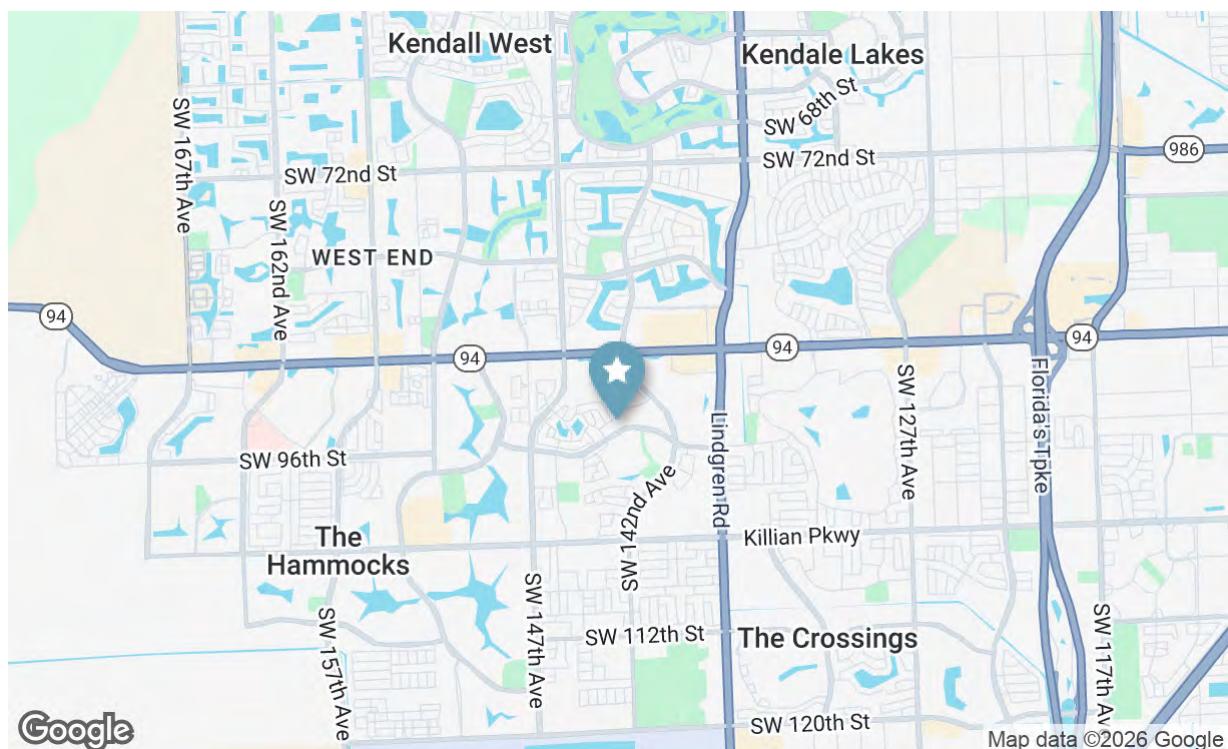
LOCATION OVERVIEW

ABOUT MIAMI

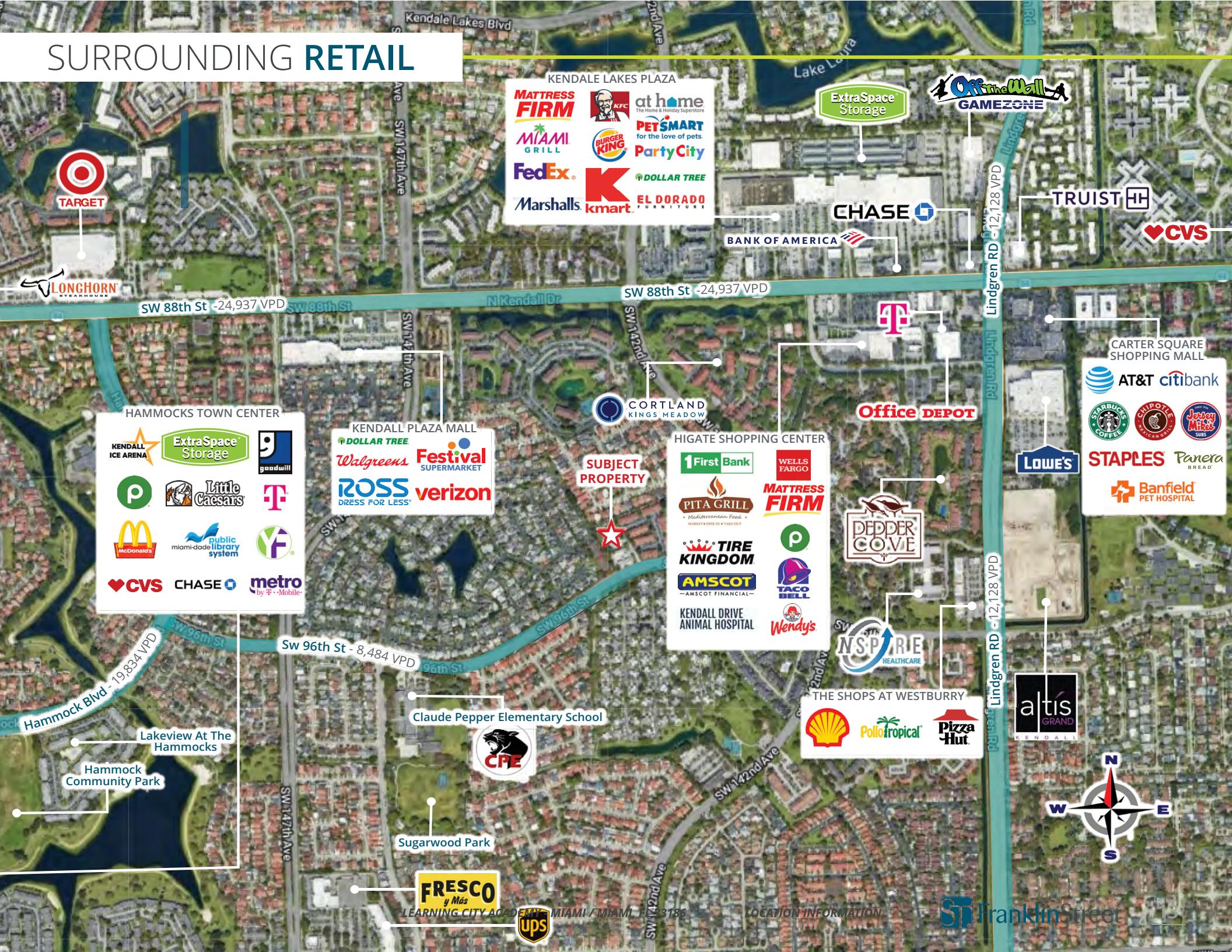
Miami, Florida, located in the southeastern United States, is a vibrant, multicultural city known for its dynamic culture, picturesque beaches, and thriving economy. As the largest city in Miami-Dade County, it serves as a hub for international trade, finance, arts, and tourism. The city's subtropical climate provides year-round warmth and sunshine, making it a popular destination for tourists from all over the world. Miami's coastline, featuring iconic beaches such as South Beach, draws millions each year, while the bustling nightlife, world-class restaurants, and diverse cultural offerings keep visitors entertained long after the sun sets.

Beyond its stunning beaches, Miami boasts a rich blend of cultures, primarily shaped by its significant Latin American and Caribbean communities. This influence is evident in the city's music, food, festivals, and art. Neighborhoods like Little Havana, with its vibrant Cuban culture, and Wynwood, known for its colorful street art and galleries, highlight the city's diversity. Miami is also home to several renowned institutions, such as the Pérez Art Museum and the Adrienne Arsht Center for the Performing Arts, which celebrate its rich cultural heritage. This blend of cultures creates a unique atmosphere that is both cosmopolitan and welcoming.

Miami is also a major player in global commerce, serving as a key gateway for trade between the U.S. and Latin America. The Port of Miami, one of the busiest cargo ports in the nation, facilitates substantial maritime trade, while Miami International Airport is a critical air travel hub. The city's economy is also buoyed by sectors like technology, healthcare, and real estate. With its growing reputation as a startup hotspot, Miami has attracted tech entrepreneurs and investors, further cementing its place as one of the most important cities in the U.S. for business and innovation.



SURROUNDING RETAIL



AERIAL: NORTHEAST

CARTER SQUARE SHOPPING MALL



Lowe's



Parc Vista
Condo Association
Inc



Kid's Land
Christian
School



THE SHOPPES AT WESTBURY



HIGATE SHOPPING CENTER



SUBJECT
PROPERTY

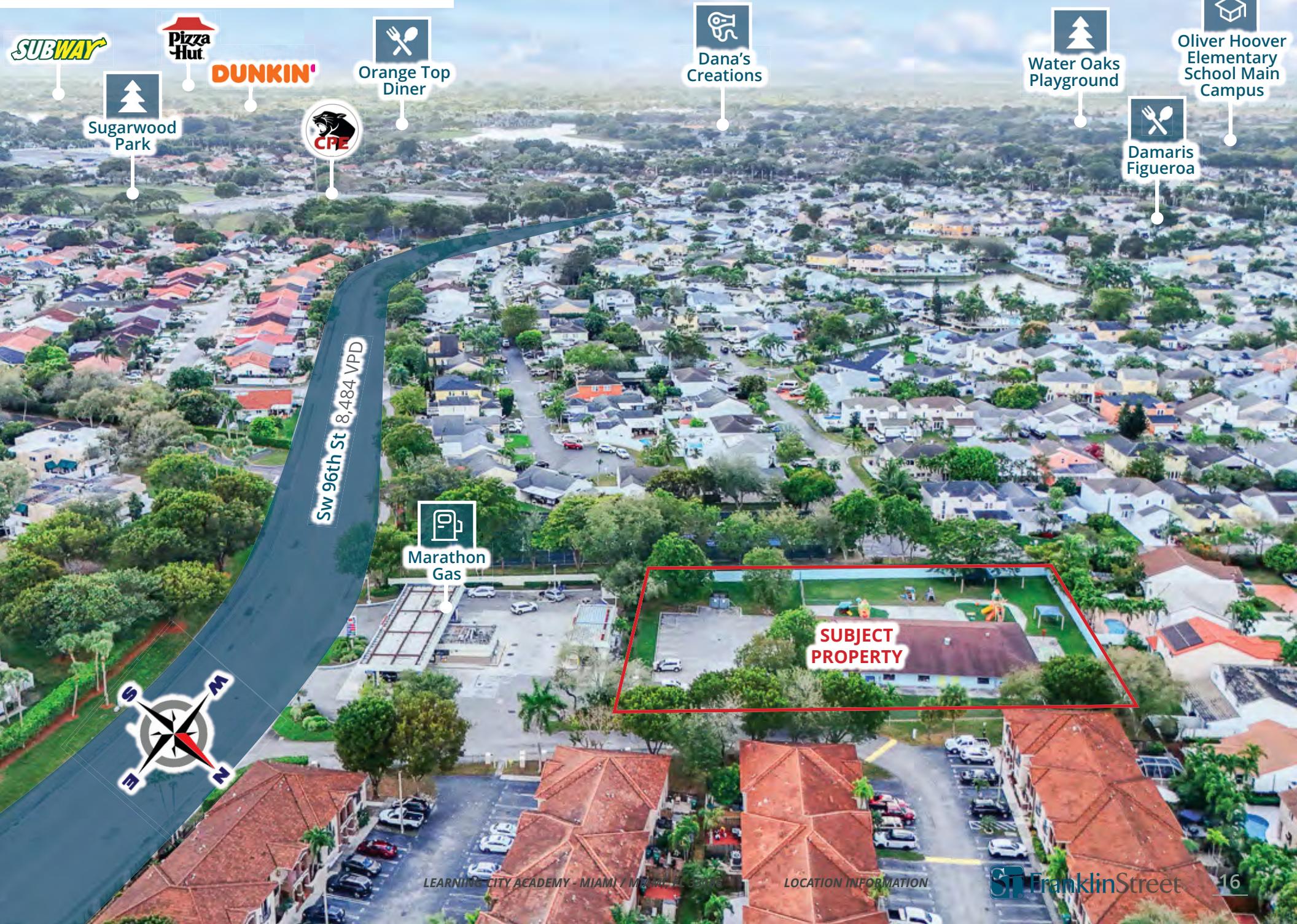
SN 964 St - 8,484 VPD



AERIAL NORTHWEST



AERIAL: SOUTHWEST

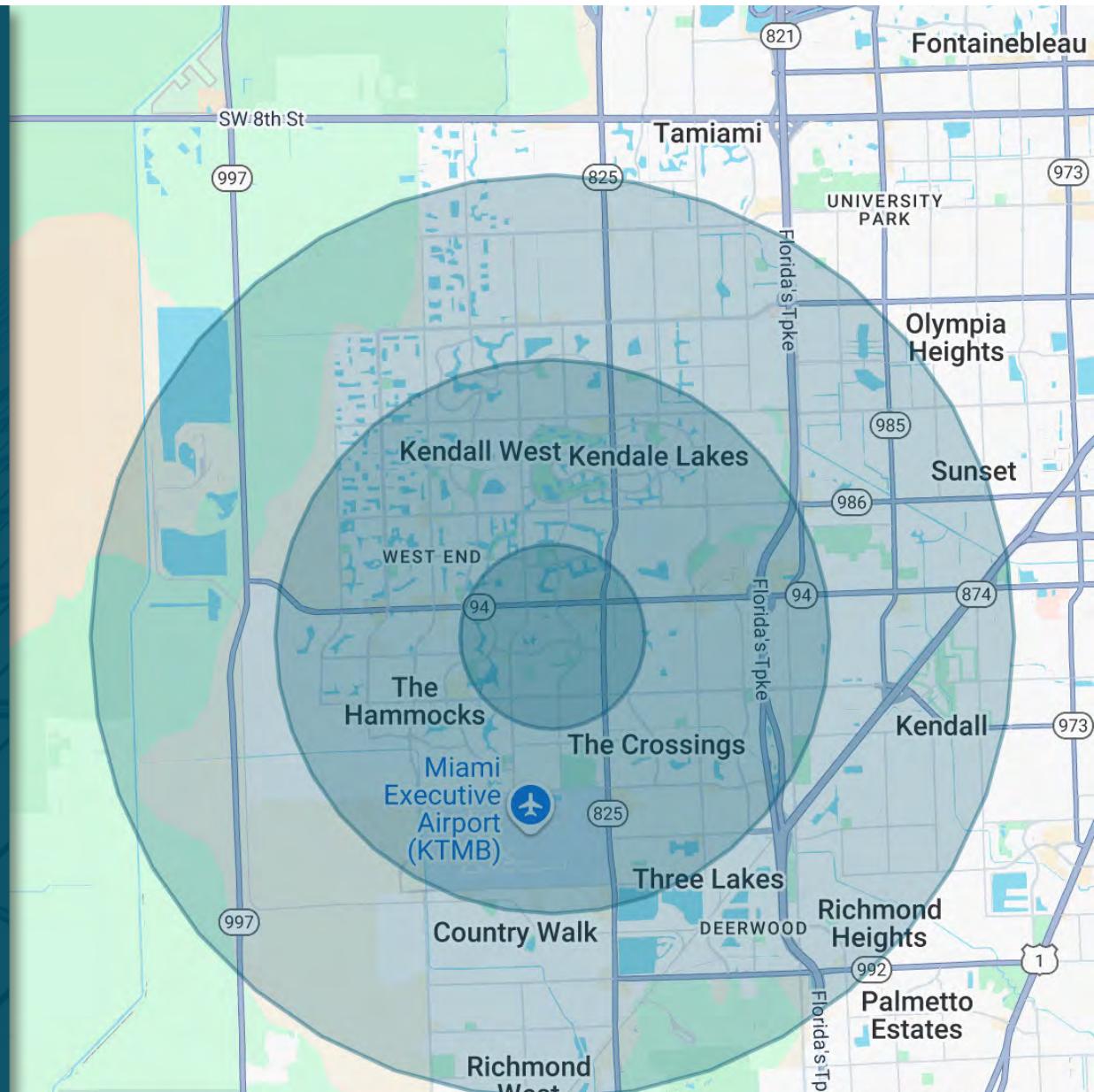


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	35,276	193,984	371,178
Median age	43	43	43
Median age (Male)	41	41	41
Median age (Female)	45	45	45
HOUSEHOLDS & INCOME			
Total households	12,616	65,708	124,125
# of persons per HH	2.8	3	3
Average HH income	\$85,934	\$100,171	\$107,644
Average house value	\$394,446	\$445,601	\$481,802

* Demographic data derived from 2020 ACS - US Census



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