



Subject Property

**11 SAINT ASAPHS ROAD  
BALA CYNWYD (PHILADELPHIA MSA), PA**

In Association with Scott Reid & ParaSell, Inc. | A Licensed Pennsylvania Broker #RB069068



ESSENTIAL CRE



# TABLE OF CONTENTS

Summary.....	3
Highlights.....	4
Lease Abstract .....	5
Property & Surrounding Property Photos .....	6
Site Plan.....	8
Tenant Overview.....	9
Area Overview .....	10
Aerials .....	12
Location Map .....	15
Regional Map .....	16
Demographics .....	17

## Exclusively Listed By:

The Education Properties Group

### Remmington Penn

Associate Director

(702) 469-1474

remmington@ecadvs.com

Lic: CA 02220211

### Milo Spector

Managing Partner | Founder, Education Properties Group

(510) 461-4505

milo@ecadvs.com

Lic: CA 01959211

### Scott Reid Parasell, Inc.

Broker of Record

scott@parasellinc.com

(949) 942-6585

PA LIC #RM424379

In Association with Scott Reid &  
ParaSell, Inc. | A Licensed  
Pennsylvania Broker #RB069068

Inquiries by residents and property  
owners of the State of Pennsylvania  
are to be made to Scott Reid of  
ParaSell, Inc.

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Essential CRE and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Essential CRE and ParaSell, Inc.



**ESSENTIAL CRE**

Brokerage | Investments | Asset Management

## CADENCE EDUCATION

PRICE	CAP RATE	NOI
\$8,144,508	6.50%	\$529,393

ADDRESS	11 Saint Asaphs Rd, Bala Cynwyd, PA
TENANCY	Single
RENOVATED	2024
OWNERSHIP	Fee Simple (Land & Building)
BUILDING SIZE (SF)	20,881
LOT SIZE (AC)	1.43
REMAINING TERM	14.27
INCREASES	2.5% Annually
GUARANTY LEASE	Corporate
TYPE	Absolute NNN

\*All property & lease information to be independently verified by Buyer during Due Diligence Period.





## INVESTMENT HIGHLIGHTS



- 14-Year Absolute NNN Lease with No Landlord Responsibilities
- Rare 2.5% Annual Increases
- Lease Signatory is the Corporate Entity That Operates All 300+ Locations
- Tenant Extended Lease Early Showing Dedication to Site

## LOCATION HIGHLIGHTS



- Bala Cynwyd is a Affluent First-Ring Suburb of Philadelphia, with a High-Income Demographic Base, and Limited New Supply Supporting Long-Term Tenant Demand and Property Value Growth
- Population Counts Exceed 813K+ in a 5-Mile Radius
- Approximately 1-Mile from Saint Joseph's University
- Excellent Average HH Income of \$154K+ in a 1-mile Radius & Projected to Grow 10% by '30
- Nearby National Brands Include LA Fitness, Target, Chick-Fil-A, McDonalds, CVS, Jiffy Lube, and More.
- \$1.5B+ Million Spent on Education & Day Care in a 10-Mile Radius

## TENANT HIGHLIGHTS



- Cadence is Ranked #7 in the Top 50 with Over 300+ Locations Nationally and Has Been in Business 30+ Years
- 100% Corporate, No Franchising
- Strong Private Equity Backing from Apex Partners with a 40+ Year History and has a \$77 Billion Track Record



# CADENCE EDUCATION

11 Saint Asaphs Rd, Bala Cynwyd, PA

## LEASE ABSTRACT

<b>TENANT</b>	Cadence Academy
<b>GUARANTOR</b>	Cadence Education
<b>RENT COMMENCEMENT</b>	12/13/2016
<b>EXPIRATION DATE</b>	12/31/2039
<b>LEASE TERM REMAINING</b>	14.27
<b>NET OPERATING INCOME**</b>	\$529,393
<b>RENT INCREASES</b>	2.5% Annually
<b>OPTION PERIODS</b>	2, 5-Year

## LEASE STRUCTURE

<b>LEASE TYPE</b>	Absolute NNN
<b>TAXES</b>	Tenant
<b>MAINTENANCE</b>	Tenant
<b>INSURANCE</b>	Tenant

## RENT SCHEDULE

Year	Annual Rent	Rent PSF	Rental Increases
2025	\$516,481	\$24.73	
2026	\$529,393	\$25.35	2.50%
2027	\$542,628	\$25.99	2.50%
2028	\$556,194	\$26.64	2.50%
2029	\$570,098	\$27.30	2.50%
2030	\$584,351	\$27.98	2.50%
2031	\$598,960	\$28.68	2.50%
2032	\$613,934	\$29.40	2.50%
2033	\$629,282	\$30.14	2.50%
2034	\$645,014	\$30.89	2.50%
2035	\$661,139	\$31.66	2.50%
2036	\$677,668	\$32.45	2.50%
2037	\$694,610	\$33.27	2.50%
2038	\$711,975	\$34.10	2.50%
2039	\$729,774	\$34.95	2.50%

\*All property & lease information to be independently verified by Buyer during Due Diligence Period.

\*\*NOI based on 1/1/2026 Rent Increase



# EXTERIOR PHOTOS





# SURROUNDING PHOTOS









TRADE NAME	Cadence Education
COMPANY TYPE	Private
LOCATIONS	300+
FOUNDED	1992
HEADQUARTERED	Scottsdale, AZ
WEBSITE	<a href="http://www.cadence-education.com">www.cadence-education.com</a>

## CADENCE EDUCATION - FAMILY OF SCHOOLS



## ABOUT CADENCE EDUCATION

Cadence Education is a leading early childhood education provider in the U.S., operating over 300 private preschools and elementary schools nationwide. With more than 30 years of experience, it offers a nurturing, home-like environment focused on exceptional education, fun-filled days, and strong communication. Using a refined, research-backed curriculum, Cadence supports the social, emotional, and academic development of every child. A 2017 study found 90% of its students were kindergarten-ready, with nearly two-thirds testing at an advanced level.

## ABOUT APAX PARTNERS

Apax Partners LLP is a London-based private equity firm with global offices in New York, Hong Kong, Mumbai, Tel Aviv, Munich, and Shanghai. As of March 2024, it has raised and advised on approximately \$77 billion in funds, making it one of the largest and oldest international private equity firms. Apax focuses on investments in technology, internet/consumer, healthcare, and services sectors, targeting enterprise values between \$100 million and \$5 billion. Its capital comes from institutional investors such as pension funds, endowments, foundations, and fund of funds.





## BALA CYNWYD, PA

- Bala Cynwyd is a community and census-designated place in Lower Merion Township, Montgomery County, Pennsylvania.
- The CDP is located on the Philadelphia Main Line in Southeastern Pennsylvania and borders the western edge of Philadelphia at U.S. Route 1 (City Avenue).
- This affluent community is a gorgeous area that can be found about 8 miles northwest of downtown Philadelphia. It is bordered by neighboring communities like Narberth, Merion Station, Manayunk, East Falls, Wynnefield Heights, and Belmont Village.
- Bala Cynwyd lies in the Welsh Tract of Pennsylvania and was settled in the 1680s by Welsh Quakers, who named it after the town of Bala and the village of Cynwyd in Wales.
- Bala Cynwyd has a 2025 population of 11,275

### ECONOMY

- Bala Cynwyd is a suburban community with high income levels, high educational attainment, and a well-developed residential and commercial mix.
- There are small manufacturing/industrial firms. For example, Allied Steel Industries, L.P. operates in Bala Cynwyd (structural steel, etc) but is relatively small in terms of employment.
- Bala Cynwyd is also home to many businesses in professional services, financial services, consulting, and healthcare, with major employers in the region including SAP, the University of Pennsylvania, Merck, Temple University, Deloitte, J.P. Morgan, Comcast, and the Children's Hospital of Philadelphia.
- As part of the larger Lower Merion Township, some major employers include Susquehanna International Group.

### DEVELOPMENTS / COMING SOON PROJECTS

- Strategic Expansion on City Avenue: Federal Realty's approval for a second residential component at Bala Cynwyd on City Avenue represents a major investment in the Philadelphia market. The green light for this development, which introduces 217 residential units and 16,000 square feet of prime retail space, meaningfully enhances the Bala Cynwyd shopping center.
- 111 Presidential Boulevard - Five-story mixed-use building on current Bala Pointe site would have 425 apartments, ground-floor commercial space, 676 structured parking spaces. Developer Hanover would add streetscape improvements and half-acre of public gathering space.



CYNWYD HERITAGE TRAIL BRIDGE



BALA CYNWYD LIBRARY



BALA CYNWYD MIDDLE SCHOOL





City of

Philadelphia

## PHILADELPHIA MSA

- The Delaware Valley is a term used to refer to the metropolitan area centered on the city of Philadelphia in the United States. The federal Office of Management and Budget officially defines the region as the Philadelphia–Camden–Wilmington Metropolitan Statistical Area.
- With a population of 6.5 million people and counting, Greater Philadelphia is one of the largest, most diverse regions in America.
- Greater Philadelphia spans 11 counties across three states and embraces a diverse collection of communities and neighborhoods, each with its own unique story and vibrant culture.

### ECONOMY

- Philadelphia, being the region's major commercial, cultural, and industrial center, maintains a rather large sphere of influence that affects the counties that immediately surround it. The majority of the region's populace resides in Pennsylvania and New Jersey.
- Greater Philadelphia's largest employers range from higher education and healthcare powerhouses like the University of Pennsylvania and Virtua Health to private sector leaders like Comcast and AmerisourceBergen.
- Greater Philadelphia is a thriving hub for innovation, offering a strong concentration of technology and life sciences employers. The region's ecosystem is rich with world-leading technology companies, research and development labs and startups. Plus, with one of the nation's top concentrations of finance and insurance companies and a wealth of manufacturing firms, Greater Philadelphia offers unparalleled opportunities to grow and excel in career.

### DEVELOPMENTS / COMING SOON PROJECTS

- Chubb's new HQ: Chubb's 18-story office building is the latest high-rise to join Philly's skyline (its signage was recently placed atop the tower). Spanning 438,000 square feet, it will be the insurance giant's new headquarters. Chubb expects more than 3,000 employees will work in the Center City HQ once it's completed in 2026 – including more than 1,200 new jobs it's bringing to the city.
- 30th Street Station Redesign: A massive, \$550 million renovation is underway, with the goal of completing by October 2027, enhancing the historic transportation hub.







FedEx

Girard College

DOWNTOWN PHILADELPHIA

University of Pennsylvania

Children's Hospital of Philadelphia - Main Building

ACME CINEMARK

Parkway West High School

LOWE'S  
ShopRite  
planet fitness  
Foot Locker  
Rainbow

Drexel University

Corporal Michael J. Crescenz VAMedical Center

ALDI  
DOLLAR GENERAL

metro by 9 Mobile  
DOLLAR GENERAL  
DUNKIN'  
PAPA JOHN'S

Davita Kidney Care

Starbucks

BANK OF AMERICA

U.S. Route 1  
37,479 VPD

11

11

SUNOCO

TACO BELL  
Pizza Hut

ACME  
Michael's  
LAIFITNESS.  
AT&T  
THE VITAMIN SHOPPE  
Olive Garden  
carter's  
MEN'S WEARHOUSE

SUBJECT PROPERTY  
Cadence EDUCATION

ST ASAPHS RD





goodwill

Martin Luther King High School

REGAL

savealot  
DOLLAR TREE  
planet fitness

Thomas Jefferson University East Falls Campus

Drexel University College of Medicine

VLONCHORN STEAKHOUSE

COURTYARD

TARGET  
FAS TRAINING

planet fitness  
ROSS  
five BELOW

Hilton  
HOMEWOOD SUITES by Hilton

A. Philip Randolph Career and Technical High School

Davita  
Kidney Care

CVS

Parkway Northwest High School

NUVIA  
DENTAL IMPLANT CENTER

SMBTeam

OFF 5TH  
CHANEL  
VLONCHORN STEAKHOUSE

U.S. Route 1  
37,479 VPD

AT&T

SUBJECT PROPERTY  
Cadence EDUCATION

ACME  
Michaels  
AT&T  
LAIFITNESS.  
THE VITAMIN SHOPPE  
Olive Garden  
carter's  
MEN'S WEARHOUSE

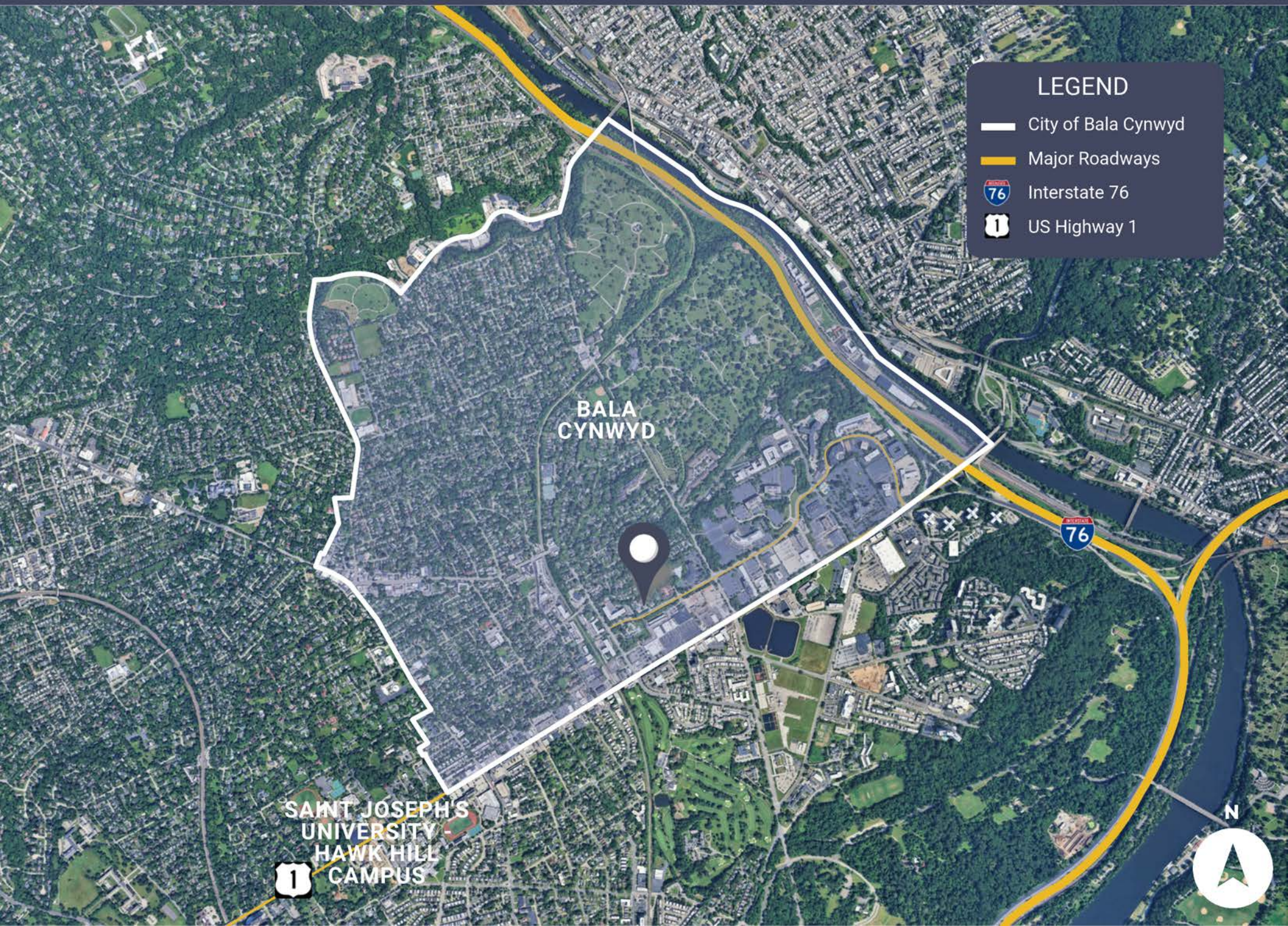












# — LOCATION MAP



## LEGEND

-  City of Bala Cynwyd
-  Major Roadways
-  Interstate 76
-  US Highway 1

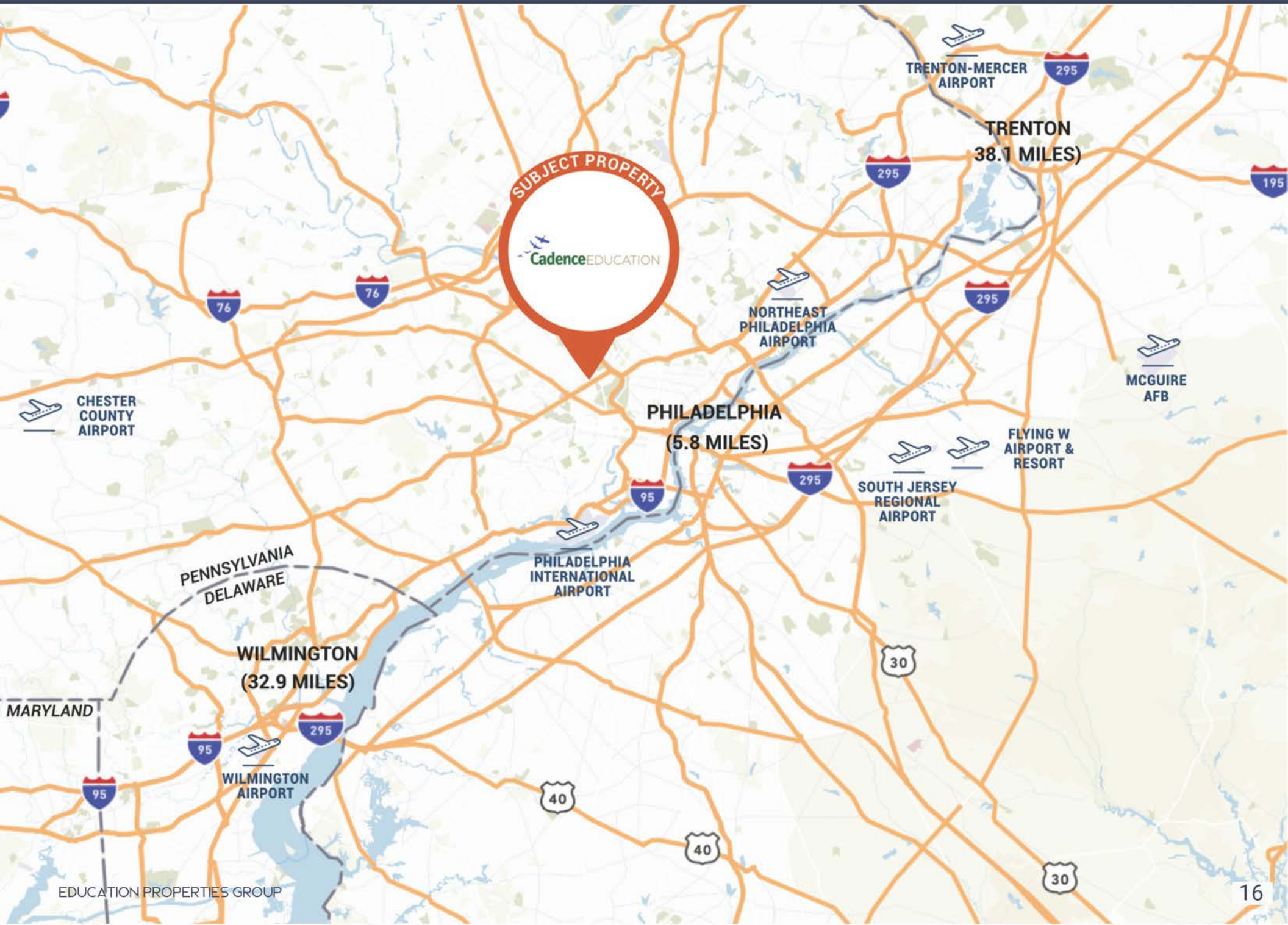
BALA  
CYNWYD

SAINT JOSEPH'S  
UNIVERSITY  
HAWK HILL  
CAMPUS

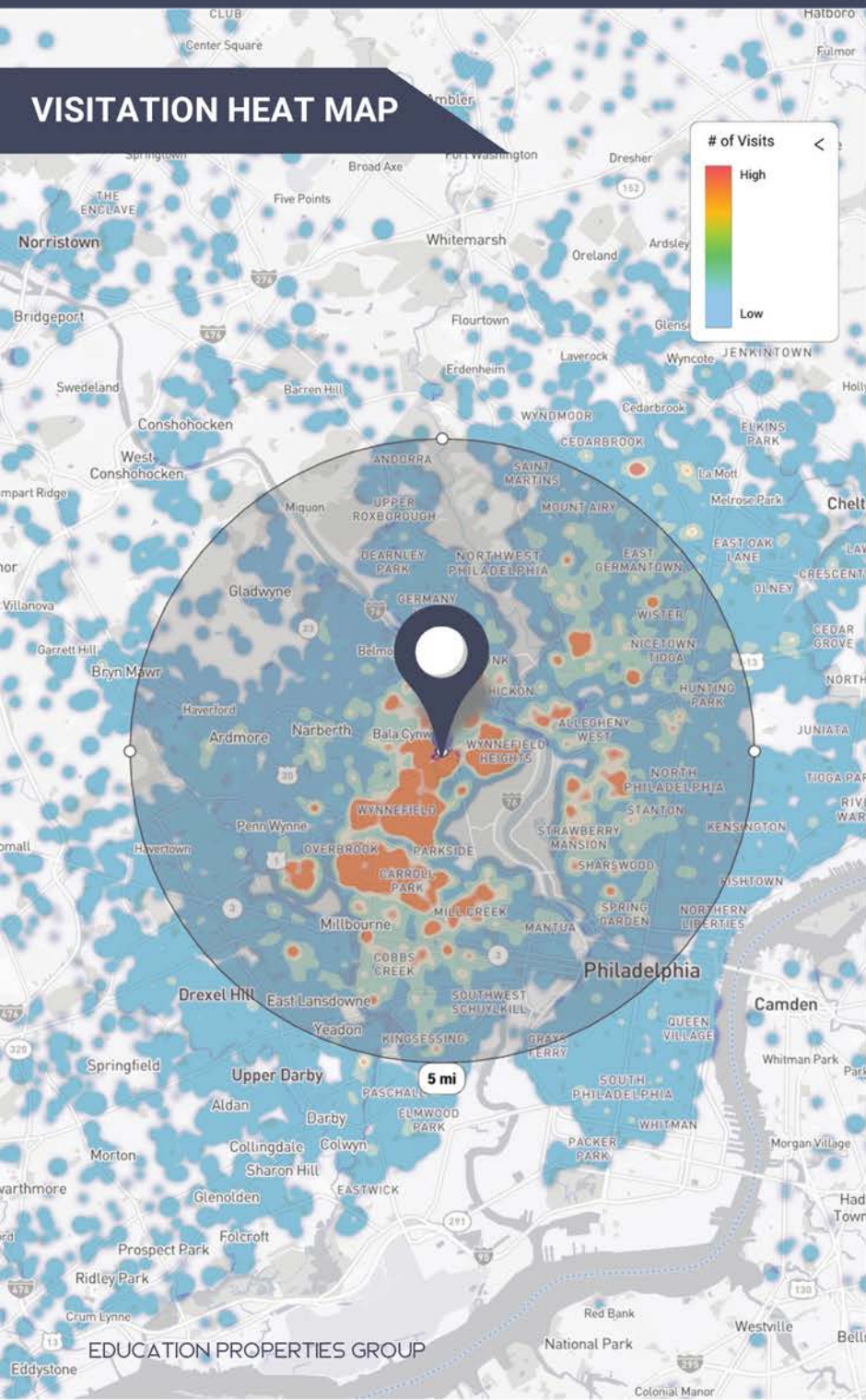




# REGIONAL MAP







# DEMOGRAPHICS

11 Saint Asaphs Rd, Bala Cynwyd, PA



POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	19,193	220,756	813,459
2030 Population	20,506	224,823	833,256
% Change	6.84%	1.84%	2.43%



AVERAGE HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2025 Average HH Income	\$154,745	\$108,249	\$100,802
2030 Average HH Income	\$171,487	\$118,140	\$110,440
% Change	10.82%	9.14%	9.56%



HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2025 Households	7,680	96,745	345,322
2030 Households	8,356	99,642	358,616
% Change	8.80%	2.99%	3.85%



# CADENCE EDUCATION

11 Saint Asaphs Rd, Bala Cynwyd, PA

## ***Presented by the Education Properties Group:***

### **Remmington Penn**

Associate Director

(702) 469-1474

remmington@ecadvs.com

Lic: CA 02220211

### **Milo Spector**

Managing Partner | Founder, Education Properties Group

(510) 461-4505

milo@ecadvs.com

Lic: CA 01959211

### **Scott Reid Parasell, Inc.**

Broker of Record

scott@parasellinc.com

(949) 942-6585

PA LIC #RM424379

In Association with Scott Reid &  
ParaSell, Inc. | A Licensed  
Pennsylvania Broker #RB069068

Inquiries by residents and property  
owners of the State of Pennsylvania  
are to be made to Scott Reid of  
ParaSell, Inc.



ESSENTIAL CRE

## **CONFIDENTIALITY and DISCLAIMER**

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Essential CRE and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Essential CRE and ParaSell, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Essential CRE and ParaSell, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Essential CRE and ParaSell, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Essential CRE and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Essential CRE and ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



**ESSENTIAL CRE**

Brokerage | Investments | Asset Management

[www.essentialcre.com](http://www.essentialcre.com)