



# The Learning Experience.

*A new-construction, 20-year NNN childcare investment.*

3615 S Blair Stone Road · Southwood · Tallahassee, FL 32301

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# A Brand-New NNN Childcare Investment.

*Under construction for a national operator—in Southwood, Tallahassee's premier master plan.*

3615 South Blair Stone Road is a brand-new net-lease investment opportunity featuring a ±10,000 SF, purpose-built childcare facility currently under construction for The Learning Experience — a nationally recognized early-childhood-education brand. The property will be occupied under a 20-year lease with 10% rental increases every five years, delivering stable, growing NNN income. The site sits within Southwood, one of Tallahassee's premier master-planned communities, directly across from a Publix-anchored shopping center. With D.R. Horton — the nation's largest homebuilder — actively delivering thousands of new homes at Southwood, the trade area is set to grow alongside the lease.

AT A GLANCE	
Sale Price	\$7,330,000
Cap Rate	6.0%
NOI	\$440,000
Building Size	±10,000 SF
Price / SF	\$733
Lease Term	20 Years
Rent Bumps	10% every 5 yrs
Status	New Construction

**\$7.33M**  
SALE PRICE

**6.0%<sub>CAP</sub>**  
NEW-CONSTRUCTION NNN

**20<sub>YR</sub>**  
LONG-TERM LEASE TERM

**DIRECTLY ACROSS FROM** **Publix** *anchored shopping center · daily-needs traffic*  
 Inside Southwood · one of Tallahassee's premier master-planned communities  
 D.R. Horton — the nation's largest homebuilder — actively building at Southwood

**PROPERTY TYPE** Single-Tenant Net-Lease Retail · New Construction  
**TENANT** The Learning Experience · national early-childhood-education brand  
**LOCATION** 3615 S Blair Stone Road · Southwood · Tallahassee, FL 32301



# Why The Learning Experience, Why Now.

**01** **New Construction NNN**  
A brand-new, ±10,000 SF purpose-built childcare facility under construction at 3615 S Blair Stone Road – the investor takes delivery of a new asset with zero deferred maintenance.

**02** **20-Year Lease, Built-In Growth**  
A 20-year lease provides long-term income stability, with 10% rental increases every five years – predictable, contractual income growth across the entire term.

**03** **A Nationally Recognized Operator**  
The Learning Experience is a national early-childhood-education brand with hundreds of locations and a proven, family-trusted format – a strong, well-known name backing the lease.

**04** **Across from a Publix Anchor**  
The site sits directly across from a Publix-anchored shopping center – daily-needs traffic that doubles as a marketing channel for a daily-needs childcare service.

**05** **The Southwood Master Plan**  
Located within Southwood, one of Tallahassee's premier master-planned communities, known for strong demographics, family-oriented neighborhoods and continued growth.

**06** **D.R. Horton Growth Pipeline**  
D.R. Horton – the nation's largest homebuilder – has thousands of new homes planned and under development at Southwood, expanding the childcare trade area year over year.

## INVESTMENT THESIS

*A new-construction, 20-year NNN childcare asset by a nationally recognized brand – in the path of D.R. Horton's residential growth at Southwood, Tallahassee.*



**SOUTHWOOD**

One of Tallahassee's premier master-planned communities — and a growing one.

# Inside Southwood, Tallahassee's Master Plan.

## 01 Southwood

Southwood is one of Tallahassee's premier master-planned communities, known for strong demographics, family-oriented neighborhoods and continued residential growth on the city's southeast side.

## 02 Across from Publix

The site sits directly across from a Publix-anchored shopping center, placing it in the daily flow of every nearby family — strong cross-shopping for a daily-needs childcare service.

## 03 D.R.Horton Growth

D.R. Horton — the nation's largest homebuilder — is actively building thousands of new homes at Southwood. The childcare trade area is set to grow alongside the lease, year over year.

**DEMOGRAPHICS**

Dense, growing, family-oriented.

**101,592** PEOPLE  
POPULATION IN 5 MILES

**\$87,370** AHI  
AVERAGE HH INCOME

**41,213** HH  
HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	4,754	36,210	101,592
Total Households	2,250	16,455	41,213
Average HH Income	\$87,370	\$77,551	\$81,863
Average Home Value	\$317,928	\$261,177	\$272,444

Source: 2023 American Community Survey (ACS) — U.S. Census



# A Closer Look.

*The building under construction at 3615 S Blair Stone Road.*



GET IN TOUCH

# Let's talk about The Learning Experience.

Offering at \$7,330,000 · 6.0% cap rate · 20-year NNN.  
Inquiries welcome from qualified investors.



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