



Menlo Group
COMMERCIAL REAL ESTATE



SINGLE TENANT INVESTMENT

THE LEARNING EXPERIENCE (TLE)

119 US Highway 202,
Raritan, NJ 08869

Listed by:
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PROPERTY SUMMARY

SALE PRICE	\$4,958,500
SALE PRICE PER SF	\$495.85
CAP RATE	6.5%
NOI	\$322,300.00
BUILDING SIZE	+/- 10,000 SF
LOT SIZE	1.615 AC
PROPERTY TYPE	Childcare
OCCUPANCY	100%
YEAR BUILT	2020
APN	1816_29_2
ZONING	B-3, Raritan

PROPERTY HIGHLIGHTS

- Long-Term, Single-Tenant Double Net (NN) Investment
- Tenant: The Learning Experience (TLE at Raritan, LLC)
- 20-Year Initial Lease Term with 15 Years Remaining
- Two Five-Year Renewal Options
- Nationally Recognized, Experienced, and Proven Operator
- Fully Built-Out 10,000 SF Childcare Facility
- Exceptional Visibility and Signage Exposure Along the US Routes 202/206 Corridor
- Strategic Location with Convenient Access to Major Regional Thoroughfares, Including US Routes 202, 206, and 22; NJ Route 28; and Interstate 287
- Convenient Access to Numerous Nearby Business, Retail, and Service Amenities
- Ample On-Site Parking

Do not disturb tenants. Please call or email Grafton Milne or Jessie Moorman for tours.



PROPERTY DESCRIPTION

Introducing an exceptional single-tenant double net (NN) lease investment opportunity in the heart of Raritan, New Jersey. This 10,000 SF freestanding building is leased to The Learning Experience, a nationally recognized early childhood education provider, under a 20-year lease with 15 years remaining and multiple renewal options—offering investors long-term stability and predictable income. Located along U.S. Highway 202, the property offers strong visibility, easy access, and ample parking. Surrounded by established residential and retail areas, the location supports steady traffic and longterm tenant success.

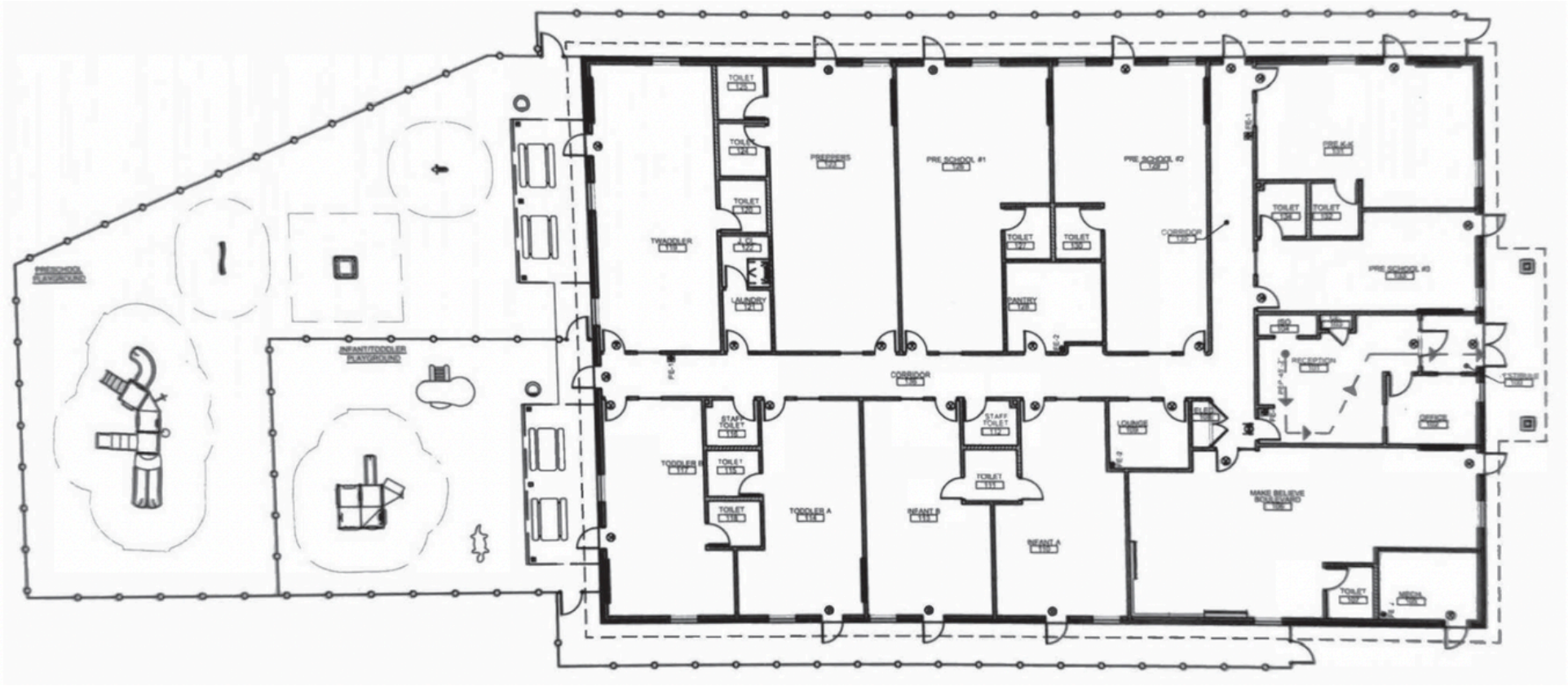
PROPERTY FEATURES

- Number of Floors: One (1)
- Tenancy: Single
- Building Size: +/- 10,000 SF
- Playground Size: +/- 5,000 SF
- Lot: 1.615 AC (70,349 SF)
- Year Built: 2020
- Zoning: B-3, Raritan





FLOOR PLAN



[illegible]

FINANCIAL OVERVIEW

Tenant	TLE at RARITAN, LLC	Property Taxes	Landlord
Lease Type	Double Net (NN)	Operating Expenses	Tenant
Lease Term	20 Years (240 Months)	Insurance	Tenant
Lease Commencementt	36 months after the Effective Date	Utilities	Tenant
Renewal Options	Two (2), Five (5) Year Options	HVAC	Tenant
Rent Escalations	10% Every Five (5) Years	Maintenance	All structural components, including foundation and roof (Landlord for Years 1-10; Tenant is responsible thereafter)



RENT SCHEDULE | INITIAL TERM

Year	Rent PSF	Annual Rent	Monthly Rent	Increase
1	\$43.00	\$430,000.00	\$35,833.33	0.00%
2	\$43.00	\$430,000.00	\$35,833.33	0.00%
3	\$43.00	\$430,000.00	\$35,833.33	0.00%
4	\$43.00	\$430,000.00	\$35,833.33	0.00%
5	\$43.00	\$430,000.00	\$35,833.33	0.00%
6	\$47.30	\$473,000.00	\$39,416.67	10.00%
7	\$47.30	\$473,000.00	\$39,416.67	0.00%
8	\$47.30	\$473,000.00	\$39,416.67	0.00%
9	\$47.30	\$473,000.00	\$39,416.67	0.00%
10	\$47.30	\$473,000.00	\$39,416.67	0.00%
11	\$52.03	\$520,300.00	\$43,358.33	10.00%
12	\$52.03	\$520,300.00	\$43,358.33	0.00%
13	\$52.03	\$520,300.00	\$43,358.33	0.00%
14	\$52.03	\$520,300.00	\$43,358.33	0.00%
15	\$52.03	\$520,300.00	\$43,358.33	0.00%
16	\$57.23	\$572,330.00	\$47,694.17	10.00%
17	\$57.23	\$572,330.00	\$47,694.17	0.00%
18	\$57.23	\$572,330.00	\$47,694.17	0.00%
19	\$57.23	\$572,330.00	\$47,694.17	0.00%
20	\$57.23	\$572,330.00	\$47,694.17	0.00%

*Currently in Year 6 of the initial lease term

TENANT PROFILE



TENANT HIGHLIGHTS

- Nationally Recognized and Proven Operator
- Over 500 Locations Nationwide
- Established in 2002
- Twenty (20) Year Double Net (NN) Lease in Place with Fifteen (15) Years Remaining
- Two (2), Five (5) Year Options to Renew
- Utilizes L.E.A.P.® (Learning Experience Academic Program) Curriculum in all locations

TENANT INFORMATION

The Learning Experience® is one of the most trusted brands in the childcare space. Founded by the Weissman family in 2002 with a passion for early childhood education and a unique approach that drives learning and development through the eyes of a child, TLE has been dedicated to providing excellence in early education and childcare for more than 20 years. With more than 600 centers operating or under development, The Learning Experience® is one of the nation's fastestgrowing Academies of Early Education for children ages six weeks to six years old.

Location Map



Location Map

