

SINGLE TENANT NNN

Investment Opportunity



Brand New 15-Year Lease | 2025 Construction | Scenic Highway N (42,500 VPD)



1220 Scenic Highway N | Lawrenceville, Georgia

ATLANTA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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SRS Real Estate Partners is pleased to present the opportunity to acquire the fee simple interest in a NNN leased Children of America property in Lawrenceville, Georgia. The tenant, Children of America Lawrenceville, LLC, recently signed a brand new 15-year lease with two (2) additional 5-year renewal options, demonstrating long-term commitment to the site. The lease includes scheduled rental escalations, 2% annually in years 6-10, 2.5% in years 11-15, and 3% annually throughout both renewal options, ensuring built-in NOI growth. Backed by a corporate guaranty from World Wide Child Care Corp., the parent company of Children of America Educational Care (an industry leader with over 60 locations). Newly constructed in 2025, the property features high quality materials and modern finishes.

Located on Scenic Highway N (42,500 VPD), accessible via the signalized, hard corner intersection of Scenic Highway N and Essex Drive, this is a site with excellent visibility, superior ingress/egress, and strong regional traffic exposure. The property is positioned within Snellville Exchange, a Hobby Lobby-anchored retail center with co-tenants including AMC, Urban Air, and Jim N' Nicks Bar-B-Q, and is directly adjacent to The Shops at Webb Gin, a 333,000+ SF Sprouts-anchored lifestyle center with 3.6 million+ annual visits featuring national brands such as Barnes & Noble, Kirklands, and Chico's, among others. This retail density and cross-shopping traffic reinforce tenant performance and long-term real estate fundamentals. The 5-mile trade area supports over 211,800 residents and 65,400 employees, alongside affluent households with average incomes of approximately \$149,939 (1-mile), \$125,764 (3-mile), and \$110,386 (5-mile), a demographic base well-suited to childcare demand and stable consumer traffic. Furthermore, proximity to key community anchors, including Oakland Meadow School, Alton C. Crews Middle School, Central Gwinnett High School, as well as the Gwinnett County Courthouse, Gwinnett County Airport, and County Government Annex, adds daily visitation and local relevance. Situated just 35 miles from Atlanta, the property also benefits from being in one of the Southeast's fastest-growing metro markets, supported by strong infrastructure, economic tailwinds, and diversified employment.

PROPERTY PHOTOS



SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Price	\$5,064,000
Net Operating Income	\$374,700
Cap Rate	7.40%
Guaranty	World Wide Child Care Corp. (Corporate)
Tenant	Children of America Lawrenceville, LLC
Lease Type	NNN
Landlord Responsibilities	Roof & Foundation
Sales Reporting	No
ROFO/ROFR	No

Note: Net Operating Income (NOI) and pricing are based on the first full year of rent (Year 2), following a six-month rent abatement period in Year 1

PROPERTY SPECIFICATIONS

Rentable Area	10,000 SF
Land Area	1.65 Acres
Property Address	1220 Scenic Highway N Lawrenceville, Georgia 30045
Year Built	2025
Parcel Number	R5087 713
Ownership	Fee Simple (Land & Building Ownership)

Brand New 15-Year Lease | Options To Extend | Scheduled Rental Increases | Corporate Guaranty | 2025 Construction

- The tenant, Children of America Lawrenceville, LLC, recently executed a brand new 15-year lease with two (2) additional 5-year renewal options, demonstrating long-term commitment to the site
- The lease includes variable rental escalations: 2% annual increases in years 6-10, 2.5% annual increases in years 11-15, and 3% annual increases throughout both options
- Backed by a corporate guaranty from World Wide Child Care Corp., the parent company of Children of America Educational Care, an industry leader with over 60 locations
- Newly constructed in 2025, the property features high-quality materials and modern finishes

NNN Lease Structure | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Minimal landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Scenic Highway N (42,500 VPD) | Regional Connectivity | Excellent Visibility & Access

- Strategically positioned on Scenic Highway N (42,500 VPD), a key regional arterial connecting Lawrenceville and Snellville
- Accessible from the signalized hard corner intersection of Scenic Highway N and Essex Drive, the site benefits from high visibility, excellent ingress/egress, and strong regional traffic exposure

Snellville Exchange | Dense Retail Corridor

- The property is in Snellville Exchange, a Hobby Lobby-anchored shopping center with co-tenants including AMC, Urban Air, and Jim N' Nicks Bar-B-Q
- It is directly adjacent to The Shops at Webb Gin, a 333,000+ SF Sprouts-anchored lifestyle center with over 3.6M annual visits and featuring national brands like Barnes & Noble, Kirklands, and Chico's, among others
- Strong retail draw to the surrounding area reinforces tenant performance and supports long-term real estate fundamentals

Proximity To Key Community Anchors

- The site is near key community anchors including Oakland Meadow School, Alton C. Crews Middle School, and Central Gwinnett High School
- It is also close to civic centers such as the Gwinnett County Courthouse, Gwinnett County Airport, and the County Government Annex, drawing additional daily visitation to the area

Strong Demographics In 5-Mile Trade Area

- The local trade area includes over 211,800 residents and 65,400 employees, providing a deep and stable customer base
- Affluent households within 1-, 3-, and 5-mile trade areas boast average incomes of \$149,939, \$125,764, and \$110,386, respectively
- The combination of strong population density, employment base, and household income supports sustained demand for childcare services and long-term real estate fundamentals

Atlanta MSA

- Located just 35 miles from Atlanta, this property benefits from being part of one of the fastest-growing metro markets in the United States, providing strong employment, infrastructure, and economic tailwinds

PROPERTY OVERVIEW

LOCATION



Lawrenceville, Georgia
Gwinnett County
Atlanta-Sandy Springs-Roswell MSA

ACCESS



Scenic Highway N: 1 Access Point
Essex Drive: 1 Access Point

TRAFFIC COUNTS



Scenic Highway N: 42,500 VPD
Webb Gin House Road: 12,900 VPD
Stone Mountain Highway: 49,100 VPD

IMPROVEMENTS



There is approximately 10,000 SF of existing building area

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 3.0 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: R5087 713
Acres: 1.65
Square Feet: 71,874

CONSTRUCTION



Year Built: 2025

ZONING



C-2: General Business District



The Shoppes at Webb Gin

SPROUTS FARMERS MARKET
BARNES & NOBLE
Kirkland's
chico's
Orangetheory FITNESS
VICTORIA'S SECRET
AMERICAN EAGLE
sleep & number.
CLUB PILATES

Hollywood Feed
DSW
carter's
PANDORA
THE CHILDREN'S PLACE
LOFT
LONGHORN STEAKHOUSE
THE HONEY BAKED Ham
KAY JEWELERS

H&M
ACE
RACK ROOM SHOES
Red Robin
Red Robin
Red Robin

Park Place Shopping Center

THE HOME DEPOT
Kroger
Aarons
Burlington
petco

Snellville Pavillion

KOHL'S
ASHLEY
PAINTED TREE BOUTIQUE
OLD NAVY
STRETCH LAB

Presidential Markets

TARGET
ROSS DRESS FOR LESS
NCG CINEMA
macy's
Publix
TJ-maxx
Marshalls

Piedmont Eastside Medical Center

Walmart Supercenter
sam's club
BEST BUY
LOWE'S
HomeGoods
Academy SPORTS+OUTDOORS

ALDI
MAV'S DISCOUNT TIRE
Waffle House
Starbucks

Lighthouse Express Car Wash

Chevron

HOBBY LOBBY

Urban Air ADVENTURE PARK

ESSEX DR

COR CHILDREN OF AMERICA Educational Childcare

JIM N NICK'S COMMUNITY BAR-B-Q

TACO TONITAS

Juicy Crab

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SCENIC HWY N 42,500 VPD

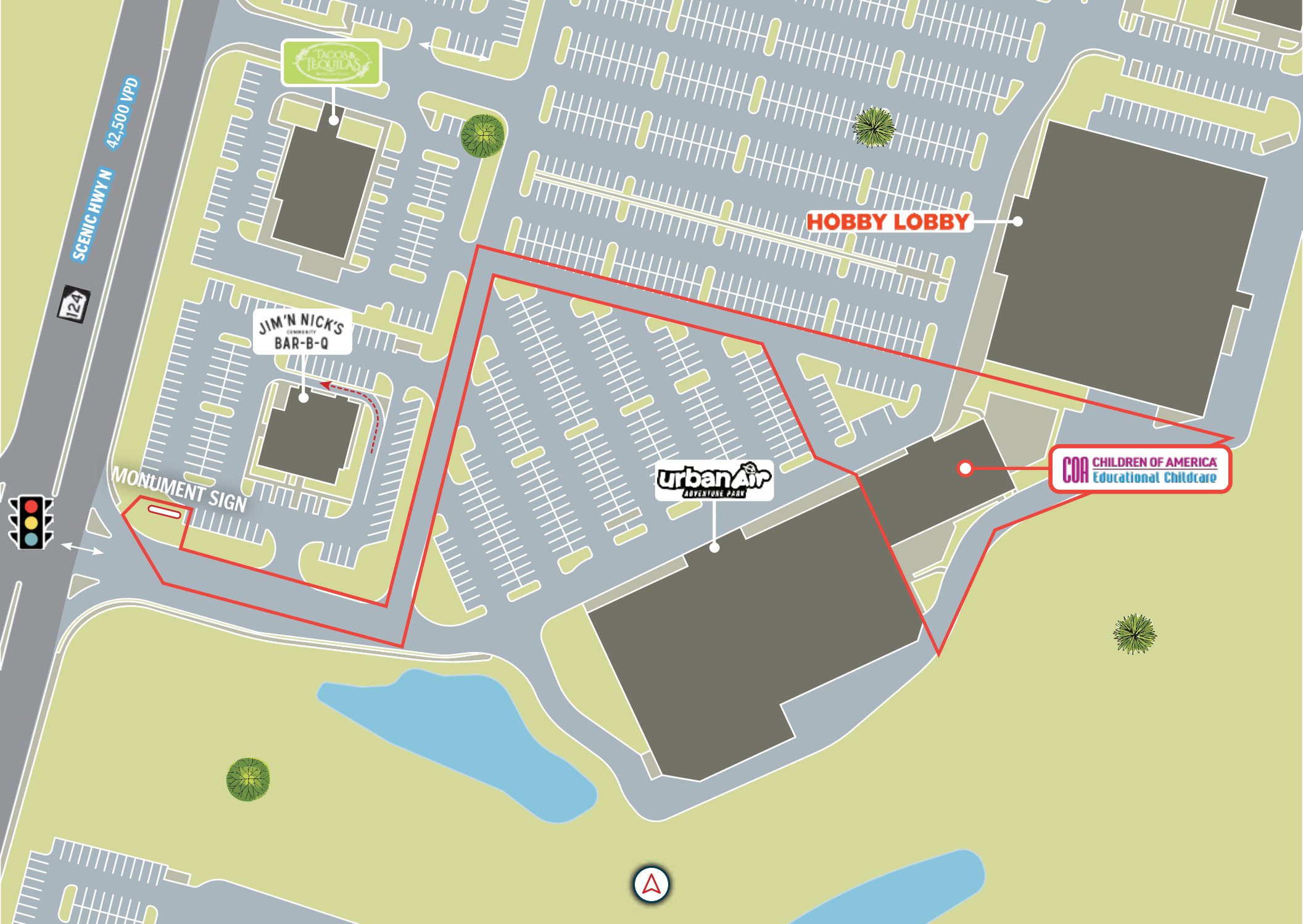
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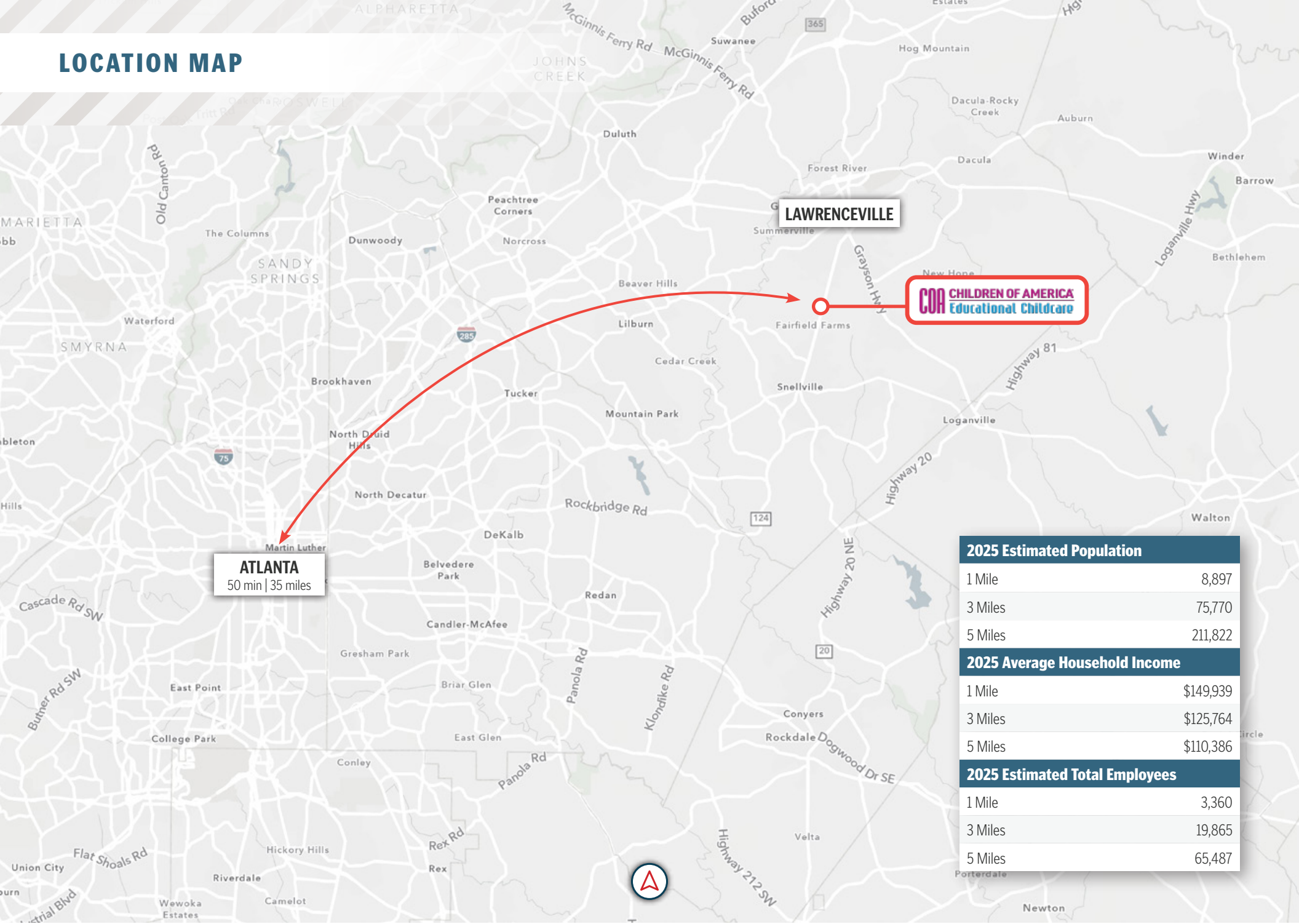








LOCATION MAP



2025 Estimated Population	
1 Mile	8,897
3 Miles	75,770
5 Miles	211,822
2025 Average Household Income	
1 Mile	\$149,939
3 Miles	\$125,764
5 Miles	\$110,386
2025 Estimated Total Employees	
1 Mile	3,360
3 Miles	19,865
5 Miles	65,487



LAWRENCEVILLE, GEORGIA

Lawrenceville is a city in and the county seat of Gwinnett County, Georgia, in the United States. It is a suburb of Atlanta, located approximately 35 miles northeast of downtown. The City of Lawrenceville had a population of 33,172 as of July 1, 2025.

Lawrenceville's economy is diverse, supported by healthcare, education, retail, local government, and professional services. The city is home to Northside Hospital Gwinnett, one of the region's largest medical employers, as well as a growing cluster of specialty clinics and health services. Government jobs and court services contribute significantly, as Lawrenceville is the seat of Gwinnett County operations. The city's revitalized Downtown Lawrenceville has become a hub for restaurants, coworking spaces, and small businesses. Its proximity to major highways such as I-85 and Highway 316 supports commuting and logistics, while the area's growing population continues to drive residential development and consumer spending.

Lawrenceville offers a mix of cultural, recreational, and historic attractions. Downtown Lawrenceville features restored architecture, locally owned shops, and a thriving dining scene. The Aurora Theatre, one of Georgia's premier performing arts venues, draws visitors from across the metro area. Residents enjoy green spaces like Rhodes Jordan Park and Tribble Mill Park, which offer walking trails, lakes, and sports facilities. Community events such as concerts, food truck Fridays, and seasonal festivals help foster a strong local identity. The city is also just a short drive from Stone Mountain Park and other regional attractions.

Lawrenceville is part of the Gwinnett County Public Schools system, one of the largest and highest-performing districts in Georgia. Local schools like Central Gwinnett High School and Discovery High School offer strong academic and extracurricular programs. The city is also home to Georgia Gwinnett College (GGC). Nearby universities in Atlanta offer additional higher education opportunities. Lawrenceville is home to Gwinnett's only public airport, Gwinnett County Airport-Briscoe Field.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,897	75,770	211,822
2030 Projected Population	9,135	79,617	221,369
2010 Census Population	8,437	61,839	169,384
Projected Annual Growth 2025 to 2030	0.53%	1.00%	0.89%
Historical Annual Growth 2010 to 2020	0.35%	1.44%	1.57%
Households & Growth			
2025 Estimated Households	2,832	24,554	68,630
2030 Projected Households	2,938	25,981	72,188
2010 Census Households	2,663	20,474	56,312
Projected Annual Growth 2025 to 2030	0.74%	1.14%	1.02%
Historical Annual Growth 2010 to 2020	0.34%	1.15%	1.26%
Race & Ethnicity			
2025 Estimated White	40.36%	39.70%	34.38%
2025 Estimated Black or African American	31.81%	30.80%	35.71%
2025 Estimated Asian or Pacific Islander	17.47%	14.36%	11.79%
2025 Estimated American Indian or Native Alaskan	0.55%	0.77%	0.85%
2025 Estimated Other Races	4.59%	8.91%	10.77%
2025 Estimated Hispanic	10.35%	18.22%	21.57%
Income			
2025 Estimated Average Household Income	\$149,939	\$125,764	\$110,386
2025 Estimated Median Household Income	\$121,128	\$104,818	\$90,347
2025 Estimated Per Capita Income	\$49,202	\$40,759	\$35,792
Businesses & Employees			
2025 Estimated Total Businesses	297	1,986	6,750
2025 Estimated Total Employees	3,360	19,865	65,487



RENT ROLL

LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Children of America Lawrenceville, LLC	10,000	8/15/2025	8/14/2040	9/1/2026	-	\$31,225	\$3.12	\$374,700	\$37.47	NNN	2 (5-Year)
(Corporate Guaranty)				9/1/2030	2%	\$31,850	\$3.18	\$382,194	\$38.22		

Base rent increases 2.00% annually in Lease Years 6–10, 2.50% annually in Years 11–15, and 3.00% annually throughout all renewal terms

Note: Rental Rates are based on the first full year of rent (Year 2), following a six-month rent abatement period in Year 1

FINANCIAL INFORMATION

Price \$5,064,000

Net Operating Income \$374,700

Cap Rate 7.40%

Lease Type NNN

Note: Net Operating Income (NOI) and pricing are based on the first full year of rent (Year 2), following a six-month rent abatement period in Year 1

PROPERTY SPECIFICATIONS

Year Built 2025

Rentable Area 10,000 SF

Land Area 1.65 Acres

Address 1220 Scenic Highway N
Lawrenceville, Georgia 30045



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact SRS Debt & Equity at jordan.yarosh@srsre.com



CHILDREN OF AMERICA

childrenofamerica.com

Company Type: Subsidiary

Locations: 60+

Parent: World Wide Child Care Corp.

Children of America operates facilities throughout Connecticut, Delaware, Florida, Illinois, Indiana, Maryland, Massachusetts, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Texas, Virginia and Wisconsin. COA offers the highest level of childcare for children ages six weeks to twelve years of age. The premier programs include infant care, toddler care, nationally renowned preschool and pre-kindergarten, before-and-after school care, and summer camp. An industry pioneer, Children of America is a subsidiary of World Wide Child Care Corp. Children of America operates more than 60 facilities across the United States and is actively expanding.

Source: childrenofamerica.com, prweb.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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