



O2B KIDS!

Ocoee (Orlando), FL

Asking Price: \$5,906,754 | Cap Rate: 6.50%

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- Rare Investment Opportunity in the Highly Desirable Orlando, FL MSA
- Corporate Lease from Top 20 Early Education Brand
- Strong Private Equity Backing from Spire Capital Partners
- Rare 20-Year Absolute NNN Lease w/ Rental Increases
- Full Corporate Lease Guaranty (No Burn Off or Expiration)
- Feeder School for Multiple Elementary Schools Within a 3-Mile Radius of the Location
- Brand New 2025 Construction Est. Q1 2025 Completion
- Strong Avg. HH Income of \$121k+ in a 1-Mile Radius and Expected to Rise Over 14% by '29
- Population Counts of 195K+ in a 5-mile Radius and Projected Growth of 9.91% in a 1-Mile Radius
- \$436+ Million Spent on Education & Day Care in a 10-Mile Radius
- Strong Mix of Retail & Residential Surrounding the Property
- Florida is an Income Tax-Free State



Northmarq
100 Pringle Avenue
Suite 320
Walnut Creek, CA 94596
northmarq.com



POINT OF CONTACT

Remmington Penn
Associate
rpenn@northmarq.com
+1 415.925.9955
BRE #02220211

Milo Spector
Senior Vice President
mspector@northmarq.com
+1 415.610.8970
BRE #01959211

Daniel Herrold
Senior Vice President
OK #144987

Michael Zimmerman
Vice President
FL Lic. #BK3088542