

CHILDTIME (LEARNING CARE GROUP)

3475 EMBASSY PARKWAY, FAIRLAWN, OH 44333

- » RECENT EARLY 10 YEAR RENEWAL
- » 2ND LARGEST CORPORATE GUARANTY & OPERATOR IN EARLY EDUCATION (1,103+ LOCATIONS)
- » SIGNIFICANT TENANT CAPITAL COMMITMENT TO PROPERTY WITH \$485,000 TOWARD PROPERTY IMPROVEMENTS



OFFERING MEMORANDUM



CHILDTIME
LEARNING CENTERS

MENARDS Market DISTRICT
LAIFITNESS.S. **Starbucks** **O'Reilly** **Marc's**
CINEMARK

Walmart **Save a lot** **LOWE'S**
Planet Fitness **food stores** **Panera BREAD**

DOWNTOWN CUYAHOGA FALLS

MUNROE FALLS METRO PARK

KENT STATE UNIVERSITY
33,000 STUDENTS

LOWE'S **ACME** **five BEL'W** **ALDI**
BARNES & NOBLE **chijis** **WORLD MARKET** **JIMMY JOHN'S**
HOBBY LOBBY **Walmart** **STARBUCKS**
sam's club **JCPenney** **SUBWAY** **BEST BUY**

TARGET **Burlington**
PETSMART **Chick-fil-e** **giant**
HOME DEPOT **Cane's** **ROSS** **eagle**
Marc's **DICK'S** **BJ's**

TALLMADGE TOWN SQUARE

MENARDS **petco**
LOWE'S **DOLLAR TREE**
Walmart **meijer** **five BEL'W**
KOHL'S **Marshalls**

DOWNTOWN AKRON

GOODYEAR
CORPORATE HEADQUARTERS

GILCHRIST ROAD INDUSTRIAL PARK

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BATH ELEMENTARY SCHOOL

875+ STUDENTS



57,200+ CPD
INTERSTATE 77



HERBERICH PRIMARY SCHOOL

250+ STUDENTS

FAIRLAWN LUTHERAN SCHOOL

18



NORTHEAST OHIO CLASSICAL ACADEMY

350+ STUDENTS

FAIRLAWN VILLAGE PRESCHOOL

VALLEY COLLEGE FAIRLAWN



ST HILARY SCHOOL

230+ STUDENTS

COPLEY HIGH SCHOOL

945+ STUDENTS

FORT ISLAND PRIMARY SCHOOL

375+ STUDENTS

JUDITH A RESNIK CLC ELEMENARY

375+ STUDENTS

THE LIPPMAN MIDDLE SCHOOL



Executive Summary

3475 Embassy Parkway, Fairlawn, OH 44333

FINANCIAL SUMMARY

Price	\$2,920,000
Cap Rate	6.75%
Building Size	7,900 SF
Net Cash Flow	6.75% \$197,015
Year Built / Remodeled	1997
Lot Size	1.2 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	ChildTime Childcare, Inc.
Guarantor	Corporate
Lease Commencement Date	February 1, 2025
Lease Expiration Date	January 31, 2035
Lease Term Remaining	9+ Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	Ten (10) Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 1/31/2030	\$197,015.00	6.75%
2/1/2030 - 1/31/2035	\$216,716.50	7.42%
Renewal Options	Annual Rent	Cap Rate
Option 1 (2/1/2035 - 1/31/2040)	\$238,388.15	8.16%
Option 2 (2/1/2040 - 1/31/2045)	\$262,226.97	8.98%

Base Rent	\$197,015
Net Operating Income	\$197,015
Total Return	6.75% \$197,015





COPLEY HIGH SCHOOL
945+ STUDENTS

57,200+ CPD
INTERSTATE 77

OEC
CORPORATE HEADQUARTERS

CRYSTAL CLINIC ORTHOPAEDIC CENTER HOSPITAL
12 OPERATING ROOMS | 60 BEDS

DWT
Wealth

MEDICAL OFFICE

COHEN & CO ACCOUNTING

PEASE BELL CPAS ACCOUNTING

GLOBAL RXECUTIVE SOLUTIONS GROUP

MEDICAL OFFICE

OAKMONT EDUCATION
CORPORATE HEADQUARTERS

CHILDTIME
LEARNING CENTERS

S&T Bank

8,000 CPD
CLEVELAND MALLISON RD



 **57,200+ CPD**
INTERSTATE 77

13,580 CPD
GHENT RD

**MONTROSE ZION
UNITED METHODIST
CHURCH**



OAKMONT EDUCATION
CORPORATE HEADQUARTERS



8,000 CPD
CLEVELAND MALLISON RD

**GLOBAL RXECUTIVE
SOLUTIONS GROUP**

**PEASE BELL CPAS
ACCOUNTING**

MEDICAL OFFICE



Property Description



INVESTMENT HIGHLIGHTS

- » **More Than 9 Years Remaining on Absolute Triple-Net (NNN) Lease**
- » Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with More Than 1,150 Schools Across 11 Brands
- » **Significant Tenant Capital Commitment To Property With \$485,000 Toward Property Improvements**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Daytime Population Exceeds 70,000 Within 5 Miles**
- » Easily Accessible by More Than 57,200 Cars Per Day on Interstate 77
- » **Average Household Income Exceeds \$182,000 in the Immediate Area**
- » Located Less Than 1 Mile from Crystal Clinic Orthopaedic Center Hospital (60 Beds)



DEMOGRAPHICS

3-mile

5-miles

10-miles

Population

2030 Projection	26,666	60,736	329,928
2025 Estimate	26,672	60,494	329,019

Daytime Population

2025 Estimate	40,036	70,263	358,755
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Households

2030 Projections	11,069	26,658	144,234
2025 Estimate	11,032	26,435	142,985
Growth 2025 - 2030	0.34%	0.84%	0.87%

Income

2025 Est. Average Household Income	\$182,431	\$153,221	\$107,813
2025 Est. Median Household Income	\$164,784	\$136,805	\$94,840

Tenant Overview



200+
Locations



NOVI, MI
Headquarters



1967
Founded



CHILDTIME.COM
Website

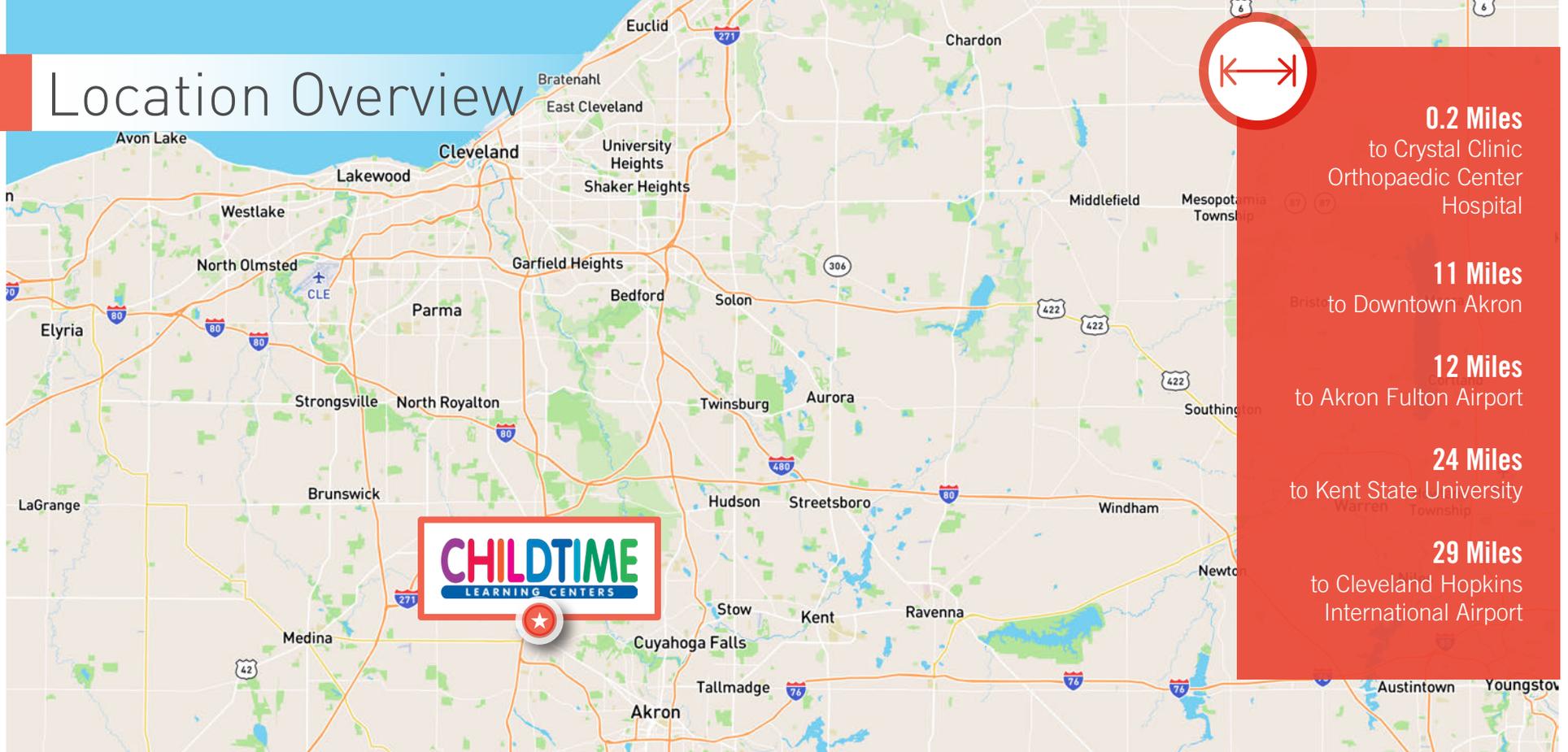
Childtime offers child care and early education services from ages six weeks through 12 years. Highly trained, dedicated directors, teachers, and staff are present every day to ensure children's well-being and to guide them on their journey. Childtime's homelike setting and safe, secure environment make Childtime centers the perfect place for children to play, laugh, and discover.

Founded in 1967 as a division of Gerber Products Corporation, Childtime now has more than 200 learning centers across the country. Childtime is a subsidiary of Learning Care Group, Inc., the second largest for-profit provider of early childhood care and education services in the United States. Learning Care Group operates more than 1,150 schools across 11 unique brands.

Property Photos



Location Overview



Fairlawn is a city in western Summit County, Ohio, and a suburb of Akron. With a resident population of around 7,700 people and a daytime population that swells significantly due to its concentration of offices, retail centers and services, Fairlawn serves as an important business and consumer destination in the region. The city offers strong municipal services, quality parks and recreation programs, and more. Fairlawn's proactive economic development efforts attract corporate offices and foster community growth.

AKRON METROPOLITAN AREA

The Akron metro is located approximately 30 miles southeast of Cleveland, consisting of Portage and Summit counties. As a major manufacturing center,

the Global Headquarters for The Goodyear Tire & Rubber Company is located in Akron. The market is home to roughly 702,000 residents, approximately 187,000 of which are located in the city of Akron, the county seat of Summit County.

Akron is strategically located at the crossroads of the Eastern and Midwestern Markets. A large portion of the U.S. can be reached within a day's drive. Proximity to shipping facilities at the Port of Cleveland, combined with rail transportation and a regional airport, provide companies with convenient access to markets throughout the world.

[exclusively listed by]

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Michael Glass
Broker of Record
Lic #: BRK.2007005898
500 Neil Ave., Ste. 100
Columbus, OH 43215

For financing options, please reach out to:

JOSH SCIOTTO
602-687-6647

josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

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Offices Nationwide

www.marcusmillichap.com