



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

NOBLESVILLE, IN (INDIANAPOLIS MSA)

# The Nest Schools

NINE-FIGURE CORPORATE REVENUES  
ULTRA-HIGH NET WORTH GUARANTOR  
EXPLOSIVE GROWTH SUBMARKET



In Association with Scott Reid & ParaSell, Inc. | A Licensed Indiana  
Broker #RC51900187



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# The Nest Schools

250 S HARBOUR DR, NOBLESVILLE, IN 46062 

**\$4,005,000**

PRICE

**7.00%**

CAP RATE

NOI **\$280,350**

LEASE TYPE **Absolute NNN**

LEASE TERM **20 Years**

BUILDING SIZE **8,200 SF**

LAND AREA **2.18 AC**



## Significant population growth projected in a 1, 3, and 5-mile radius

A 20-year corporate Nest School lease featuring 2% annual rental increases and backed by an **ultra-high net worth guarantor**. The subject property is located in Noblesville, **an explosive growth Indianapolis suburb** boasting **affluent parent demos** – \$154,000 average household incomes and 120,000 residents within a 15-minute drive time radius.

## The Offering

- Brand-new 20-year absolute net lease featuring 2% annual rental increases throughout the base term and options
- Lease is guaranteed by tenant's ultra-high net worth founder (contact Agent for more details)
- \$34/sf rent – well below most new education leases which average \$45-50/sf
- Large 2 acre lot

## The Tenant

- Very strong guarantor – Nine-figure net worth
- 60+ locations in their system across 9 states
- All schools corporate operated – leadership team benefits from extensive experience in the childcare/early education space

## Market Highlights

- Significant early education demand – 3x the amount of kids age 0-6 vs. licensed capacity seats in the direct trade area
- Explosive growth submarket – projected population increase within a 1, 3, and 5-mile radius of the subject property over the next five years
- Affluent parent demos – 3,570 households earning \$150,000+ within a 3-mile radius of the subject property
- Family friendly area – an estimated 57% of the ~28,500 households in Noblesville have children under 18
- Numerous residential projects under development (see Page 5)
- Nearby Kroger location ranks in the top 11% of grocery stores nationwide in terms of annual visits per Placer.ai



# Residential Developments in Noblesville

- **The Timbers** – A 187-acre, 310-lot development with phased deliveries in 2025 and 2026 by Lennar Corporation, located less than 1-mile from Nest Schools Noblesville
- **Noble West** – A 31-acre mixed-use community on the southwest side of town: features ~278 apartments, ~100 townhomes, ~30,000+ SF of retail
- **Gatewood Lakes** – A massive 1,100+ acre master-planned community on the east side of town: launching in 2026 that includes single-family, townhomes, multifamily, lakeshore amenities etc.
- **Magnolia Ridge** – 133-acre site southeast of E 169th & Mill Creek Rd: ~347 single-family homes across multiple housing types
- **Smaller communities** – Developments like “Bending Branch” (99 acres, 186 homes) and “MontClaire” (91 acres, 136 homes) have been approved with the intention of attracting young families
- **Midland Overlook** – a 58.5 acre 134 lot recently delivered development located less than 2 miles from Nest Schools Noblesville



Noble West Rendering



Gatewood Lakes Rendering

CURRENT		
<b>Price</b>		<b>\$4,005,000</b>
<b>Capitalization Rate</b>		<b>7.00%</b>
<b>Price/SF</b>		<b>\$488.41</b>
Building Size (SF)		8,200
Lot Size (AC)		2.18
<b>Stabilized Income</b>		<b>\$/SF</b>
Scheduled Rent	\$34.19	\$280,350
<b>Less</b>		<b>\$/SF</b>
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$280,350</b>

LEASE ABSTRACT	
<b>Premise &amp; Term</b>	
Tenant	The Nest Schools
Lease Guaranty	Personal
Lease Type	Absolute NNN
Lease Term	20 Years
Rent Increases	2% Annually
Rent Commencement	1/1/2026
Options	2, 5-Year
Year Renovated	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Annual Rent/SF	Cap Rate
<b>The Nest School</b>	<b>8,200</b>	<b>1/1/2026</b>	12/31/2026	\$280,350	\$23,363	\$280,350	\$34.19	7.00%
	2% Increase	1/1/2027	12/31/2027		\$23,830	\$285,957	\$34.87	7.14%
	2% Increase	1/1/2028	12/31/2028		\$24,306	\$291,676	\$35.57	7.28%
	2% Increase	1/1/2029	12/31/2029		\$24,792	\$297,510	\$36.28	7.43%
	2% Increase	1/1/2030	12/31/2030		\$25,288	\$303,460	\$37.01	7.58%
	2% Increase	1/1/2031	12/31/2031		\$25,794	\$309,529	\$37.75	7.73%
	2% Increase	1/1/2032	12/31/2032		\$26,310	\$315,720	\$38.50	7.88%
	2% Increase	1/1/2033	12/31/2033		\$26,836	\$322,034	\$39.27	8.04%
	2% Increase	1/1/2034	12/31/2034		\$27,373	\$328,475	\$40.06	8.20%
	2% Increase	1/1/2035	12/31/2035		\$27,920	\$335,044	\$40.86	8.37%
	2% Increase	1/1/2036	12/31/2036		\$28,479	\$341,745	\$41.68	8.53%
	2% Increase	1/1/2037	12/31/2037		\$29,048	\$348,580	\$42.51	8.70%
	2% Increase	1/1/2038	12/31/2038		\$29,629	\$355,552	\$43.36	8.88%
	2% Increase	1/1/2039	12/31/2039		\$30,222	\$362,663	\$44.23	9.06%
	2% Increase	1/1/2040	12/31/2040		\$30,826	\$369,916	\$45.11	9.24%
	2% Increase	1/1/2041	12/31/2041		\$31,443	\$377,314	\$46.01	9.42%
	2% Increase	1/1/2042	12/31/2042		\$32,072	\$384,860	\$46.93	9.61%
	2% Increase	1/1/2043	12/31/2043		\$32,713	\$392,558	\$47.87	9.80%
	2% Increase	1/1/2044	12/31/2044		\$33,367	\$400,409	\$48.83	10.00%
	2% Increase	1/1/2045	<b>12/31/2045</b>		\$34,035	\$408,417	\$49.81	10.20%
<b>TOTALS:</b>		<b>8,200</b>		<b>\$280,350</b>	<b>\$23,363</b>	<b>\$280,350</b>	<b>\$34.19</b>	<b>7.00%</b>

\*Two, 5-Year Options @ Fair Market Value featuring 2% annual rental increases



# The worldwide leader in early childhood programs



60+

LOCATIONS ACROSS  
9 STATES

30 Years

OF EARLY EDUCATION  
EXPERIENCE

## About The Nest Schools

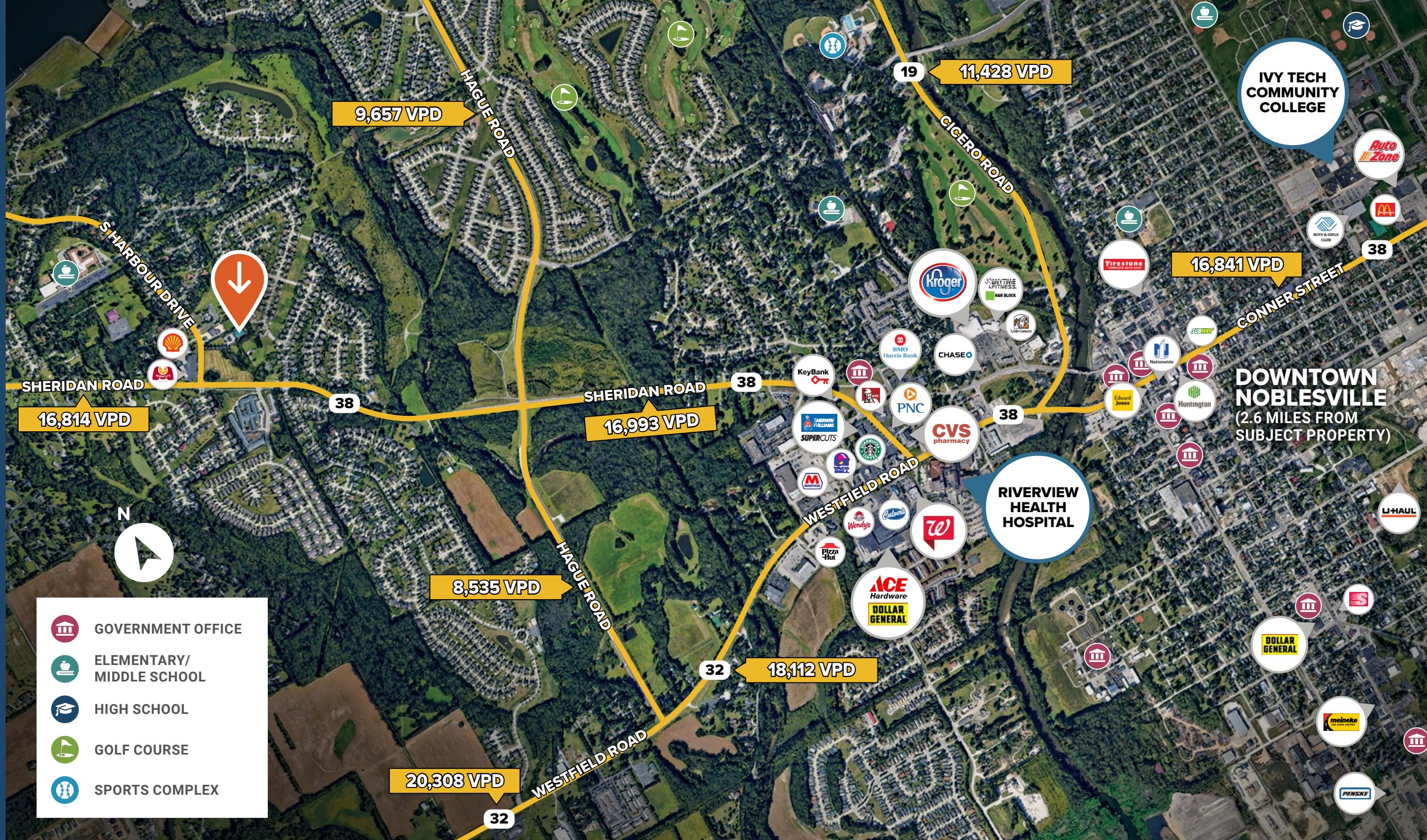
- The Nest Schools (“TNS”) is a Top 50, best-in-class early education provider founded by industry leaders with over 30 years of experience. The founders previously owned a best-in-class early education/childcare platform comprised of 20 locations in the Northeast.
- The Nest Schools has already acquired multiple open and operating centers with several more in the pipeline and a growth goal of over 200 locations nationally. All locations will be corporately operated and rebranded as The Nest Schools.
- In 2022, Rockbridge Growth Equity made a strategic investment in The Nest Schools. Rockbridge Growth Equity was founded in 2007 and is a middle market private equity firm committed to helping both founder operated and established companies accelerate growth and build long-term, sustainable value. As of 2021, Rockbridge had over \$1.2 billion in assets under management and experience in the education sector.
- The Nest Schools prides itself on offering the highest quality early education program for families in the 60 communities across the nation it serves. Programs are provided from infancy through elementary school age.
- The Nest Play curriculum is a proprietary and comprehensive approach to early education. It is designed to help children succeed and thrive and includes core and supplemental curriculum components, a philosophy on creative play, and the method and style of delivery that teachers use. The Nest Schools believes that work in early childhood education is about developing the whole child: socially, emotionally, intellectually, and physically.

[Tenant Website](#)

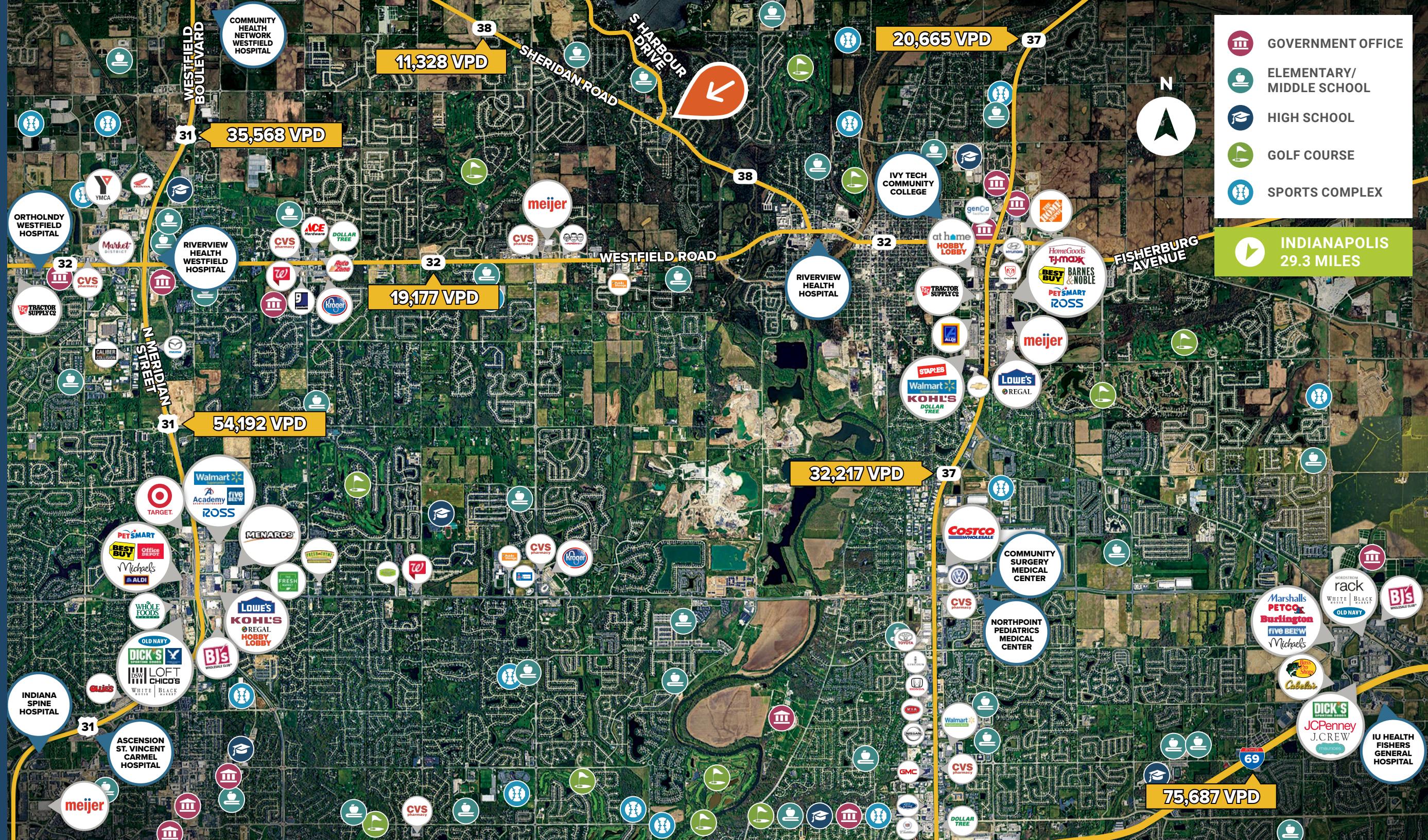
INDIANAPOLIS  
29.3 MILES

N





Regional Aerial



### Ring Radius Population Data\*

	1-MILE	3-MILES	5-MILES
2024	6,776	45,089	98,466
2029 Projection	7,580	51,011	111,416

### Ring Radius Income Data\*

	1-MILE	3-MILES	5-MILES
Average	\$113,429	\$104,414	\$118,991

\*Population & household income data sourced from CoStar

Located 2.2 miles from The Nest Schools, the nearby Kroger is ranked in the **89th percentile (top 11%) of grocery stores nationwide** based on the number of visits in the past 12 months, drawing foot traffic near the subject property

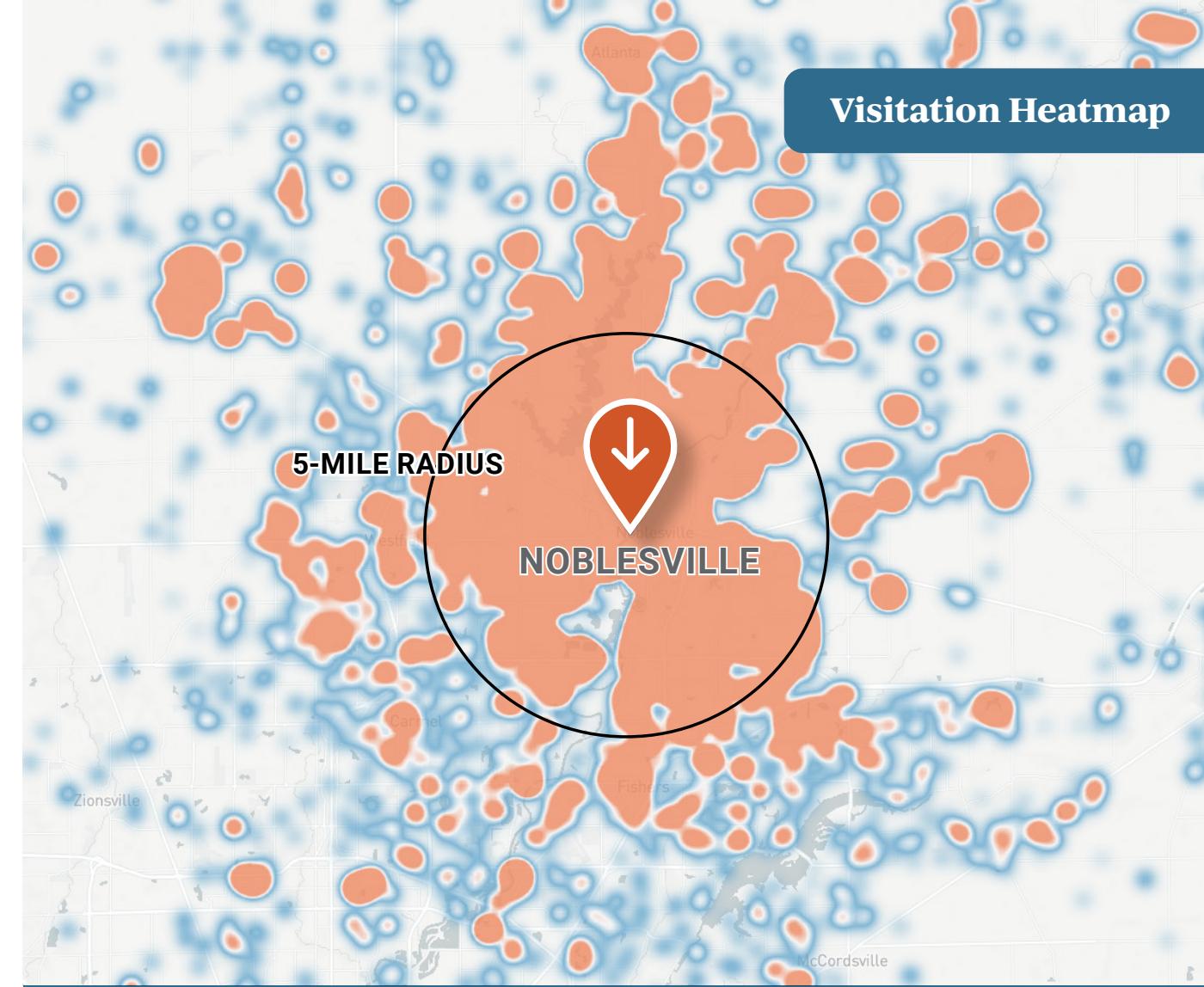
**857.9K Visits**

OVER PAST 12 MONTHS AT  
THE NEARBY KROGER

**22 Minutes**

AVERAGE DWELL TIME  
AT THE NEARBY KROGER

### Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Noblesville, IN

A LIVELY SUBURB WITH TIMELESS CHARM



## Vibrant, Growing Community

- Home to approximately 75,239 residents, Noblesville serves as the county seat of Hamilton County, one of Indiana's fastest-growing and most affluent counties, known for its historic downtown and nationally recognized school district
- Strategically located along State Road 37 and Interstate 69, providing direct access to downtown Indianapolis
- Notable regional attractions include Ruoff Music Center, one of Indiana's largest outdoor amphitheaters, and Hamilton Town Center, a premier open-air shopping destination

## Indiana's Capital City

- Indianapolis, often referred as "Indy," is the state capital of Indiana, most populous city, and the seat of Marion County
- Additionally, it is the third-most populous city in the Midwest and the fourth-most populous state capital
- Known as the "Racing Capital of the World," the city hosts three of the world's highest-attended single-day events: the Indy 500, the Brickyard 400, and the U.S. Grand Prix F1 race

## Business & Economy

- The Indianapolis metro area is driven by a diverse economy, with key industries including logistics, advanced manufacturing, information technology, life sciences, agribusiness, and sports
- Major employers in the region include Eli Lilly (a Fortune 500 pharmaceutical firm), Cummins (a global leader in manufacturing), and Salesforce (the world's #1 CRM platform)

## Educational Institutions

- Indianapolis has four university campuses: Indiana University–Purdue University Indianapolis, Butler University, Martin University, and Marian University

**2.13 Million**

INDIANAPOLIS MSA  
ESTIMATED POPULATION

**\$156.5 B**

INDIANAPOLIS MSA GDP



Regional Map





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COMMERCIAL REAL ESTATE

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