

# THE LEARNING EXPERIENCE

94 Broad Street | Eatontown, NJ

OFFERED INDIVIDUALLY OR AS A THREE-PROPERTY PORTFOLIO | Contact Broker for More Information



VIEW WEBSITE & OFFERING MEMORANDUM



**\$5,185,000**  
PRICE



**7.00%**  
CAP RATE



**14.4+ YEARS**  
TERM REMAINING



**NN**  
LEASE FORM



**\$363,000**  
NOI



**2019**  
YEAR BUILT



**Prime Investment Opportunity** | Long-Term NN Lease with 14+ Years of Term Remaining | 10% Rental Increases Every 5 Years & at the One, 5-Year Option | Minimal Landlord Responsibilities | Built in 2019



**Best-in-Class Tenant** | Fastest-Growing Childcare Brand with 700+ Centers Open, Planned or Under Development in 36 States & Internationally



**Strong Demographics** | High-Density, Affluent Submarket in the New York-Newark-Jersey City MSA | Population Exceeds 152,000 within a 5-Mile Radius



**Right by Netflix's New \$1 Billion Studio Campus** | 0.5 Miles from Netflix's New \$1 Billion Campus | 12 Sound Stages Totaling 500,000+ SF | 1 Million+ SF of Production & Support Space | Creating 1,400+ New Jobs



**Strategic Location Near Monmouth Mall Redevelopment** | Less than 1.7 Miles from the \$500 Million Mixed-Use Redevelopment | 990,000 SF of New Retail Space & Over 1,000 New Housing Units



**High-Growth Corridor of Monmouth County** | Near the Fort Monmouth Redevelopment | In Addition to the Netflix Campus, Redevelopment Plans Include 1,585+ of New Housing Units & 1.75 Million SF of Commercial Space

Exclusively Offered by:

**NORTHMARQ NATIONAL NET LEASE GROUP**



**Ani Paulson** | Senior Vice President  
apaulson@northmarq.com  
404.407.5907

**Jason Maier**  
Senior Vice President  
NJ Broker #153746

