



- ✓ Price \$756,923
- ✓ Cap Rate 6.50%
- ✓ NOI \$49,200

Busy Bird Learning Center | Single-Tenant Absolute NNN Investment

2342 S Maize Rd, Wichita, KS 67209



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Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute NNN childcare investment in Wichita, Kansas, 100% leased to Busy Bird Learning Center, Inc. with 13.5 years of firm term remaining and zero landlord responsibilities. At \$10.34 PSF, the in-place rent is well below prevailing market rates for any comparable commercial use, providing the landlord with a highly defensible income stream and significant rental upside upon any future lease event. The lease carries 2.5% annual increases through the primary term and into the 5-year renewal option, and is further secured by a personal guaranty of the principal operator.

The property is situated at the corner of S Maize Road and W Pawnee Street, immediately adjacent to Wichita Dwight D. Eisenhower National Airport – just 1 mile from the terminal – within a dense, established residential neighborhood with average household income of \$_____ within 1 mile. The 1.092-acre lot provides ample parking and outdoor play space, reinforcing the tenant's long-term operational commitment to the site. Pawnee Prairie Park, a prominent community amenity, is located just 0.5 miles away, anchoring the family-oriented character of the immediate trade area.

This offering represents a bite-size, passive NNN acquisition with contractual rent growth, personal credit support, and in-place rent structured to provide strong landlord protection under any lease continuity scenario.

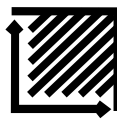
Property Details:



Parcel No. (APN)
00327295



Building Size
4,758 SF



Lot Size
1.092 AC





Investment Highlights

- ✓ **Absolute NNN Lease – Zero Landlord Responsibilities**
 - 13.5 Years of Firm Term Remaining Through December 31, 2039
 - Taxes, Insurance, CAM, Roof & Structure All Tenant Responsibility
- ✓ **Airport-Adjacent Location – 1 Mile to Wichita Dwight D. Eisenhower National Airport**
 - Immediate Proximity to Wichita's Primary Commercial Airport – 1.8M+ Passengers Annually
- ✓ **Deeply Below-Market Rent – \$10.34 PSF**
 - Significantly Below Prevailing Retail Rents Along the S Maize Road Corridor
 - Below-Market Rent Provides Substantial Landlord Protection Under Any Lease Continuity Scenario
- ✓ **2.5% Annual Rent Increases**
 - Contractual Escalations Through Both Primary Term & 5-Year Renewal Option
- ✓ **Generously Sized 1.092-Acre Lot**
 - Exceptionally Large Land Position for an Asset at This Price Point
 - Ample Parking & Dedicated Outdoor Play Space Reinforcing Long-Term Tenant Commitment
- ✓ **Affluent Immediate Trade Area**
 - Average Household Income: \$141,950 Within 1 Mile
 - Median Household Income: \$118,863 Within 1 Mile
- ✓ **Bite-Size NNN Investment**
 - Accessible Equity Requirement with Long-Term Absolute NNN Lease Structure
- ✓ **Personal Guaranty**
 - Lease Secured by Personal Guaranty of the Principal Operator

Income & Expense

Annual Rent	\$49,200
Operating Expenses	
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility
NET OPERATING INCOME	\$49,200



Offering Summary

Price	\$756,923
Cap Rate	6.50%
NOI	\$49,200

Rent Roll

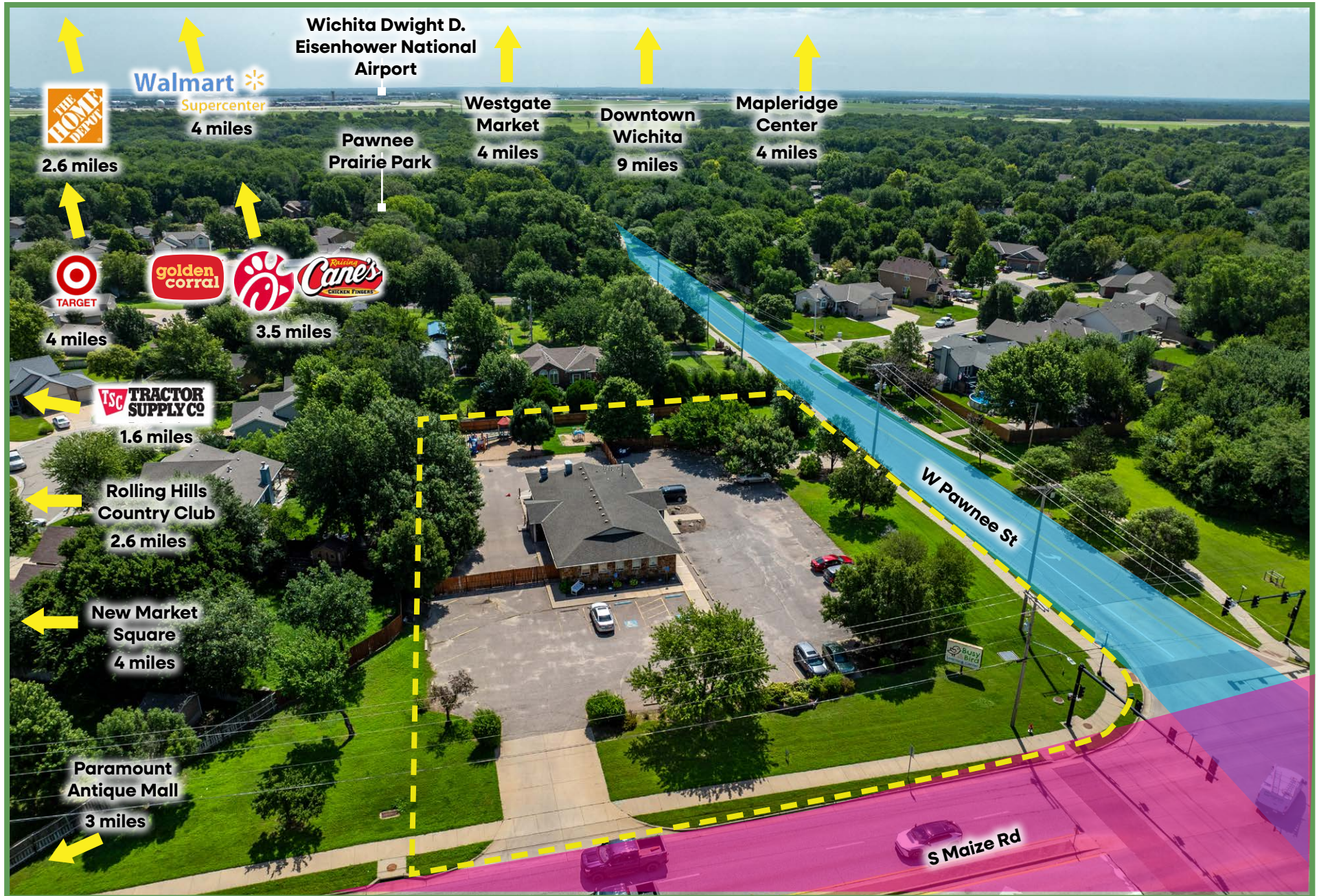
Tenant	Lease Type	Square Footage	Lease Commencement	Lease Expiration	Lease Term Remaining	Annual Rent	Annual Rent PSF	Rental Increases	Option Periods
Busy Bird Learning Center, Inc.*	Absolute NNN	4,758 SF	Dec-16-2024	Dec-31-2039	13.5 Years	\$49,200	\$10.34	2.5% Annual Increases	One 5-Year Option with 2.5% Annual Increases
TOTALS		4,758 SF				\$49,200			



Aerial Overview



Aerial Overview



Other Listings Available



Launch Pad Learning Center Single-Tenant Absolute NNN Investment

216 N Main St,
Goddard (Wichita), KS 67052

Price: \$984,000

Cap Rate: 7.50%

NOI: \$73,800

[View Listing](#)



The Tot Spot Day Care Single-Tenant Absolute NNN Investment

1720 Walnut Grove Rd,
Derby (Wichita), KS 67037

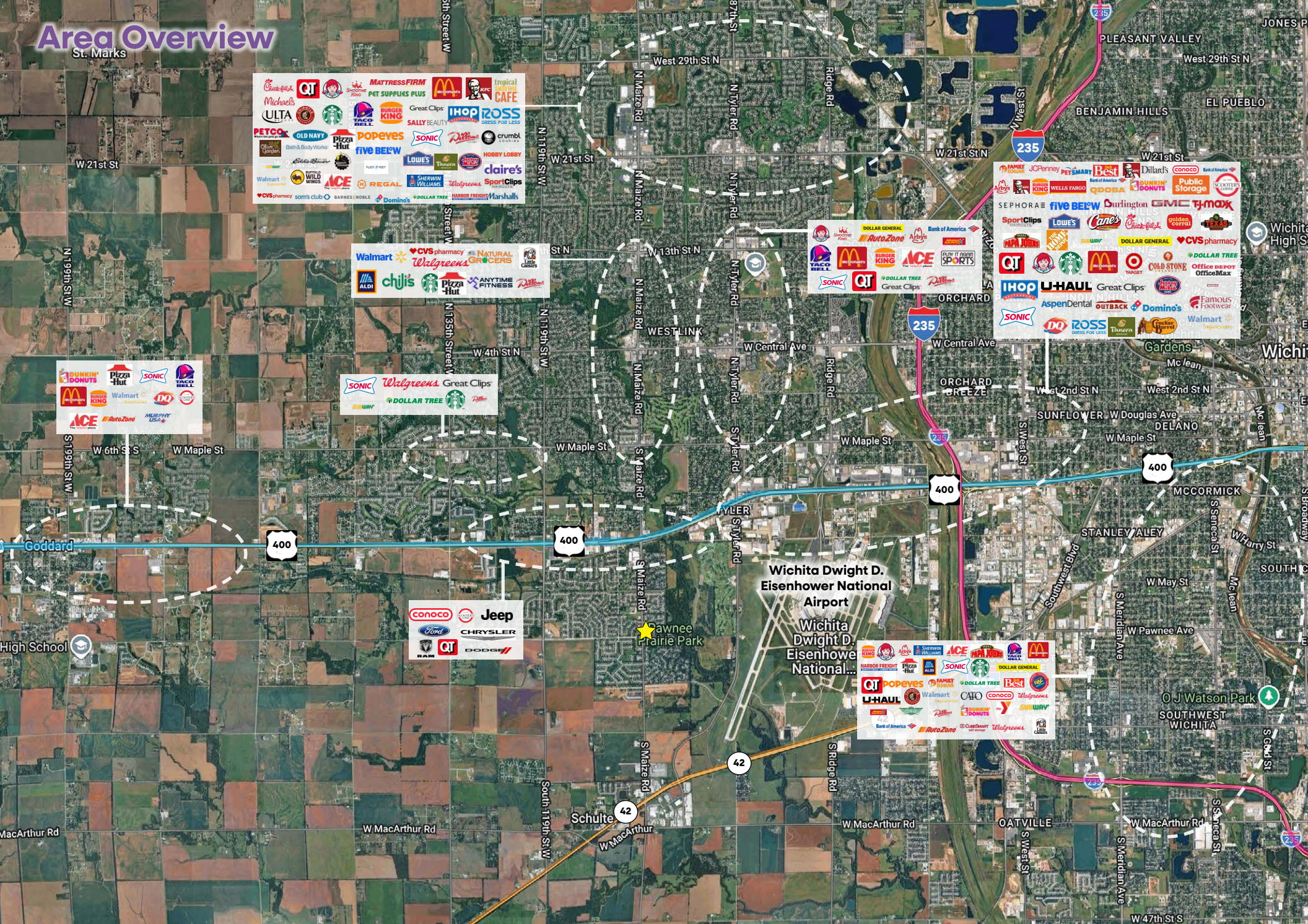
Price: \$1,066,667

Cap Rate: 6.75%

NOI: \$72,000

[View Listing](#)

Area Overview



Demographics

1 Mile Radius:

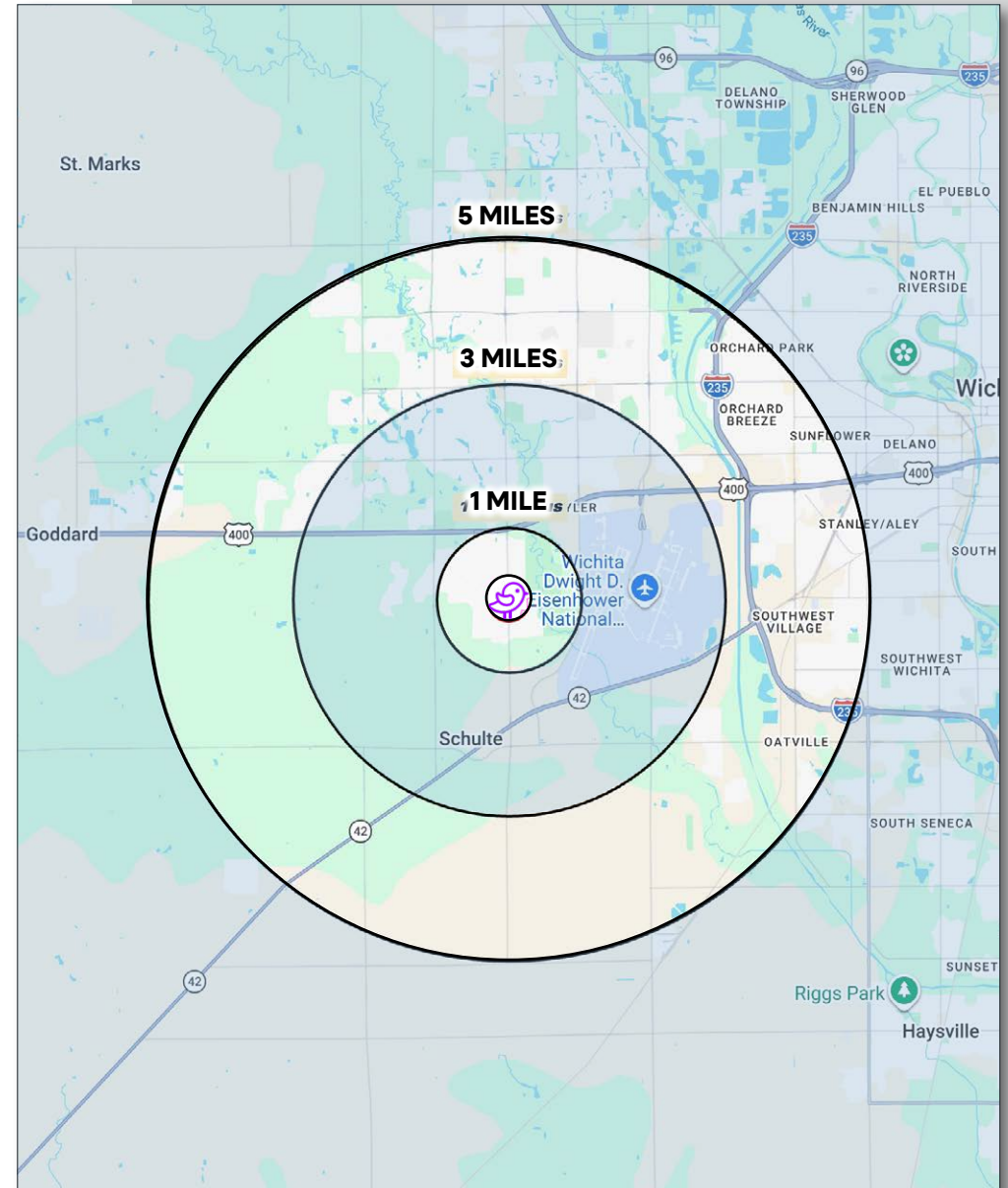
	
Total Population: 7,568	Average Household Income: \$141,950
Households: 2,628	Median Household Income: \$118,863
Daytime Population: 1,794	
Median Age: 34.6	

3 Mile Radius:

	
Total Population: 28,298	Average Household Income: \$129,211
Households: 10,962	Median Household Income: \$102,180
Daytime Population: 21,934	
Median Age: 40.4	

5 Mile Radius:

	
Total Population: 87,368	Average Household Income: \$108,817
Households: 35,233	Median Household Income: \$87,403
Daytime Population: 58,228	
Median Age: 38.3	



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$2,012,493,936

EDUCATION

Bachelor's Degree or Higher



28%

OWNER OCCUPIED HOME VALUE

Average



\$281,136

TAPESTRY SEGMENTS

Hometown Charm 26,000 households	Middle Ground 9,289 households	Single Thrifties 8,626 households
Socioeconomic Traits These Midwest and Southern communities—urban, suburban, and rural—feature young families, low marriage rates, and nonfamily households. Residents work in retail, healthcare, and manufacturing. Many homes are older with high vacancy rates.	Socioeconomic Traits These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.	Socioeconomic Traits Young, mobile residents in Midwest and Southern metros often rent older duplexes or small apartments. Many are recent immigrants working part-time while pursuing education. Jobs include retail, food service, and manufacturing with short commutes.
Household Types Singles living alone; married couples	Household Types Married couples; singles living alone	Household Types Singles living alone; married couples
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$6,195	\$1,863	\$9,084	\$163	\$6,027
Eating Out	Apparel & Services	Groceries	Computers & Hardware	Health Care

KEY FACTS

- ✓ Population: 244,076
- ✓ Median Age: 37.6
- ✓ Median Household Income: \$67,471
- ✓ Daytime Population: 262,826

City Overview – Wichita, KS

Wichita is the largest city in Kansas and the commercial hub of south-central Kansas, with a city population exceeding 397,000 and a metro population of approximately 660,000. The local economy is anchored by aerospace, defense, healthcare, education, and diversified industrial employers – a multi-sector employment base that generates the dual-income household demand and consistent daytime population that directly supports early-education and childcare assets throughout the metro.

The aerospace sector is the city's defining economic engine. Spirit AeroSystems employs approximately 13,000 workers in Wichita following Boeing's \$4.7 billion reacquisition in late 2025, and Textron Aviation (Cessna and Beechcraft) contributes another 9,350 local employees. McConnell Air Force Base adds approximately 5,679 military and civilian personnel, providing a significant defense employment anchor. Koch Industries – globally headquartered in Wichita – employs approximately 3,100 locally across its energy, chemicals, and manufacturing platform. The healthcare sector provides additional recession-resistant payroll through Ascension Via Christi (4,413 employees) and Wesley Healthcare (2,030 employees). Wichita Public Schools (USD 259) and Wichita State University collectively contribute more than 8,000 additional employees to the metro's institutional employment base.

Regional investment activity reflects the durability of this economic foundation. Over the past decade, more than \$3.5 billion has been committed and 14,000 jobs created in Sedgwick County, with an additional \$5.3 billion and 16,000 jobs in the active development pipeline. Wichita's cost of living sits approximately 12% below the national average, with housing costs roughly 35% lower than the U.S. norm – a profile that preserves household disposable income available for childcare and early education services and supports stable enrollment and tuition payment across the market.



Key Facts

- ✓ **City Population:** 397,000+
- ✓ **Metro Area Population:** ~660,000
- ✓ **Largest Employers:** Spirit AeroSystems/Boeing (13,000), Textron Aviation (9,350), McConnell AFB (5,679), Koch Industries (3,100), Ascension Via Christi (4,413)
- ✓ **Investment Pipeline:** \$3.5B+ Invested, 14,000 Jobs Created in Past Decade; \$5.3B+ & 16,000 Jobs in Pipeline
- ✓ **Cost of Living:** ~12% Below National Average; Housing ~35% Below National Average
- ✓ **Airport:** Wichita Dwight D. Eisenhower National Airport (1.8M+ Passengers Annually)

Tenant Overview



Busy Bird Learning Center is a childcare and early education operator serving infants, toddlers, and preschool-age children at 2342 S Maize Road in southwest Wichita. The operator executed a 15-year absolute NNN lease in December 2024, reflecting a long-term commitment to this location and a substantial investment in the facility and its enrolled student base.

Licensed childcare operators occupy a structurally different position in the NNN investment landscape than traditional retail or restaurant tenants. Revenue is generated through recurring monthly tuition obligations rather than discretionary consumer transactions, producing a cash flow profile that is materially less sensitive to economic cycles. Enrollment relationships are inherently long-duration – families establish routines tied to a specific facility and seldom transition without significant disruption – and waitlist demand at established centers in supply-constrained markets is common. The regulatory and capital requirements associated with licensing and opening a new childcare facility in Kansas – including state licensing, minimum square footage standards per enrolled child, staffing requirements, and inspection timelines – create meaningful barriers to competitive entry that protect an incumbent operator's enrollment base and underpin the long-term stability of the income stream secured by this lease.



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