

EXPECTED DELIVERY: NOVEMBER 2026



LSI
COMPANIES

OFFERING MEMORANDUM

**THE LEARNING EXPERIENCE
AT EASTWOOD COMMONS**



PROPERTY SUMMARY

Property Address: 5080 Eastwood Commons Dr.
Fort Myers, FL 33905

County: Lee

Property Type: Retail

Property Size: 1.25± Acres

Building Size: 10,000± Sq. Ft.

Zoning: Commercial General (CG)

Year Built: 2026

Expected Delivery: November 2026

STRAP Number: 8-44-25-P2-02000.0080

LIST PRICE:

\$6,770,000

6.5% CAP RATE

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SALES EXECUTIVES



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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present the opportunity to acquire The Learning Experience (TLE), a 10,000± Sq. Ft. childcare facility at Eastwood Commons in Fort Myers, FL. The Learning Experience is the fastest growing early childhood brand in the industry with 600 existing centers open or under development.

This brand-new NNN investment is situated between the highly trafficked thoroughfares of Colonial Boulevard and State Road 82, and features direct access from Ortiz Avenue and Hanson Street. With its strong visibility and exposure, this property offers exceptional potential for investors to establish themselves in a rapidly growing sub-market.

The Learning Experience is strategically positioned in a growing residential market, with more than 5,500 new residential units and a population of approximately 141,000 within a five-mile radius.

The brand was recently recognized as the #1 daycare franchise in Entrepreneur Magazine's 2025 Franchise 500 rankings.

INVESTMENT HIGHLIGHTS

- New construction with a 15-year lease
- Corporate guarantee with The Learning Experience
- 8% rental increases every 5 years (including options)
- Direct access to Hanson Street & Ortiz Avenue
- Close proximity to State Road 82 & Colonial Boulevard
- Positioned less than 4± miles from Downtown Fort Myers
- Situated in a high growth corridor and surrounded by amenities, attractions, and recreational activities
- Limited large scale branded competition with the immediate Eastwood / Ortiz corridor

EXECUTIVE SUMMARY



Conceptual Image

INVESTMENT SUMMARY

PRICE:	\$6,770,000
NOI:	\$440,000
CAP RATE:	6.5%
TENANT:	The Learning Experience
GUARANTOR:	The Learning Experience Corp.
RENTAL INCREASES:	8% Every 5 Years
INITIAL LEASE TERM:	15 Years
OPTIONS:	(2) 5-Year Options
RENT COMMENCEMENT:	January, 2027
BUILDING SIZE:	10,000± Sq. Ft. + 5,000 Sq. Ft. outdoor playground
LAND SIZE:	1.25± acres
YEAR BUILT:	2026



Conceptual Image

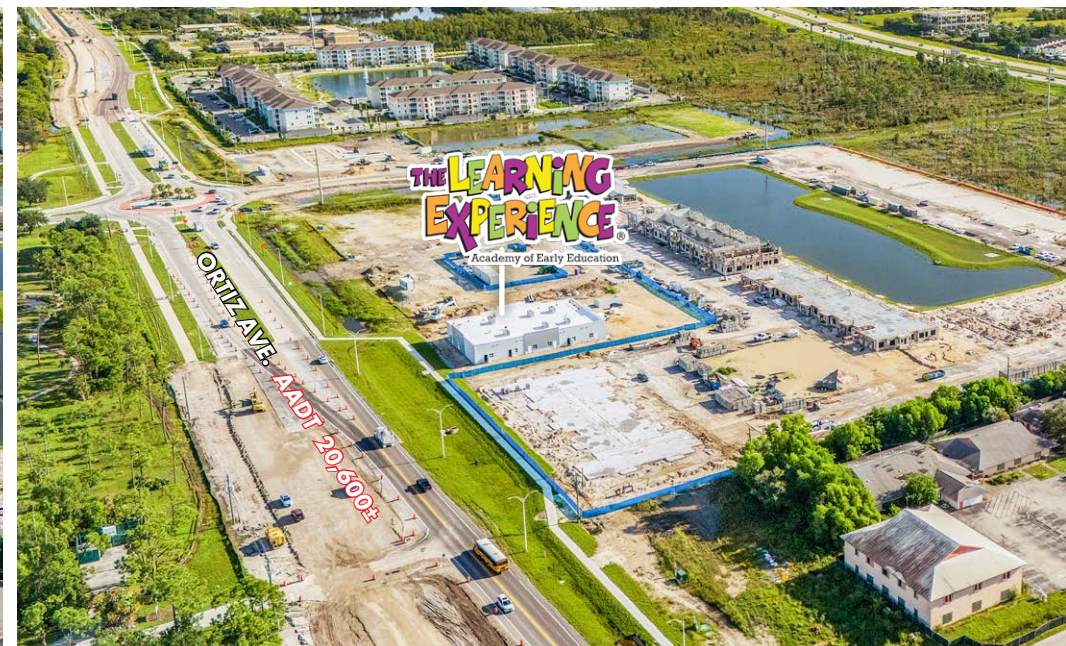
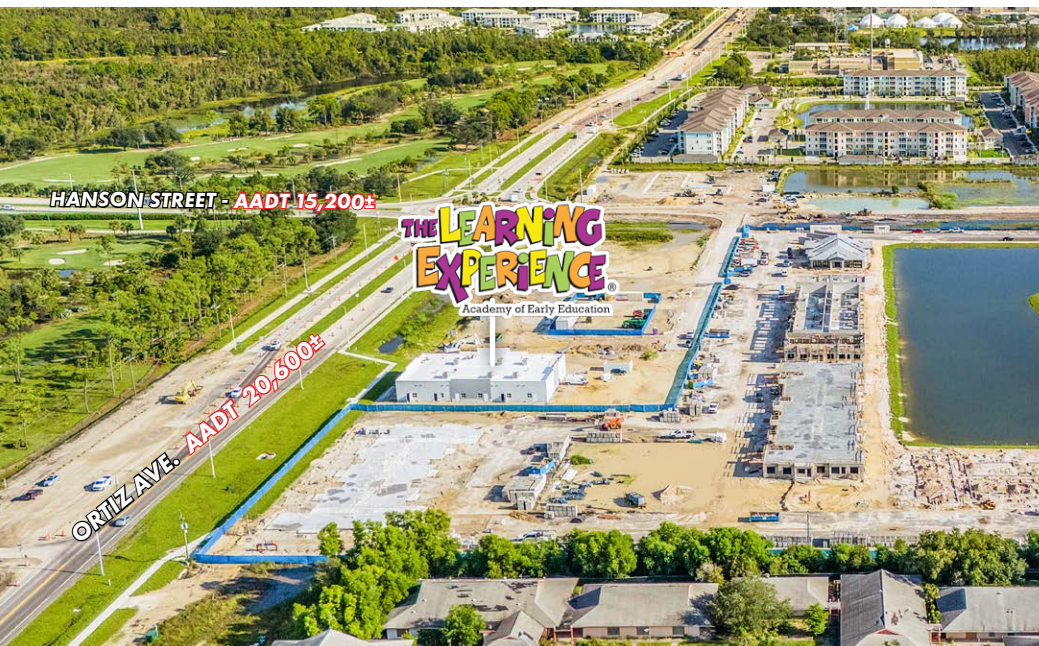
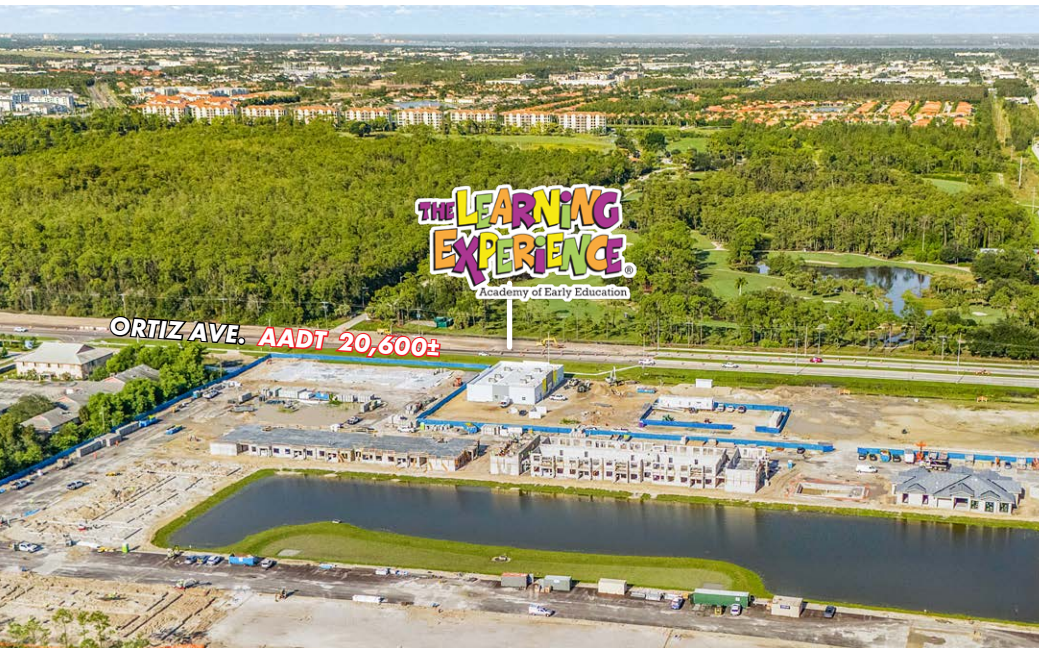
CONSTRUCTION PROGRESS

CONSTRUCTION PROGRESS AS OF SEP. 2026



CONSTRUCTION PROGRESS

CONSTRUCTION PROGRESS AS OF SEP. 2026

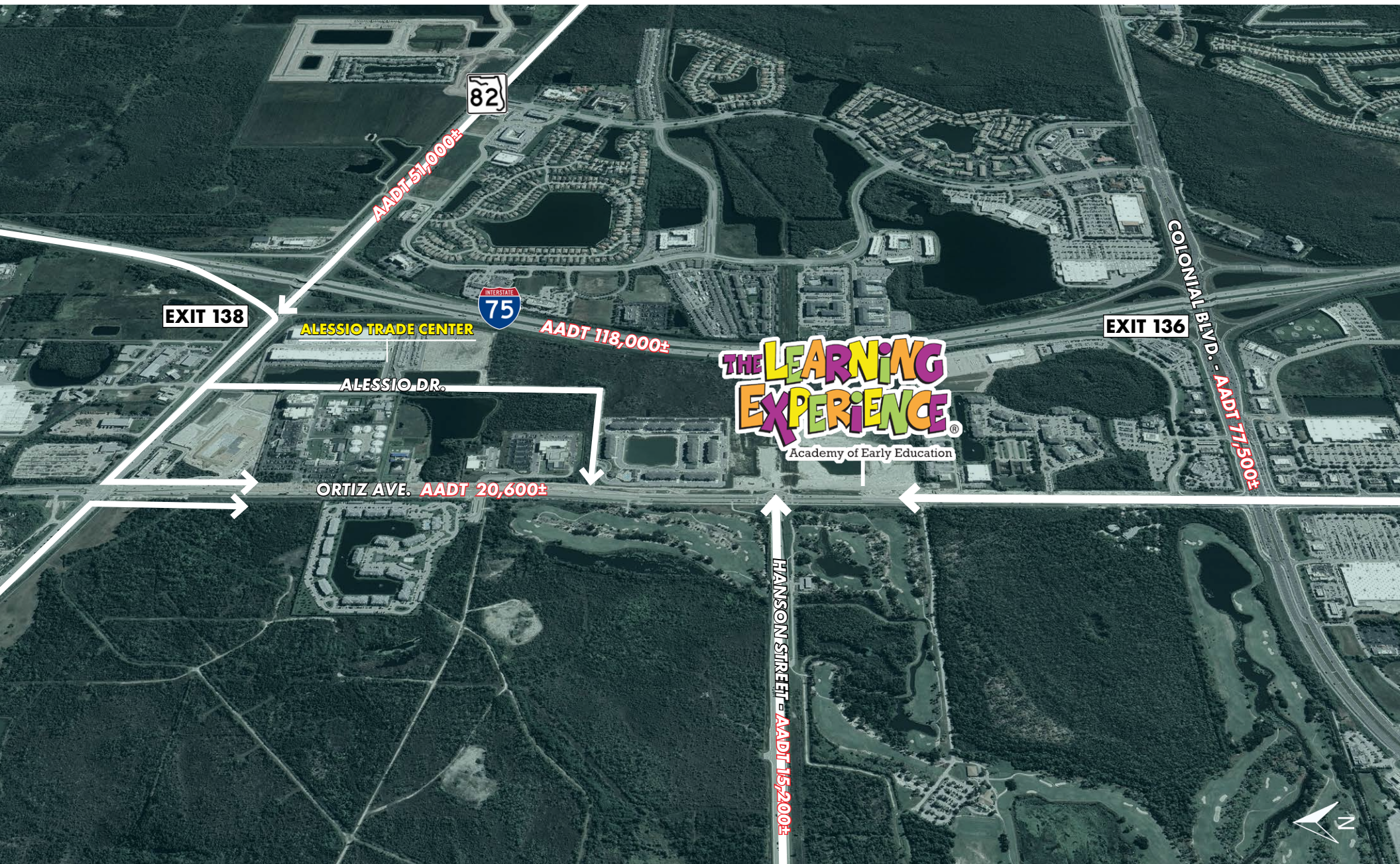


CONCEPTUAL SITE PLAN

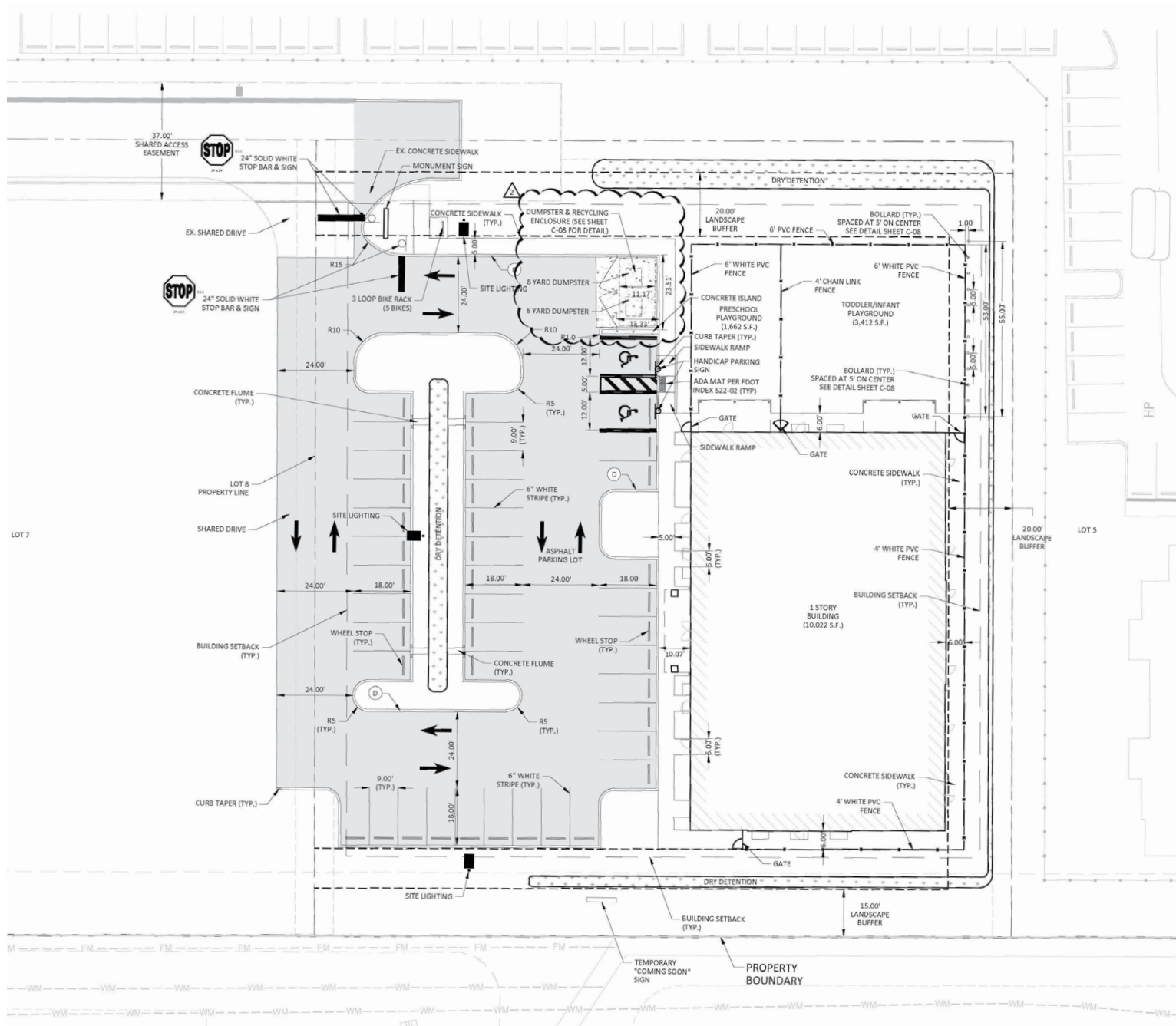


CONCEPTUAL RENDERING

PROPERTY ACCESS



SITE PLAN



RESIDENTIAL GROWTH AND COMPETITIVE LANDSCAPE



	DEVELOPMENT	UNITS
1	Eastwood Village	2,600 Units
2	The Forum 428	1,014 Units
3	V2 Apartments	428 Units
4	The Mark At Colonial	404 Units
5	The Tailor	384 Units
6	Leo at Fort Myers	370 Units
7	Novo Gateway	364 Units
8	Lee Health Hospital	540,045 Sq. Ft.
9	Alessio Trade Center	243,000 Sq. Ft.
10	Gerenzys RV World	54,000 Sq. Ft.
11	The Reserve at Eastwood	288 Units



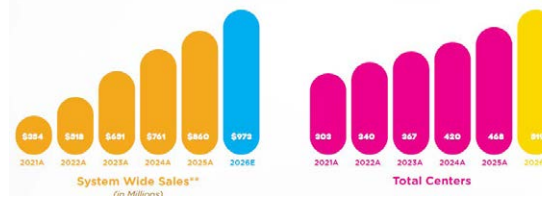
is a nationally recognized operator of early childhood education centers, providing daycare and preschool programs for children ranging from six weeks to six years of age. Founded in 2002 and headquartered in Deerfield Beach, Florida, TLE has become one of the largest and fastestgrowing early education platforms in North America, with 600+ locations open or under development throughout the United States and Canada.

The company operates under a franchise-based business model with a disciplined approach to site selection, focusing on high income, familyoriented, and densely populated suburban markets. TLE facilities are typically freestanding, purposebuilt buildings of approximately 10,000–11,000 Sq. Ft., often featuring dedicated outdoor play areas and designed specifically for early education use. In 2018, The Learning Experience was acquired by Golden Gate Capital, a leading private equity firm, adding significant institutional backing and capital support to fuel continued national expansion. In July 2025, Harvest Partners, LP acquired majority ownership from Golden Gate, who retains a minority position.

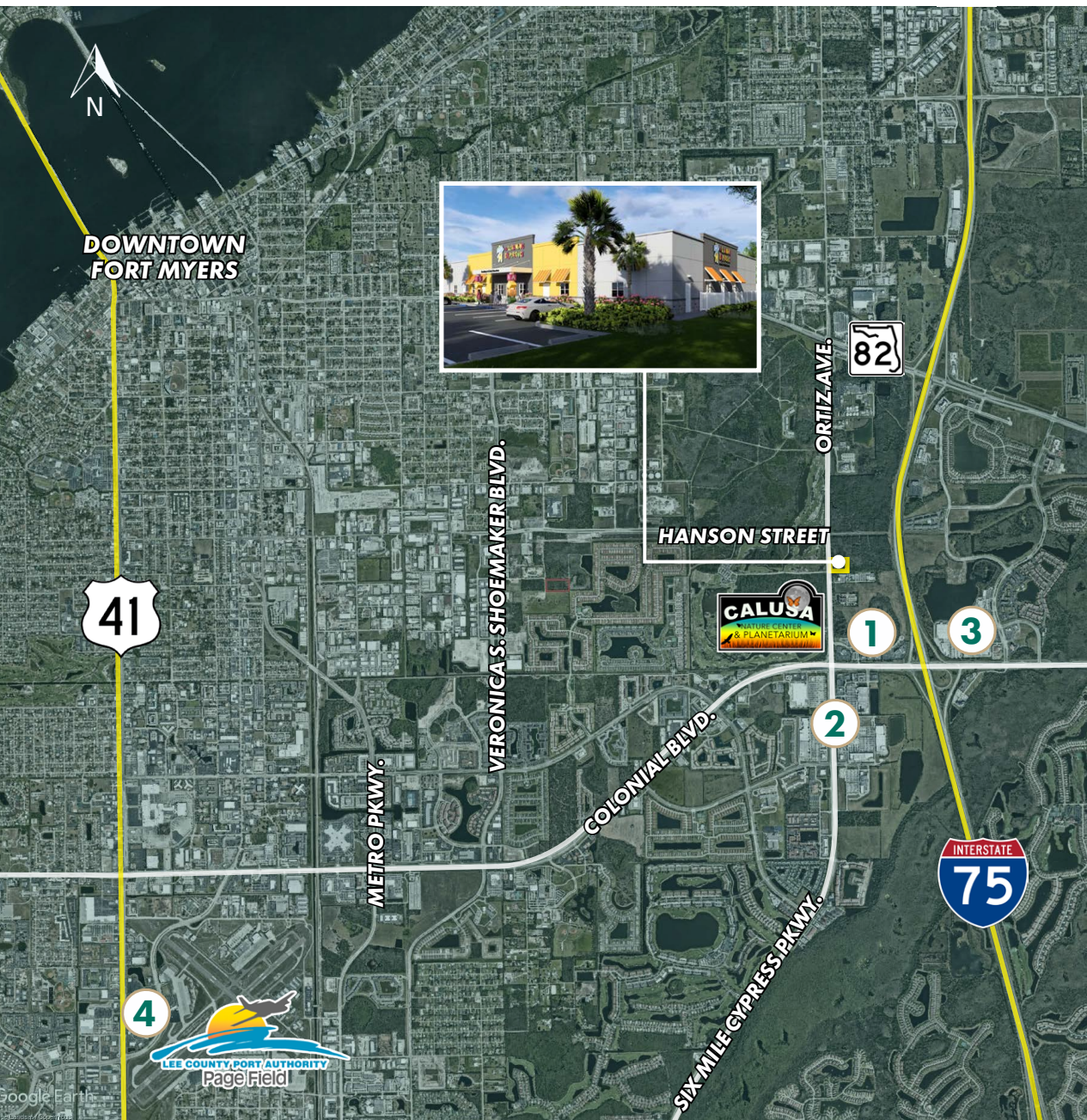
TLE differentiates itself through its proprietary L.E.A.P.® (Learning Experience Academic Program) curriculum, a researchdriven educational framework designed to foster intellectual, cognitive, and social development through handson learning. The curriculum is deployed consistently across all locations and emphasizes kindergarten readiness, safety, and wholechild development, contributing to strong enrollment demand and brand loyalty.



Historical & Future Growth



RETAIL MAP



1. COLONIAL CENTER



2. CYPRESS WOODS & COLONIAL SQUARE



3. THE FORUM



4. PAGE FIELD COMMONS





LOCATION

AREA DEMOGRAPHICS

2 MILE RADIUS

POPULATION



23,370

HOUSEHOLDS



9,268

MEDIAN INCOME



\$74,882

5 MILE RADIUS

POPULATION



141,341

HOUSEHOLDS



56,064

MEDIAN INCOME



\$65,698

10 MILE RADIUS

POPULATION



457,740

HOUSEHOLDS



187,478

MEDIAN INCOME



\$67,601

LOCATION HIGHLIGHTS

- 1.2± miles to I-75
- 1.6± miles to The Forum Fort Myers
- 3.6± miles to Downtown Fort Myers
- 3.8± miles to US-41
- 4.2± miles to Lee Memorial Hospital
- 6.2± miles to SWFL International Airport (RSW)



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