

# SINGLE TENANT NN

Investment Opportunity



14 YEARS REMAINING | OPTIONS TO EXTEND | SCHEDULED RENTAL INCREASES



10225 Carnoch Way

**BRISTOW** VIRGINIA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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## INVESTMENT SUMMARY



SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, The Learning Experience investment property located in Bristow, Virginia. The tenant, The Learning Experience has 14 years of lease term remaining with 2 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NN with limited landlord responsibilities making it an ideal, low management investment opportunity for a passive investor. The location is operated by one of The Learning Experience's largest franchisees and opened in August of 2024 with an enrollment of over 80 students.

The Learning Experience is located near the signalized, hard corner intersection of State Highway 215 and Sudley Manor Dr which combine to average over 30,400 vehicles per day. Sudley Manor Drive is a major commuter thoroughfare serving the city of Bristow. The asset is located in close proximity to several other schools including Cedar Point Elementary School, T. Clay Wood Elementary School, EH Marsteller Middle School, and Patriot High School. The nearby schools combine to have a student population of over 4,500. In addition to the nearby schools, a new, 200 home subdivision is planned approximately 2 miles from the subject property. The immediate trade area is supported by a population of over 86,500 residents and 41,200 employees with an affluent average household income of \$198,012 within 1 mile.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$7,570,000
<b>Net Operating Income</b>	\$530,000
<b>Cap Rate</b>	7.00%
<b>Guaranty</b>	Corporate*
<b>Tenant</b>	The Learning Experience
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof & Structure

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	9,984 SF
<b>Land Area</b>	1.40 Acres
<b>Property Address</b>	10225 Carnoch Way Bristow, Virginia 20136
<b>Year Built</b>	2024
<b>Parcel Number</b>	7495-51-1366
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## 14 Years Remaining | Experienced Operator | Scheduled Rental Increases

- The Learning Experience has 14 years of lease term remaining with 2 (5-year) options to extend, demonstrating their commitment to the site
- The site opened in August of 2024 and has over 80 students enrolled
- The operator is one of The Learning Experience's largest franchisees and developers, providing experience and stability to the property
- The lease features 10% rental increases every 5 years and at the beginning of each option period, steadily growing NOI while providing a hedge against inflation

## NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Minimal landlord responsibilities
- Ideal, low management investment for a passive investor

## Close Proximity to Nearby Schools | New Housing Development

- The asset is located in close proximity to several other schools including Cedar Point Elementary School, T. Clay Wood Elementary School, EH Marstellar Middle School, and Patriot High School
- The nearby schools combine to have a student population of over 4,500
- A new, 200 home subdivision is planned approximately 2 miles from the subject property

## Strong Demographics In The Immediate Trade Area

- More than 86,500 residents and 41,200 employees support the trade area
- Affluent \$198,012 average household income within 1 mile



# PROPERTY OVERVIEW

## LOCATION



Bristow, Virginia  
Prince William County  
Washington D.C. MSA

## ACCESS



Carnoch Way: 1 Access Point  
Sudley Manor Drive: 1 Access Point

## TRAFFIC COUNTS



Sudley Manor Drive: 22,000 VPD  
Vint Hill Road/State Highway 215: 8,400 VPD

## IMPROVEMENTS



There is approximately 9,984 SF of existing building area

## PARKING



There are approximately 44 parking spaces on the owned parcel.  
The parking ratio is approximately 4.41 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 7495-51-1366  
Acres: 1.40  
Square Feet: 60,984 SF

## CONSTRUCTION



Year Built: 2024

## ZONING



RPC



VIRGINIA GATEWAY

**Target**  
**Giant**  
**HOBBY LOBBY**

**HomeGoods**  
**Total Wine & MORE**  
**five BELOW**  
**LABOY**

**LOWE'S**  
**BEST BUY**

USPS.COM

amazon

CORSCALE DATA CENTERS

jiffylube live

**BJ's**

**LIFETIME**

**GXO**  
**KT**  
Enterprises Inc.

**THE LEARNING EXPERIENCE**  
Academy of Early Education

**MARSTELLER**  
**MIDDLE SCHOOL**

**7**  
**ELEVEN**

**CARNOCH WAY**

**SUDLEY MANOR DR.**

**22,000**  
VEHICLES PER DAY



**STATE HIGHWAY 215**

**8,400**  
VEHICLES PER DAY





8,400  
VEHICLES PER DAY

4,700  
VEHICLES PER DAY

burnside farms

KETTLE RUN RD.

PATRIOT  
HIGH SCHOOL

T. CLAY WOOD  
ELEMENTARY SCHOOL

STATE HIGHWAY 215

Hagere Farm LLC

22,000  
VEHICLES PER DAY



SUDLEY MANOR DR.

CARNOCH WAY

THE LEARNING EXPERIENCE  
Academy of Early Education





CARNOCH WAY

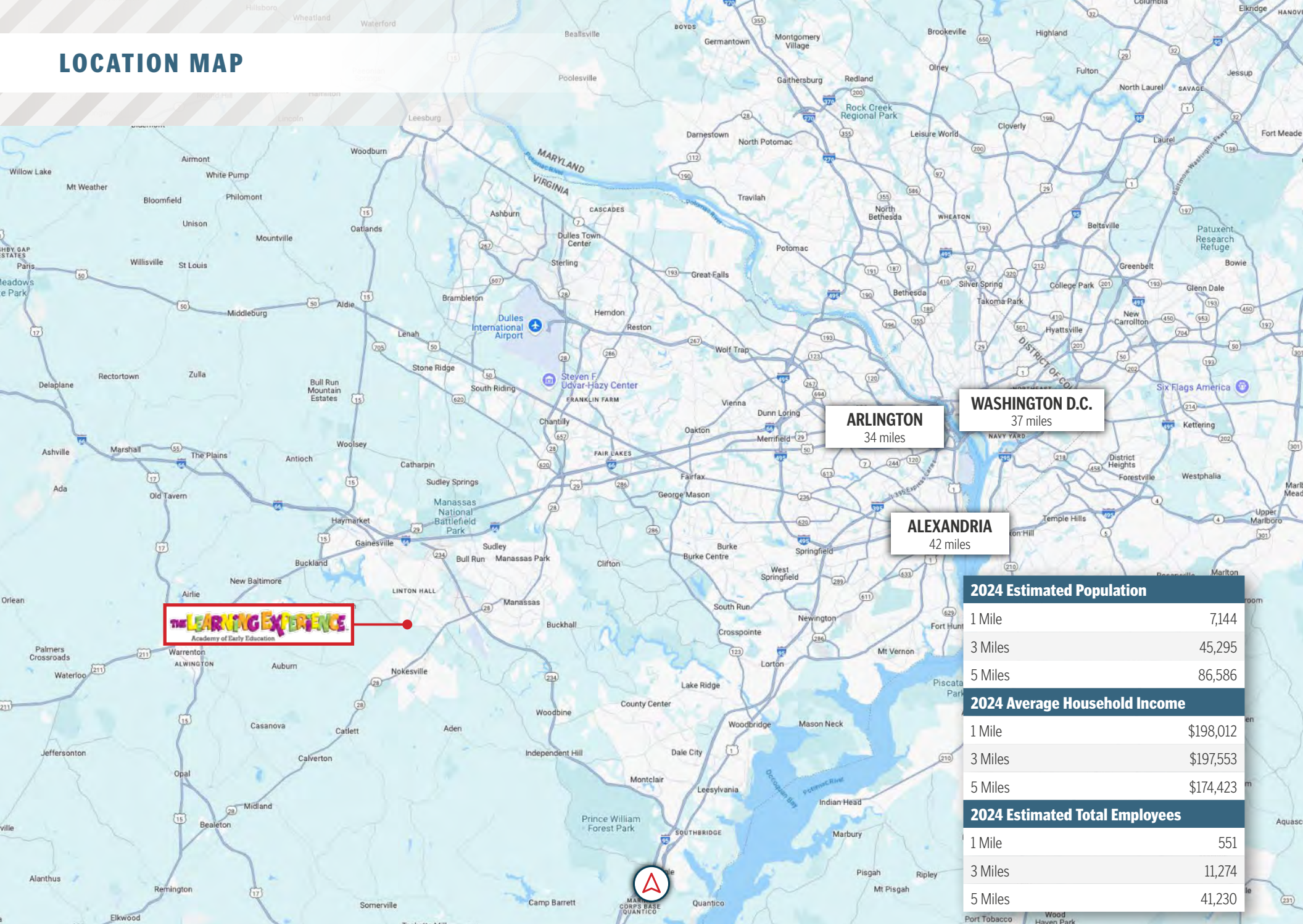
SUDLEY MANOR DR.

**THE LEARNING EXPERIENCE**  
Academy of Early Education

22,000  
VEHICLES PER DAY



# LOCATION MAP



**ARLINGTON**  
34 miles

**WASHINGTON D.C.**  
37 miles

**ALEXANDRIA**  
42 miles

**THE LEARNING EXPERIENCE**  
Academy of Early Education

2024 Estimated Population	
1 Mile	7,144
3 Miles	45,295
5 Miles	86,586
2024 Average Household Income	
1 Mile	\$198,012
3 Miles	\$197,553
5 Miles	\$174,423
2024 Estimated Total Employees	
1 Mile	551
3 Miles	11,274
5 Miles	41,230



### BRISTOW, VIRGINIA

Bristow is an unincorporated community. This town is located in Prince William County, a community within Northern Virginia; about thirty miles from the Washington, D.C. Metropolitan Area. Bristow mainly consists of upper-middle class, residential managed communities. As of 2014, the total population was 29,346, a 287% increase since 2000. There are dozens of such communities in the area, primarily offering single-family housing units. A few of these include Victory Lakes, Lanier Farms, Saybrooke, and Sheffield Manor.

There has been a major push to continue developing the area with both residential and commercial businesses since 2000, resulting in today's high growth levels for the community. Bristow Manor Golf Club, for example, has been voted as one of the best places to play golf by Golf Digest. Other entertainment options in Bristow include the Jiffy Lube Live Amphitheater, which has seating for over 25,000 individuals, and regularly hosts big-name musical acts such as Depeche Mode, Coldplay, Toby Keith, and Jimmy Buffett.

Bristow is located adjacent to Manassas, making the nearest airport the Manassas Regional Airport. The nearest international airport is Washington Dulles International Airport. For ground transportation, the area is primarily served by road, though Bristow does have access to the Virginia Express Railway (VRE) through the Broad Run stop. Train service runs through Fairfax County and Washington, D.C. proper. Major roads near the area include Virginia Routes 28, 234, and 215; allowing for easy transportation into neighboring communities, as well as commuting into DC and other major areas of Northern Virginia.

A few of the PWCS schools located near Bristow include Cedar Point Elementary School, Bristow Run Elementary School, and E.H. Marsteller Middle School.

With unparalleled access to the nation's largest tech talent pipeline, Prince William County is uniquely positioned to access the workforce and strategic location for your business. As the second-largest county in the Commonwealth of Virginia, Prince William County is a community of choice with a strong, diverse economic base, where businesses choose to locate.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	7,144	45,295	86,586
2029 Projected Population	7,402	46,613	89,321
2010 Census Population	7,002	35,724	69,351
Projected Annual Growth 2024 to 2029	0.71%	0.58%	0.62%
Historical Annual Growth 2010 to 2020	0.23%	1.97%	1.80%
<b>Households &amp; Growth</b>			
2024 Estimated Households	2,300	13,203	27,341
2029 Projected Households	2,399	13,657	28,362
2010 Census Households	2,190	10,412	22,096
Projected Annual Growth 2024 to 2029	0.85%	0.68%	0.74%
Historical Annual Growth 2010 to 2020	0.19%	1.92%	1.67%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	67.89%	60.72%	58.53%
2024 Estimated Black or African American	9.64%	12.03%	12.97%
2024 Estimated Asian or Pacific Islander	11.67%	14.25%	13.52%
2024 Estimated American Indian or Native Alaskan	0.36%	0.33%	0.59%
2024 Estimated Other Races	4.65%	5.68%	10.08%
2024 Estimated Hispanic	14.39%	15.37%	20.80%
<b>Income</b>			
2024 Estimated Average Household Income	\$198,012	\$197,553	\$174,423
2024 Estimated Median Household Income	\$159,770	\$161,882	\$138,006
2024 Estimated Per Capita Income	\$64,770	\$58,250	\$55,085
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	64	941	3,090
2024 Estimated Total Employees	551	11,274	41,230



# RENT ROLL



Tenant Name	LEASE TERM					RENTAL RATES					
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
The Learning Experience	9,984	4/23/2024	4/30/2039	Current	-	\$44,167	\$4.42	\$530,000	\$53.08	NN	2 (5-Year)
(Corporate Guaranty)				5/1/2029	10%	\$48,583	\$4.87	\$583,000	\$58.39		10% Rental Increases at the Beg. of Each Option
				5/1/2034	10%	\$53,442	\$5.35	\$641,300	\$64.23		

\*The Learning Experience Corp. Guarantees \$1 million of Base Rent for the First 5 Years

## FINANCIAL INFORMATION

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**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact SRS Debt & Equity at [jordan.yarosh@srsre.com](mailto:jordan.yarosh@srsre.com)



## 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 for children ages six weeks to six years old, with more than 600 centers open and a new location opening every week. With a greater national emphasis on educational development during the most crucial years of a child's growth, The Learning Experience 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. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Little Musicians, Little Engineers, Little Athletes, manners and etiquette, and foreign language.

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



# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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