

Brand New Construction



Subject Property

**30 HOPMEADOW STREET  
SIMSBURY (HARTFORD MSA), CT**

 **ESSENTIAL CRE**  
Brokerage | Investments | Asset Management

In Association with ParaSell, LLC | A Licensed Connecticut Broker #REB.0792680

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# The Nest Schools

| PRICE              | CAP RATE     | NOI              |
|--------------------|--------------|------------------|
| <b>\$7,149,126</b> | <b>6.75%</b> | <b>\$482,566</b> |

PROPERTY SUMMARY

|                    |  |
|--------------------|--|
| ADDRESS            | 30 Hopmeadow Street,<br>Simsbury, CT 06089 |
| TENANCY            | Single                                     |
| YEAR BUILT         | 2025                                       |
| OWNERSHIP          | Fee-Simple (Land & Building)               |
| BUILDING SIZE (SF) | 15,040                                     |
| LOT SIZE (AC)      | 4.8  |

LEASE SUMMARY

|                 |                        |
|-----------------|------------------------|
| BASE LEASE TERM | 17                     |
| REMAINING TERM  | 16.80                  |
| INCREASES       | 2% Annually            |
| TENANT          | The Nest Schools, Inc. |
| GUARANTY        | Corporate & Personal   |
| LEASE TYPE      | Absolute NNN           |



## INVESTMENT HIGHLIGHTS



- First and Only New Ground Up Construction for The Nest Schools
- Corporate Lease & Ultra High Net Worth Personal Guaranty (Contact Broker for More Info)
- Absolute NNN Lease with No Landlord Responsibilities & 2% Annual Increases
- Large ~5 Acre Lot

## LOCATION HIGHLIGHTS



- Simsbury is One of Connecticut's Most Affluent and Family-Oriented Suburbs. The Area is Composed of Dual-Income Families with a High Demand for Quality Childcare, Creating Long-Term Stability for Operators.
- Excellent Average HH Income of \$193K in a 3-Mile Radius, expected to grow 5% by '30
- \$348+ Million Spent on Education & Day Care in a 10-Mile Radius
- Nearby National Brands include Nearby National Brands Include, Whole Foods, Raising Cane's, Walmart, Jersey Mike's, HomeGoods, Best Buy, and More.

## TENANT HIGHLIGHTS



- The Nest Schools Provide High-End Early Education/Childcare Services Across 60 Locations Nationally & Plans to Grow to 200+ Locations
- 100% Corporate, No Franchising
- Founders have 30+ Years of Experience & Operated a Best In-Class Early Education Platform in the Northeast
- Rockbridge Growth Equity Invested in The Nest Schools in 2022 to Accelerate Growth and Create Long-Term, Sustainable Value. As of 2021, Rockbridge had Over \$1.2 Billion in Assets Under Management and Experience in the Education Sector



## ADVANTAGES OF EARLY EDUCATION/CHILDCARE REAL ESTATE

- **HIGHER CAP RATES WITHOUT SACRIFICE**

Over the last 5 years we have seen an **86-basis point** spread on average **between single-tenant net-leased retail & early education/childcare** despite attractive locations & solid tenants **due to a lack of knowledge about the property type**

- **HIGH GROWTH BUSINESS**

**\$60B+** Industry with projected **growth to \$83B+** by 2030

- **RECESSION & E-COMMERCE RESISTANT**

Early education is considered **recession-resistant** because working parents continue to rely on childcare **regardless of economic conditions**, making it an **essential**, non-discretionary service as well as **“Amazon proof”**

- **EASY TO RE-TENANT**

Early education properties are **easy to re-tenant**, with **high demand from other childcare operators and flexible layouts** that also appeal to **medical and service-based users**

- **“STICKY” BUSINESS MODEL**

Parents **don't typically switch schools** once enrolling, often **enroll all their children & recommend other families**

- **RECOGNIZED AS AN “ESSENTIAL BUSINESS”**

Early education and childcare are **recognized by both federal and state governments as essential services**, especially during emergencies, due to their critical role in supporting working families and child development

- **INSTITUTIONAL INVESTMENT**

Institutional investors are **heavily invested** in early education businesses and are the **predominant owners** of early education/childcare real estate

- **APPRECIATION POTENTIAL**

Early education properties offer **strong upside potential**, with **cap rate compression** at market peak and **added value** if a smaller tenant improves credit or gets acquired



# The Nest Schools

30 Hopmeadow Street, Simsbury, CT

## LEASE ABSTRACT

|                      |                        |
|----------------------|------------------------|
| TENANT               | The Nest Schools, Inc. |
| GUARANTOR            | Corporate & Personal   |
| RENT COMMENCEMENT    | 6/1/2025               |
| EXPIRATION DATE      | 5/31/2042              |
| BASE LEASE TERM      | 17 Years               |
| LEASE TERM REMAINING | 16.80 Years            |
| NET OPERATING INCOME | \$482,566              |
| RENT INCREASES       | 2% Annually            |
| OPTION PERIODS       | 2, 10 Yr               |

## LEASE STRUCTURE

|             |                     |
|-------------|---------------------|
| LEASE TYPE  | Absolute NNN        |
| TAXES       | Tenant to Reimburse |
| MAINTENANCE | Tenant              |
| INSURANCE   | Tenant              |

## RENT SCHEDULE

| Year | Annual Rent | Monthly Rent | Rental Increases |
|------|-------------|--------------|------------------|
| 1    | \$482,566   | \$40,214     |                  |
| 2    | \$492,217   | \$41,018     | 2%               |
| 3    | \$502,062   | \$41,839     | 2%               |
| 4    | \$512,103   | \$42,675     | 2%               |
| 5    | \$522,345   | \$43,529     | 2%               |
| 6    | \$532,792   | \$44,399     | 2%               |
| 7    | \$543,448   | \$45,287     | 2%               |
| 8    | \$554,317   | \$46,193     | 2%               |
| 9    | \$565,403   | \$47,117     | 2%               |
| 10   | \$576,711   | \$48,059     | 2%               |
| 11   | \$588,245   | \$49,020     | 2%               |
| 12   | \$600,010   | \$50,001     | 2%               |
| 13   | \$612,010   | \$51,001     | 2%               |
| 14   | \$624,252   | \$52,021     | 2%               |
| 15   | \$636,736   | \$53,061     | 2%               |
| 16   | \$649,470   | \$54,123     | 2%               |
| 17   | \$662,460   | \$55,205     | 2%               |



# — Exterior Photos



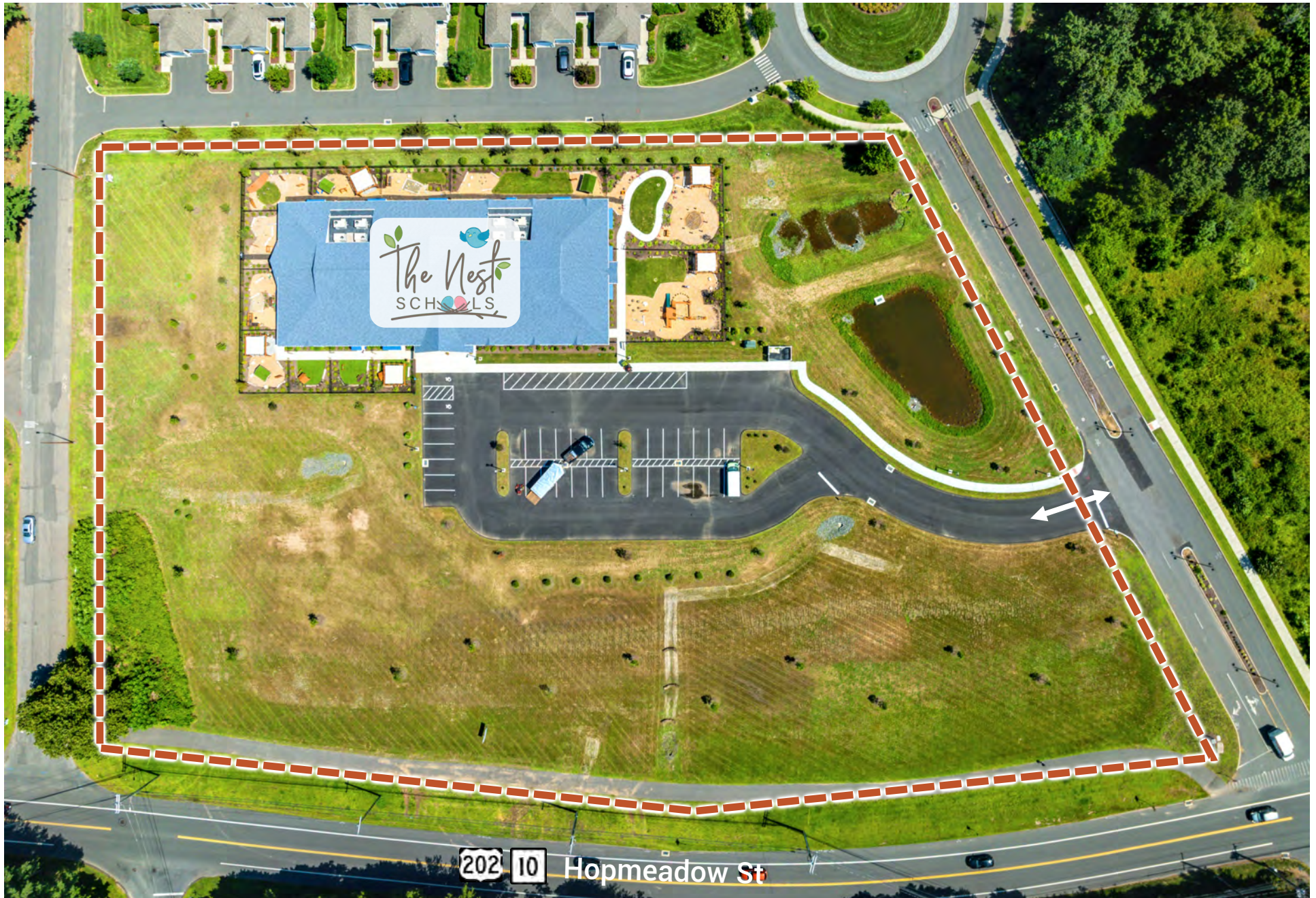


## — Surrounding Photos





# Site Plan





|               |  |
|---------------|--|
| TRADE NAME    | The Nest Schools   |
| COMPANY TYPE  | Private  |
| LOCATIONS     | 60+  |
| FOUNDED       | 2020   |
| HEADQUARTERED | Boca Raton, FL   |
| WEBSITE       | <a href="http://www.thenestschool.com">www.thenestschool.com</a> |



## ABOUT THE NEST SCHOOLS

The Nest Schools ("TNS") is a top-tier early education provider founded by industry veterans with over 30 years of experience. After previously operating 20 successful centers in the Northeast, TNS now aims to expand to 200+ corporately operated locations nationwide. Backed by a 2022 investment from Rockbridge Growth Equity, which manages over \$1.2 billion in assets, TNS offers high-quality programs for children from infancy through elementary age. Its proprietary Nest Play curriculum focuses on whole-child development—social, emotional, intellectual, and physical—and includes enrichment programs like Fit Buddies, Paints & Pianos, and Art of Living. Parents stay connected through a dedicated app offering daily updates and teacher communication.

## NEST PLAY CURRICULUM

Years of industry-leading experience and a drive to redefine quality in the field of Early Childhood Education led to the creation of The Nest Schools. The founders recognized that redefining quality meant completely rethinking staff, child, and family needs in the context of an evolving culture. Their knowledge of past obstacles, weariness of dated perspectives, and awareness of "slow to change" educational philosophies provided a clear focus on the type of educational program the schools would offer. The Nest Play Curriculum is the organization's proprietary and comprehensive approach to the powerful early education that begins at The Nest Schools. It represents the will, the why, and the what-if behind the endless possibilities taking shape in the schools each day. The curriculum is built on the best practices and high standards of NAEYC accreditation, along with individual state early learning and development standards.



# Area Overview

## TOWN OF SIMSBURY CONNECTICUT

- Simsbury is a town in Hartford County, Connecticut. It is a picturesque town nestled in the Farmington Valley, with easy access to major highways such as Route 10 and Route 202.
- Its proximity to Hartford, approximately 12 miles to the northeast, provides residents and businesses with the benefits of a serene suburban environment while being close to the amenities and opportunities of a larger city center.
- Simsbury is located in Capitol Planning Region, Connecticut
  - It has a 2025 population of 24,999.
  - Simsbury is currently growing at a rate of 0.09% annually and its population has increased by 2.06%.



### ECONOMY

- Simsbury's economy is supported by a mix of sectors including finance, insurance, education, healthcare, and manufacturing.
- Principal employers of the city are Simsbury Board of Education, Wings Media Group, Everest Global Svc, Chubb-Executive Risk, Inc, Keller Williams Realty, Hoffman Auto Group, McLean Home Care, The Hartford Life Insurance Co, Ensign-Bickford Companies, Super Stop & Shop.
- On the commercial level, the Town's retail centers include the completely rebuilt Simsbury Commons (formally the Farmington Valley Mall), Drake Hill Mall, Simsbury Town Shoppes, and recently renovated Andy's Plaza.
- Dyno Nobel/Ensign-Bickford Industries owns substantial real estate in the Town on which it has developed high quality residential structures and over 235,000 square feet of Class A office and research space.
- Simsbury Airport is a public use airport located in Simsbury and East Granby.



### DEVELOPMENTS / COMING SOON PROJECTS

- **300-Unit Residential Proposal at Simsbury Commons Plaza:** A major proposal envisions a 4-story, 325,000 sq ft apartment complex with 300 units built behind the Apple Cinemas at Simsbury Commons (Route 44). This could involve reducing retail space and redefining the mixed-use nature of the plaza.
- **Mixed-Use Development at 894 Hopmeadow Street:** On approximately 1.23 acres in the historic district, plans propose a 50,000 sq ft building with 37 apartments above ground-floor retail. The existing structure (hosting Rush Bowls) would be demolished if approved.



**“RANKED #5 IN BEST SCHOOL DISTRICTS IN  
HARTFORD AREA”**



TOWN OFFICES



DRAKE HILL FLOWER BRIDGE



SIMSBURY AIRPORT

# Area Overview



## HARTFORD MSA

- Hartford–West Hartford–East Hartford MSA also referred to as Greater Hartford, centers around Connecticut's capital city, Hartford, and includes key surrounding towns like West Hartford and East Hartford. This metropolitan area, officially designated by the U.S. Office of Management and Budget (OMB), comprises Hartford, West Hartford, East Hartford, and surrounding communities. It is part of the larger New Haven–Hartford–Waterbury Combined Statistical Area (CSA).
- Greater Hartford is a region located in the U.S. state of Connecticut, centered on the state's capital of Hartford. It represents the only combined statistical area in Connecticut defined by a city within the state, being bordered by the Greater Boston region to the northeast and New York metropolitan area to the south and west.
- In 2023, the MSA had approximately 1.14 million residents.



## ECONOMY

- Hartford–West Hartford–East Hartford MSA - GDP: \$102,764.650 as of 2023.
- The Hartford region offers a culture of business development, with internationally known companies in various sectors including insurance and financial services, aerospace, manufacturing, healthcare and more. Not to mention a vibrant urban core with the Hartford Chamber of Commerce supporting the capital city, top-tier educational institutions including UCONN, Trinity, University of Hartford, CCSU and St. Joseph's, and one of the most educated workforces in the country.
- The Greater Hartford Region sits at the very heart of the third-most educated state in the nation. Companies that begin, or relocate, here are among the fastest growing in the world—able to tap into both a rich manufacturing tradition and a growing technology sector.
- Already a top player in aerospace manufacturing jobs, Hartford was recently named the **#4 best city in the U.S. for tech jobs** by the Brookings Institution, and the **#7 fastest-growing market for tech talent in the U.S.** by CBRE.
- Known as the Insurance Capital of the World, Hartford is the home of several of the nation's leading insurance and financial services companies. In fact, Connecticut ranks #1 in the U.S. in direct written health premiums, #4 in direct written life premiums and #5 in direct written P&C premiums nationwide.
- It is home to Bradley International Airport is the second biggest airport in New England and is owned and operated by the Connecticut Airport Authority. 6,248,165 passengers traveled through BDL in 2023. Bradley International Airport (BDL) has received the Condé Nast Traveler's 2024 Readers' Choice Award – naming BDL as a **"Top 10 Best Airport in the U.S."**



## DEVELOPMENTS / COMING SOON PROJECTS

- In Greater Hartford, developments in 2025 include residential projects like the conversion of 111 Founders Plaza into apartments and the potential for over 1,000 new housing units in East Hartford.



DOWNTOWN HARTFORD



AETNA INSURANCE BUILDING



BRADLEY INTERNATIONAL AIRPORT  
GROUND TRANSPORTATION CENTER



# Close Aerial



DUNKIN'



CHUBB

INDEPENDENT MOUNTAIN  
SELF STORAGE

curaleaf

SUBJECT PROPERTY

The Nest  
SCHOOLS

U.S. HWY 202 & CT-10  
11,400 VPD

202

10

HARTFORD  
10.5 MILES

N



# Close Aerial



Blue  
Fox Run  
Golf  
Course

Residence  
INN  
BY HARRISOT

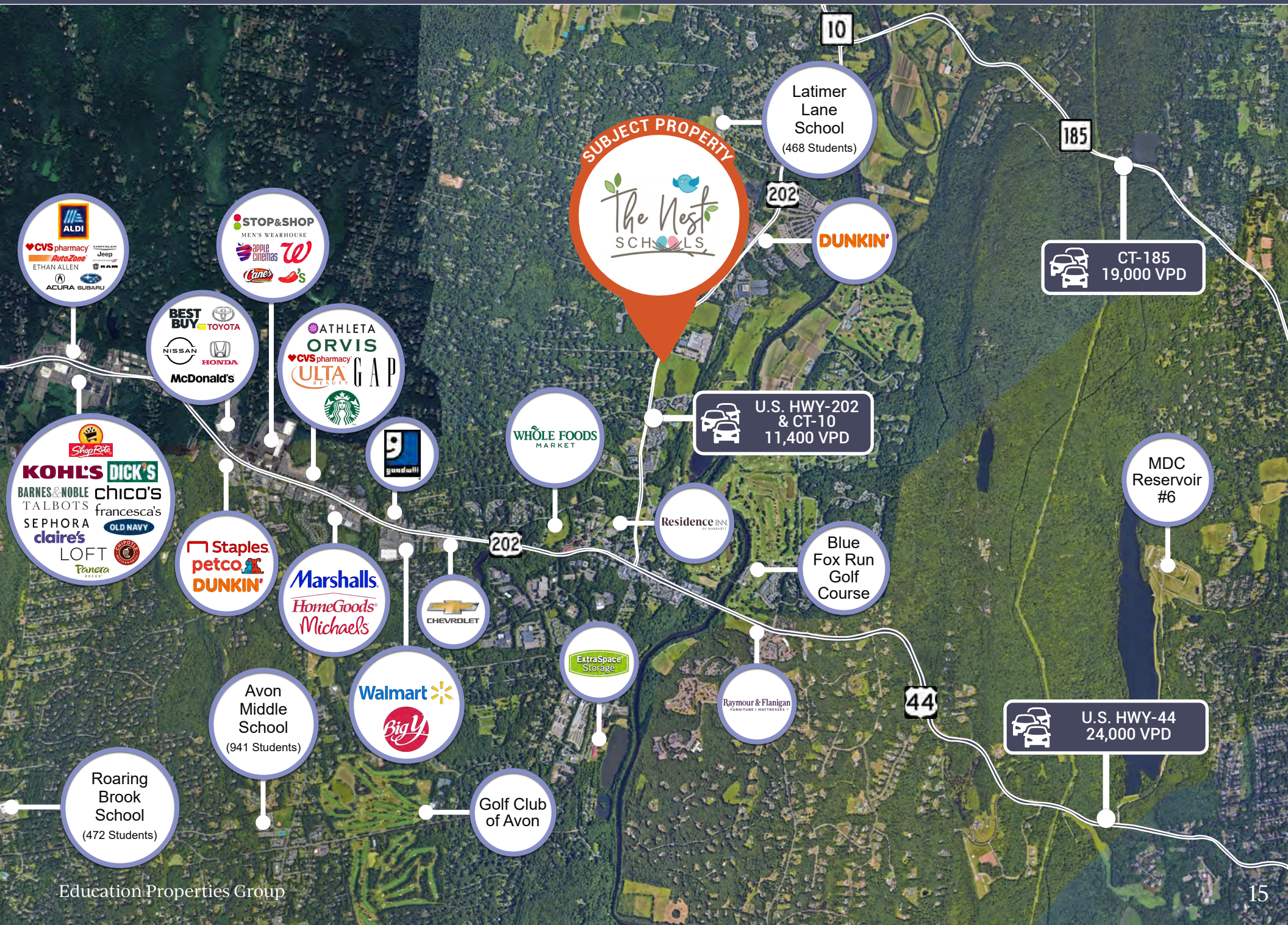
WHOLE FOODS  
MARKET

Advanced Foot  
& Ankle Specialists  
PSE Love  
LITTLE CITY PIZZA

U.S. HWY 202 & CT-10  
11,400 VPD

SUBJECT PROPERTY  
The Nest  
SCHOOLS







# Location Map

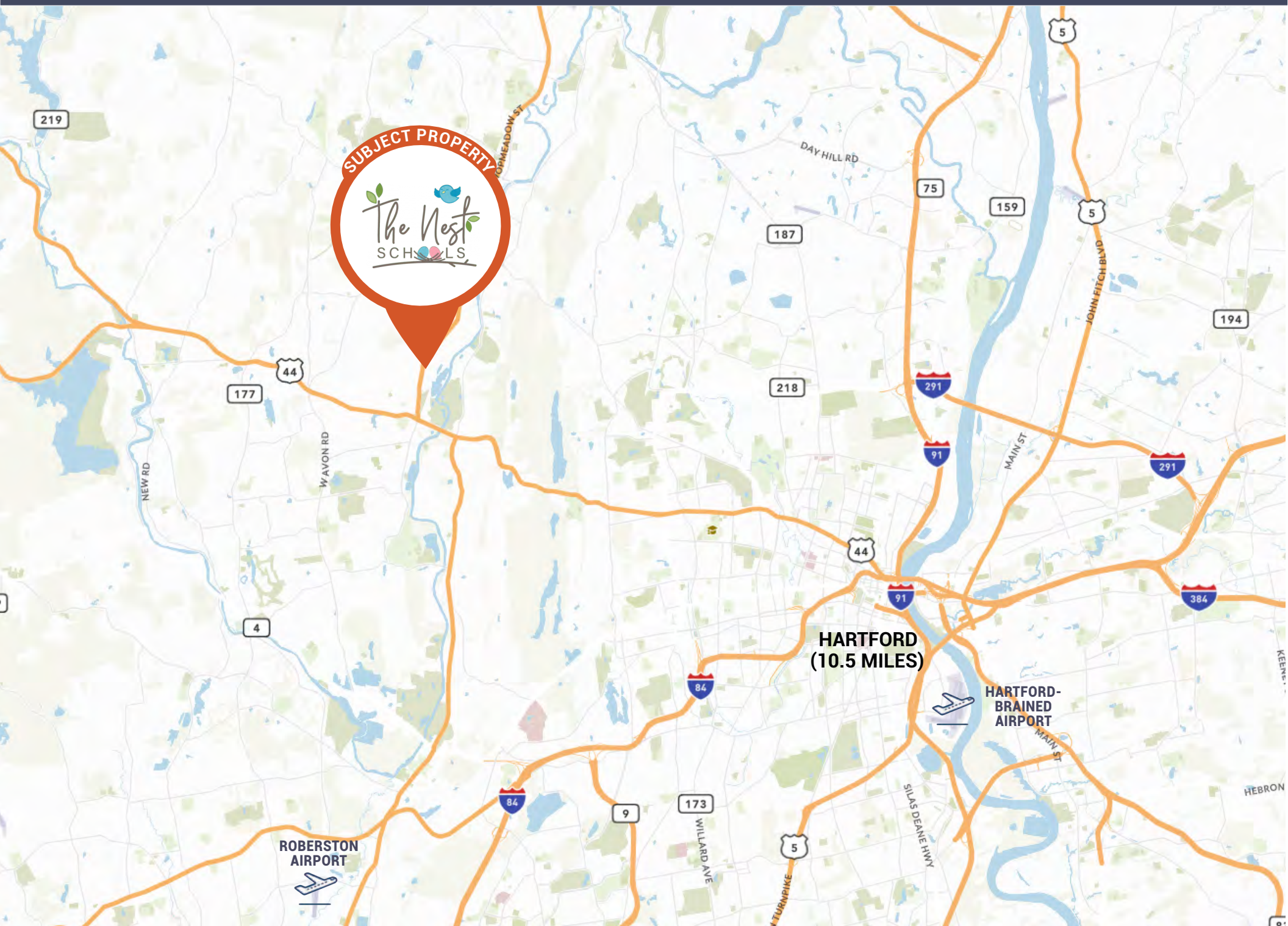


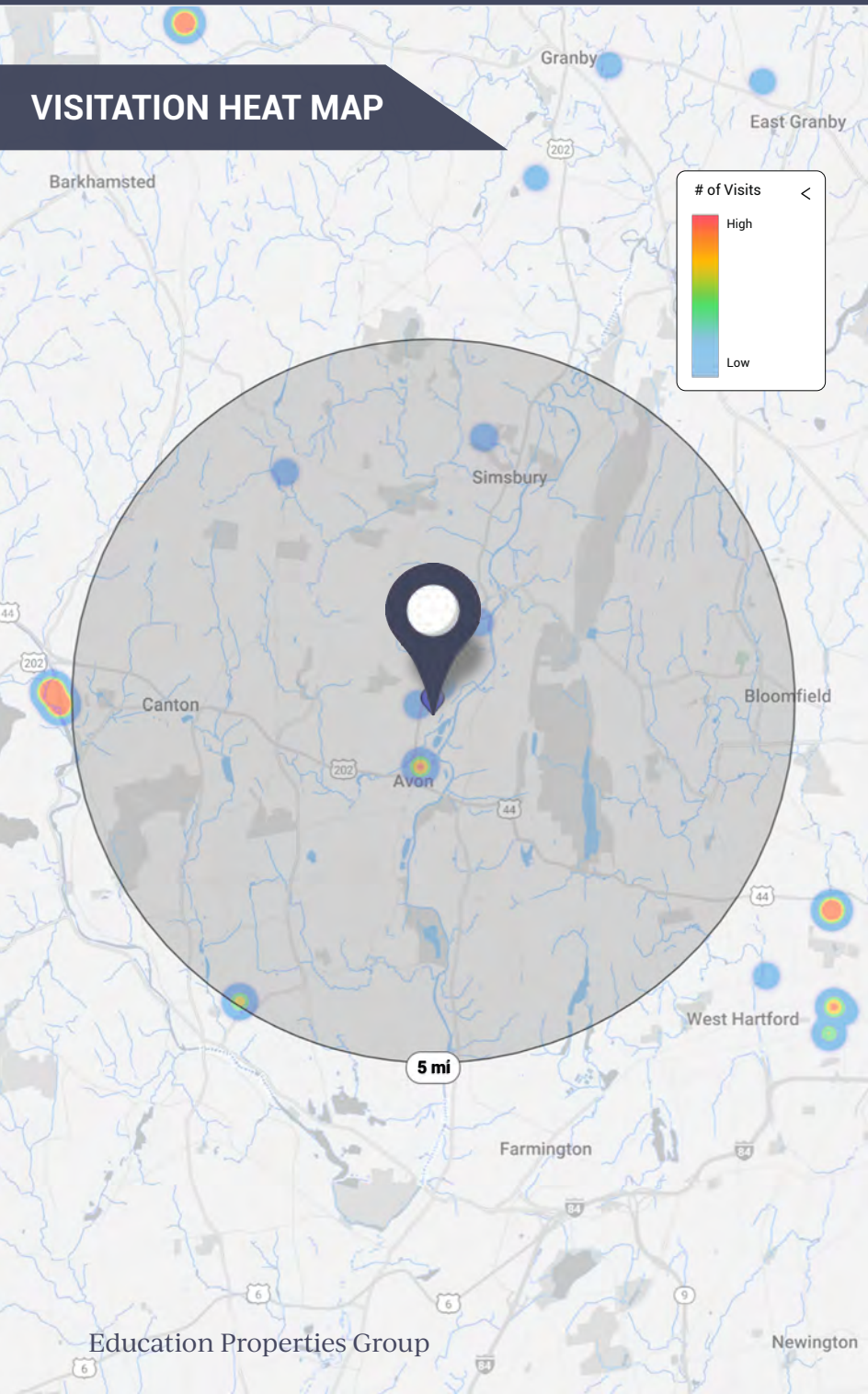
## LEGEND

- City of Simsbury
- Major Roadways
- 10 CT State Route 10
- 185 CT State Route 185
- 315 CT State Route 315
- 187 CT State Route 187
- 185 CT State Route 185
- 178 CT State Route 178
- 189 CT State Route 189
- 218 CT State Route 218
- 202 CT US Highway 185
- 44 CT US Highway 44



# Regional Map





# Demographics

30 Hopmeadow St, Simsbury, CT 06070



| POPULATION      | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2025 Population | 2,934  | 20,116  | 62,992  |
| 2030 Population | 2,907  | 20,174  | 62,717  |
| % Change        | -0.92% | 0.29%   | -0.44%  |



| AVERAGE HOUSEHOLD INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| 2025 Average HH Income   | \$172,516 | \$193,037 | \$187,207 |
| 2030 Average HH Income   | \$182,556 | \$204,170 | \$199,688 |
| % Change                 | 5.82%     | 5.77%     | 6.67%     |



| HOUSEHOLDS      | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2025 Households | 1,282  | 8,459   | 25,113  |
| 2030 Households | 1,286  | 8,589   | 25,922  |
| % Change        | 0.31%  | 1.54%   | 3.22%   |



# The Nest Schools

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