

# SINGLE TENANT NN

Investment Opportunity



Dense, Infill Trade Area | Off Interstate 4 (165,500 VPD) | AHHI Exceeds \$127,850 Within 1-Mile Radius



40,100  
VEHICLES PER DAY

7095 County Road 46A | Lake Mary, Florida

**ORLANDO** MSA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



THE LEARNING EXPERIENCE

SouthState

WELLS FARGO

GRATON STREET PUB

40,100 VEHICLES PER DAY

W



FIRST HORIZON



WESTIN HOTELS & RESORTS

H E THOMAS JR. PARKWAY

Publix

14,900 VEHICLES PER DAY

INTERNATIONAL PKWY.

COLONIAL TOWN PARK

DUFFY'S RESTAURANT GROUP

menchie's

HOTWORX

PARADISE GRILLS





HEATHROW  
ELEMENTARY  
SCHOOL

MARKHAM  
WOODS MIDDLE  
SCHOOL

THE LEARNING  
EXPERIENCE

WELLS FARGO



FIRST HORIZON

WESTIN  
HOTELS & RESORTS

GRAFTON  
STREET  
PUB

14,900  
VEHICLES PER DAY



INTERNATIONAL PKWY.

Publix

FishBones

40,100  
VEHICLES PER DAY

HE THOMAS JR. PARKWAY

TRUIST

menchie's

CHASE

Hampton





DICK'S  
SPORTING GOODS  
Dillard's

Walmart  
Supercenter

TARGET  
BIG  
LOTS!

KOHL'S  
sam's club

165,500  
VEHICLES PER DAY

RUTH'S  
CHRIS  
STEAK HOUSE

INTERSTATE 4

TRUIST

CHASE

PARK PLACE

WESTIN  
HOTELS & RESORTS

Publix

INTERNATIONAL PKWY.

McDonald's

FIRST HORIZON

H.E. THOMAS JR. PARKWAY



THE LEARNING  
EXPERIENCE

W

40,100  
VEHICLES PER DAY

14,900  
VEHICLES PER DAY



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$5,081,000
<b>Net Operating Income</b>	\$317,552
<b>Cap Rate</b>	6.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	7095 County Road 46A Lake Mary, Florida 32746
<b>Rentable Area</b>	11,100 SF
<b>Land Area</b>	1.31 AC
<b>Year Built / Remodeled</b>	2010 / 2012
<b>Tenant</b>	The Learning Experience
<b>Lease Signature</b>	Kala Kids, LLC
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Underground Utility Lines
<b>Lease Term Remaining</b>	7+ Years
<b>Increases</b>	8% Every 5 Years
<b>Options</b>	1 (5-Year)
<b>Rent Commencement</b>	August 2012
<b>Lease Expiration</b>	August 2032

# RENT ROLL



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
The Learning Experience	11,100	August 2012	August 2032	Current	-	\$26,463	\$317,552	1 (5-Year)
				August 2027	8%	\$28,580	\$342,957	
				Option	8%	\$30,866	\$370,393	



## **7+ Years Remaining | 8% Scheduled Rental Increases | Options To Extend**

- The tenant has 7+ years remaining on their lease with 1 (5-year) options, demonstrating their commitment to the site
- There are 8% rental increases every 5 years during the initial term and at the beginning of each option period, growing the NOI and hedging against inflation
- The lease is signed by Kala Kids, LLC
- Founded in 1980, The Learning Experience is among the leading providers in early childhood education and daycare with over 600 centers in operation

## **NN Leased | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance, and maintains most aspects of the premises
- Landlord is responsible for roof, structure, and underground utility lines
- Ideal, low-management investment for a passive investor in a state with no state income tax

## **Demographics In 5-Mile Trade Area | Six-Figure Incomes | Residential Consumer Base**

- More than 118,000 residents support the trade area
- \$127,850 average household income within a 1-mile radius
- 19 miles North of Orlando
- Subject property is surrounded by several residential developments, providing a direct consumer base from which to draw

## **Fronting H E Thomas Jr. Parkway | Off Interstate 4 | Colonial Town Park | Dense Trade Area & Retail Development**

- The asset is ideally fronting H E Thomas Jr. Parkway averaging 40,100 VPD
- Less than a mile West off Interstate 4 (165,500 VPD), allowing users to benefit from on/off ramp access to the site and surrounding Orlando trade areas
- Adjacent to Colonial Town Park, a lifestyle center that features retailers such as Publix, Duffy's, Walgreens, and more
  - **The Publix ranks in the top 88% (148 out of 1,325) of all nationwide locations according to Placer.ai**
- The dense trade area is supported by retailers such as Sam's Club, Target, Marshalls, and more

## **The Learning Experience Acquisition By Golden Gate Capital**

- In 2018, Golden Gate Capital, a leading private equity firm, acquired The Learning Experience from the Weissman family
- Golden Gate Capital is a San Francisco-based private equity investment firm with over \$15 billion of capital under management, whose principals have a long and successful history of investing across a wide range of industries and transaction types
- Representative multi-unit consumer sector investments sponsored by Golden Gate Capital include Express Oil Change & Tire Engineers, Mavis Discount Tire, Bob Evans Restaurants, Red Lobster, Eddie Bauer, California Pizza Kitchen, Pacific Sunwear, Express, and Zales
- The 2018 acquisition has allowed them to procure more real estate for future locations and supplemental growth
- Click [HERE](#) for Forbes' article on the acquisition



165,500  
VEHICLES PER DAY

INTERSTATE 4

Publix

INTERNATIONAL PKWY.

14,900  
VEHICLES PER DAY



FIRST HORIZON



THE LEARNING EXPERIENCE

WELLS FARGO

TARGET HOME SENSE  
Publix



SouthState

H E THOMAS JR. PARKWAY

40,100  
VEHICLES PER DAY



# SITE OVERVIEW



0.8 Miles to Interstate 4

40,100  
VEHICLES PER DAY

H E THOMAS JR. PARKWAY

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS





## THE LEARNING EXPERIENCE

[thelearningexperience.com](http://thelearningexperience.com)

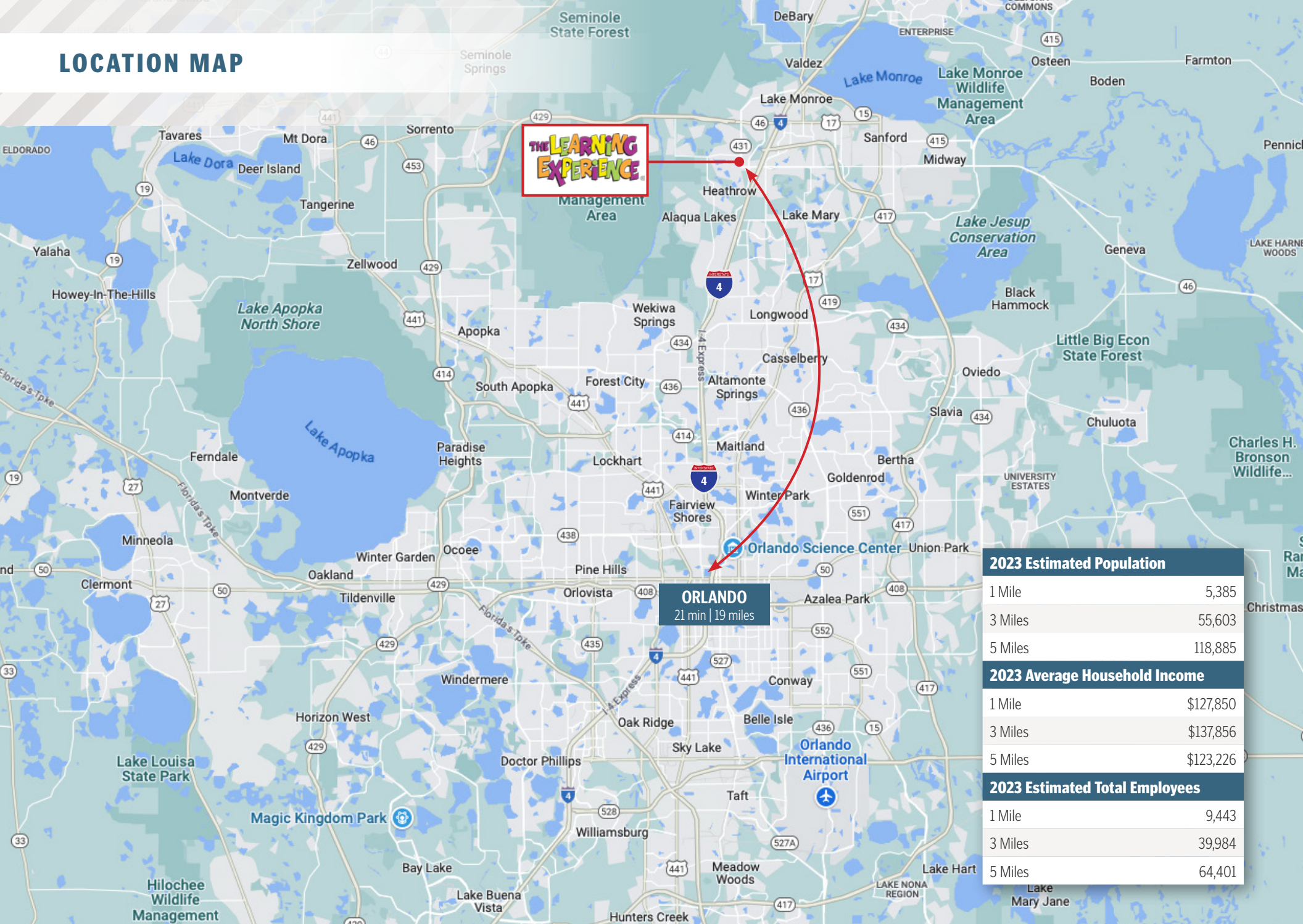
**Company Type:** Private

**Locations:** 600+

The Learning Experience is the nation's fastest-growing Academy of Early Education franchise, educating and enhancing the lives of more than 25,000 children ages 6 weeks to 6 years old each year. With more than 600 company-owned and franchise centers operating or under development across 22 states. The Learning Experience's proprietary curriculum places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.

Source: prnewswire.com, thelearningexperience.com

# LOCATION MAP



### 2023 Estimated Population

1 Mile	5,385
3 Miles	55,603
5 Miles	118,885

### 2023 Average Household Income

1 Mile	\$127,850
3 Miles	\$137,856
5 Miles	\$123,226

### 2023 Estimated Total Employees

1 Mile	9,443
3 Miles	39,984
5 Miles	64,401

8,700  
VEHICLES PER DAY

14,900  
VEHICLES PER DAY

40,100  
VEHICLES PER DAY

165,500  
VEHICLES PER DAY

ORANGE BLVD.

INTERNATIONAL PKWY.

H E THOMAS JR. PARKWAY

INTERSTATE 4

THE LEARNING EXPERIENCE

SouthState

WELLS FARGO

PARK PLACE

verizon

DUNKIN'

Deloitte.

COLONIAL TOWN PARK

Publix. DUFFY'S  
COLD STONE VINEYARD

WESTIN  
HOTELS & RESORTS

GRANDE OAKS  
AT HEATHROW

FIRST HORIZON



0.8 Miles to Interstate 4





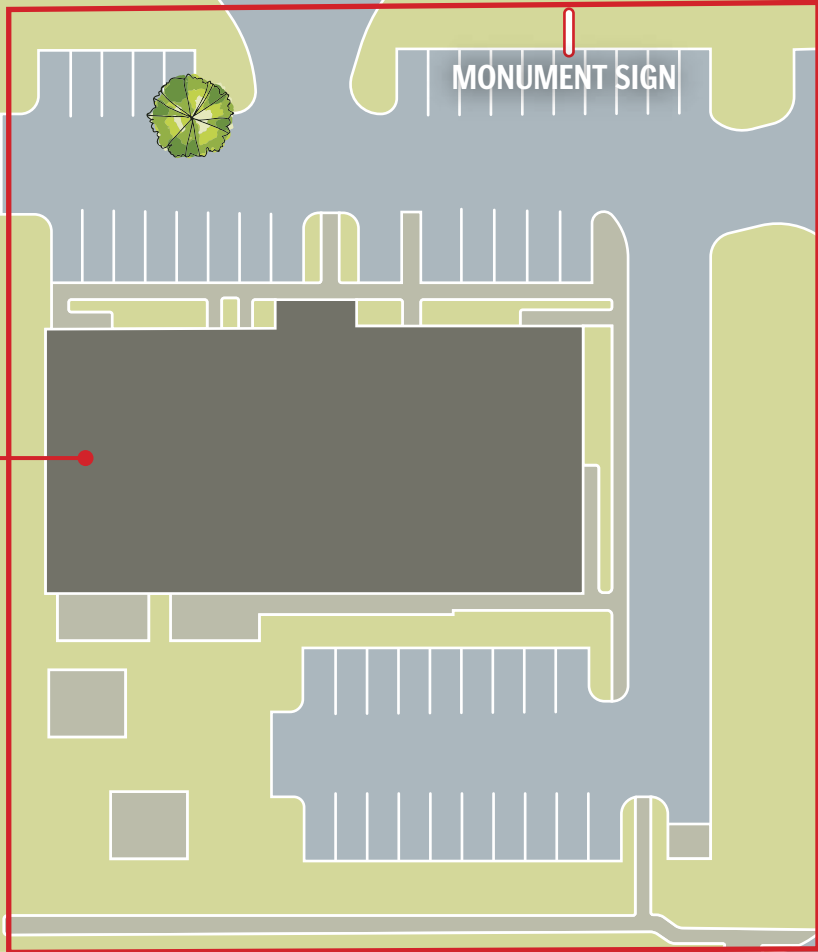


H E THOMAS JR. PARKWAY

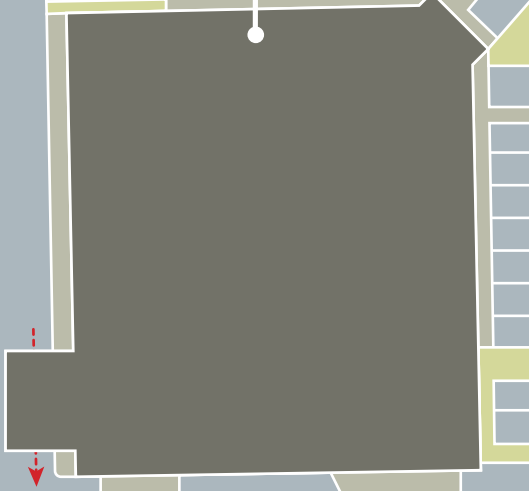
40,100  
VEHICLES PER DAY



THE LEARNING  
EXPERIENCE



MONUMENT SIGN



BUSINESS PARK LN.



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	5,385	55,603	118,885
2028 Projected Population	5,947	58,219	122,148
2023 Median Age	43.1	40.6	39.1
<b>Households &amp; Growth</b>			
2023 Estimated Households	2,436	22,234	45,868
2028 Projected Households	2,711	23,573	47,680
<b>Income</b>			
2023 Estimated Average Household Income	\$127,850	\$137,856	\$123,226
2023 Estimated Median Household Income	\$101,277	\$95,123	\$82,918
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	643	3,738	6,235
2023 Estimated Total Employees	9,443	39,984	64,401



## LAKE MARY, FLORIDA

Lake Mary is a suburban city in Seminole County, Florida, United States. The City of Lake Mary had a population of 17,335 as of July 1, 2023. The city is part of the Orlando metropolitan statistical area.

Lake Mary consists primarily of single-family residential neighborhoods, retail businesses, Class A office space, light manufacturing and high-tech industries. Lake Mary is considered a major economic hub of the Orlando Metropolitan Area. Several large corporations maintain major operations within the City and is well renowned for its exceptional quality of life. This quality of life is enhanced by Lake Mary's strategic location on the North Interstate-4 corridor, the community's exceptional education system, and a skilled workforce. The City of Lake Mary's economy is comprised of a well-established and growing business community that is represented by manufacturing, medical, retail, professional office and technology uses.

The city also offers several recreational activities. These include baseball, softball, soccer, tennis, golf, basketball and skateboarding. You can also enjoy fishing in St. Johns River. In addition, there are ample restaurants, nightclubs, theaters and symphonic music in Lake Mary region. Lake Mary and Nearby Attractions are Church of the Nativity, Daytona Beach, Disney Attractions, Orlando Science Center and Universal Studios.

The University of Central Florida provides college level education to the area. Orlando International Airport is the closest major airport. Seminole County Public Schools operates Lake Mary's public schools. There are 7 public schools, 5 private schools, 2 colleges Seminole State College of Florida, and ECPI University, and 1 library in the greater Lake Mary area.

Orlando International Airport is the closest major airport.



# ORLANDO

“THE THEME PARK CAPITAL OF THE WORLD”

**Orlando is best known around the world for its many popular attractions.**



**Walt Disney World**, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



**Universal Orlando Resort** the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet ‘n Wild Water Park, the first water park in America.



**SeaWorld** features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



**WALT DISNEY MAGIC KINGDOM PARK**  
20.86 MILLION VISITORS PER YEAR (2018)



**UNIVERSAL STUDIOS ORLANDO**  
10.71 MILLION VISITORS PER YEAR (2018)



**DISNEY'S HOLLYWOOD STUDIOS**  
11.26 MILLION VISITORS PER YEAR (2018)



**UNIVERSAL ORLANDO RESORT**  
TWO THEME PARKS, ONE WATER PARK



**THE WALT DISNEY WORLD RESORT**  
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



**SEA WORLD ORLANDO**  
4.59 MILLION VISITORS PER YEAR (2018)



**THE WALT DISNEY EPCOT CENTER**  
20.86 MILLION VISITORS PER YEAR (2018)



**DISNEY'S ANIMAL KINGDOM**  
13.75 MILLION VISITORS PER YEAR (2018)



## LARGEST EMPLOYERS

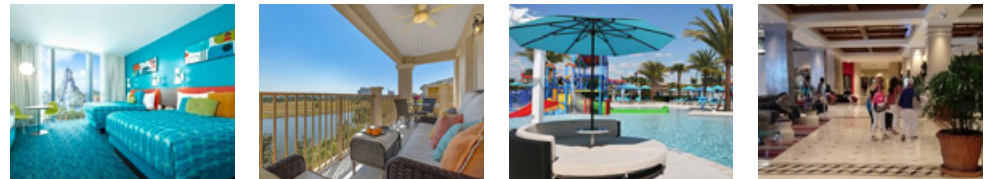
Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000

**Ranked #1 in the Country for JOB GROWTH**  
U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018

Home to 292,059 Population growth of 22.56% since 2010

<p>AVERAGE HOUSEHOLD INCOME</p> <p><b>\$75,669</b></p>	<p>MEDIAN CITY OF ORLANDO AGE</p> <p><b>33.8</b></p>	<p>MEDIAN HOME COST</p> <p><b>\$240,000</b></p>	<p>MEDIAN RENTAL COST</p> <p><b>\$1,196</b></p>
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OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



**\$90,245,169**  
GDP of county (2019 Orange County):

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**5TH MOST POPULOUS COUNTY**  
in Florida (6.6% of Florida's population)



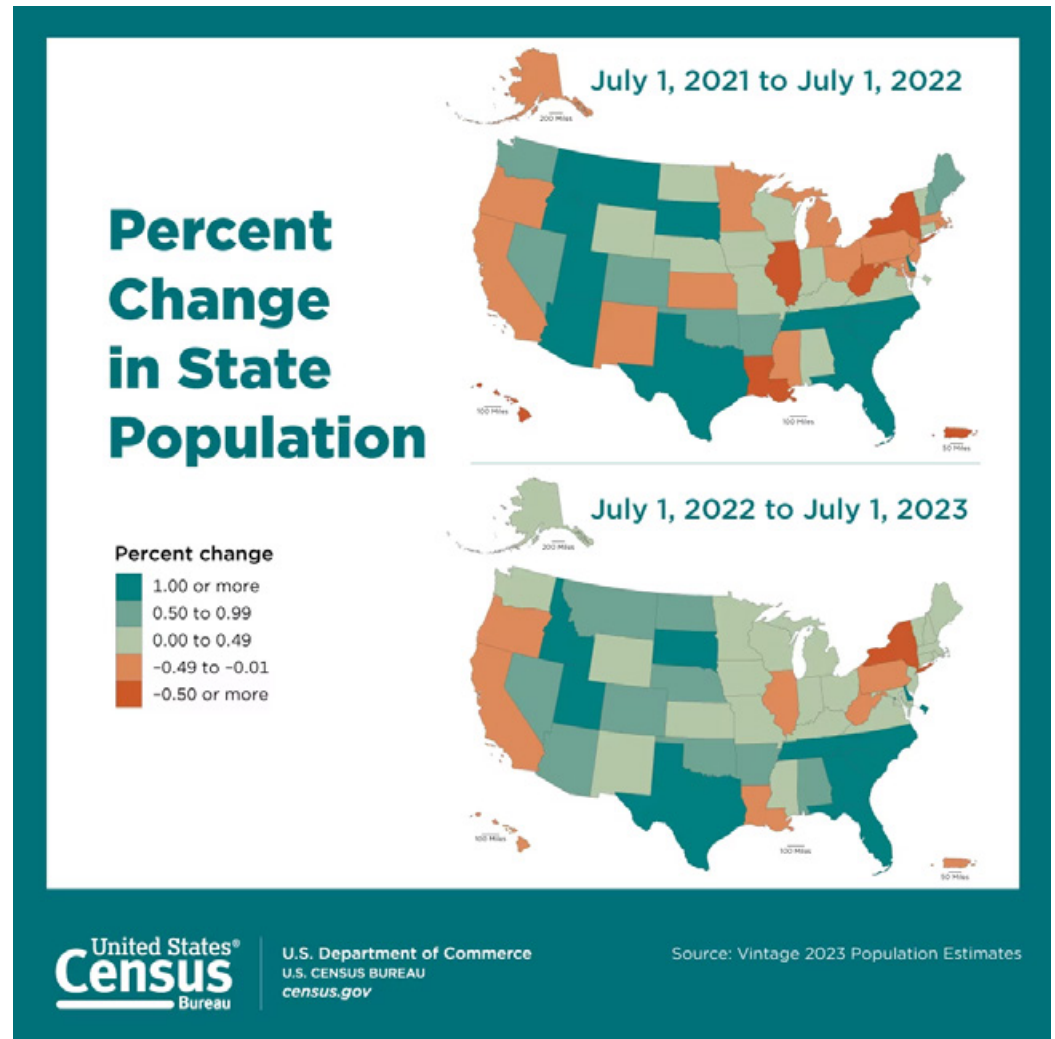
# PERCENT CHANGE IN STATE POPULATION

## Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

## Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau  
Read Full Article [HERE](#)  
Posted on December 18, 2023



# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

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