



KinderCare

515 WEST STREET
MANSFIELD, MA

**OFFERED
FOR SALE**

\$1,795,000
6.15% CAP

CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a freestanding KinderCare Learning Center located at 515 West Street in Mansfield, Massachusetts. The property features a 6,767 SF building on 1.50 acres leased to KinderCare Learning Centers, Inc., one of the nation's leading providers of early childhood education and childcare. KinderCare recently executed a 10-year lease extension through April 2036, demonstrating its long-term commitment to this high-performing location where it has successfully operated for more than 35 years. The lease includes 3.25% annual rent increases, providing investors with stable income and consistent growth.

Ideally positioned along West Street, directly off Interstate 95 and Interstate 495, the property benefits from exceptional visibility, strong accessibility, and robust surrounding demographics. The area boasts an average household income exceeding \$140,000 and a daytime population of over 41,000 within five miles, driven by a strong mix of employers, retail destinations, and residential communities. These fundamentals make this KinderCare location a proven performer in one of Southeastern Massachusetts's most desirable and affluent suburban markets.



NOI **\$110,367**

CAP **6.15%**

PRICE **\$1,795,000**



ASSET SNAPSHOT

Tenant Name	KinderCare
Signator/Guarantor	Corporate
Address	515 West Street, Mansfield, MA
Building Size (GLA)	6,767 SF
Land Size	1.50 AC
Year Built	1990
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	4/30/2036
Remaining Term	10 Years
Renewal Options	1 x 5-Years
Rental Increases	3.25% Annually
NOI	\$110,367

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	5/1/2025 - 4/30/2026	\$110,367
5th Extension Period	5/1/2026 - 4/30/2036	
Annual Increase (3.25%)	5/1/2026 - 4/30/2027	\$110,367
Annual Increase (3.25%)	5/1/2027 - 4/30/2028	\$113,954
Annual Increase (3.25%)	5/1/2028 - 4/30/2029	\$117,657
Annual Increase (3.25%)	5/1/2029 - 4/30/2030	\$121,481
Annual Increase (3.25%)	5/1/2030 - 4/30/2031	\$125,429
Annual Increase (3.25%)	5/1/2031 - 4/30/2032	\$129,505
Annual Increase (3.25%)	5/1/2032 - 4/30/2033	\$133,714
Annual Increase (3.25%)	5/1/2033 - 4/30/2034	\$138,060
Annual Increase (3.25%)	5/1/2034 - 4/30/2035	\$142,547
Annual Increase (3.25%)	5/1/2035 - 4/30/2036	\$147,180



28,976 PEOPLE
IN 3 MILE RADIUS
20,237 DAYTIME
POPULATION (3 MILE)



\$162,230 AHHI
IN 3 MILE RADIUS



98,500 VPD
ON I-495



RECENT 10-YEAR LEASE EXTENSION

Tenant has demonstrated long-term commitment to the site through a newly **executed 10-year lease extension**, ensuring continued income stability.



35+ YEAR OPERATING HISTORY AT THE SITE

The tenant has successfully operated at this location for more than three decades, underscoring strong store performance and market longevity.



ATTRACTIVE 3.25% ANNUAL RENT ESCALATIONS

Lease features steady 3.25% annual increases, providing investors with predictable income growth and an inflation-protected return profile.



FRONTING WEST STREET, DIRECTLY OFF I-95 & I-495

High-visibility site positioned directly off Interstate 95 (116,200 VPD) and Interstate 495 (98,500 VPD), offering exceptional accessibility and exposure within one of Southeastern Massachusetts' busiest corridors.



STRONG DAYTIME POPULATION DRIVING ENROLLMENT DEMAND

The property benefits from a daytime population exceeding 41,000 people within a five-mile radius, fueled by nearby employers, retail centers, and schools. This concentration of working professionals and families generates reliable weekday traffic and supports sustained childcare demand for KinderCare.



RECENT TENANT & LANDLORD REINVESTMENT

In conjunction with KinderCare's 2025 **ten-year lease extension**, the Landlord provided an \$84,587.50 (\$12.50 PSF) tenant improvement allowance. This reinvestment underscores KinderCare's **long-term commitment to maintaining and enhancing the property's quality and operations.**





MANSFIELD CROSSING

BEST BUY **five BELOW** **Michael's**
DICK'S **xfinity** **KOHL'S**
SPORTING GOODS **LOFT**
petco **L.L.Bean**
the paper SEPHORA COLD STONE
store J.P.S. A. BANKYANKEE
WARBY PARKER CANDLE

shaw's

Staples

THE HOME DEPOT

LONGHORN STEAKHOUSE

amazon fulfillment

ESSENDANT
BEYOND ESSENTIAL


KinderCare
MANSFIELD, MA

WEST STREET 6,250 VPD

MA-140 34,000 VPD

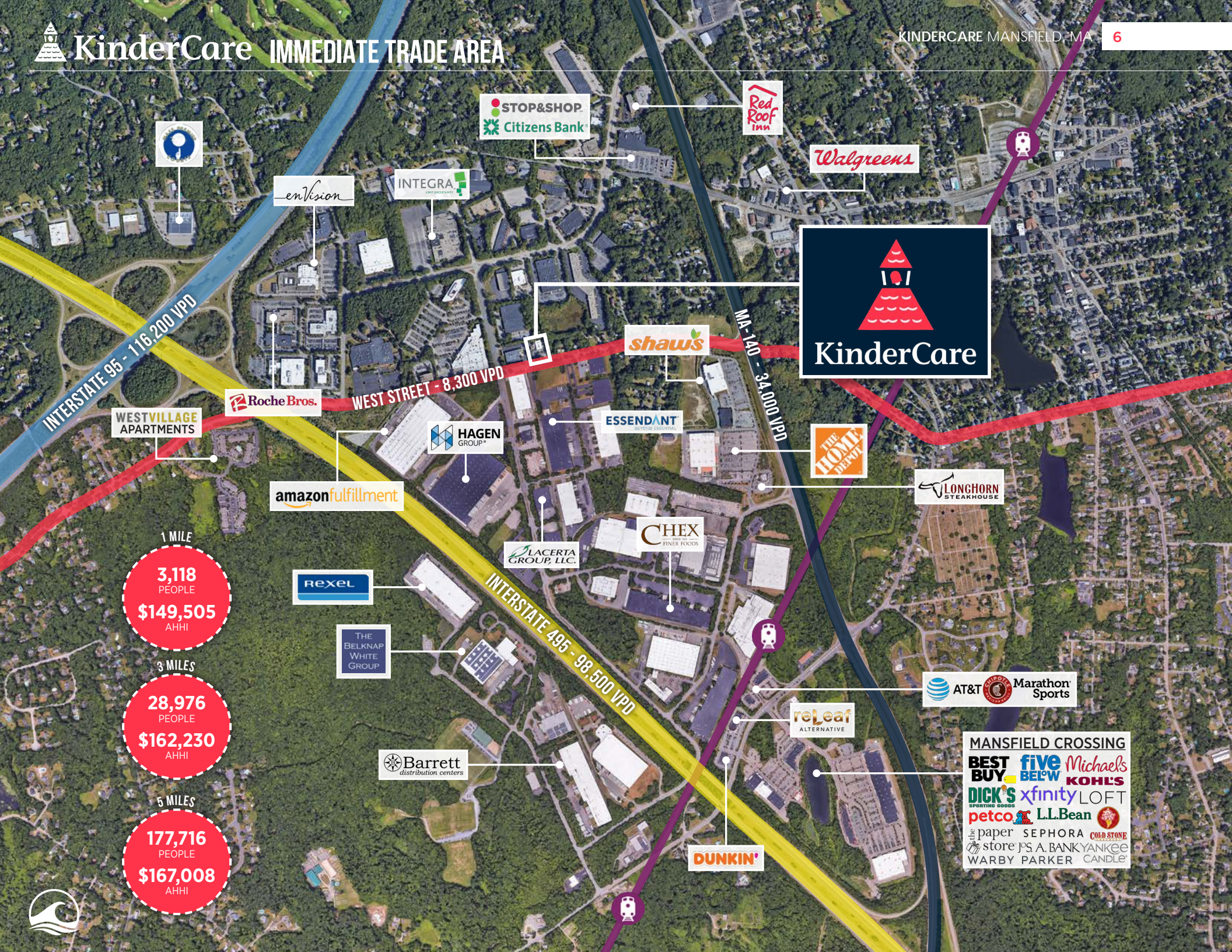




KinderCare IMMEDIATE TRADE AREA

KINDERCARE MANSFIELD, MA

6



enVision

INTEGRA

STOP & SHOP
Citizens Bank

Red Roof Inn

Walgreens

KinderCare

shaw's

Roche Bros.

WEST STREET - 8,300 VPD

HAGEN GROUP

ESSENDANT

THE HOME DEPOT

LONGHORN STEAKHOUSE

amazon fulfillment

LACERTA GROUP, LLC

CHEX FINE FOODS

1 MILE

3,118 PEOPLE
\$149,505 AHHI

REXEL

INTERSTATE 495 - 98,500 VPD

THE BELKNAP WHITE GROUP

3 MILES

28,976 PEOPLE
\$162,230 AHHI

Barrett distribution centers

reLeaf ALTERNATIVE

AT&T Marathon Sports

5 MILES

177,716 PEOPLE
\$167,008 AHHI

DUNKIN'

MANSFIELD CROSSING
BEST BUY five BEL'W KOHL'S
DICK'S SPORTING GOODS xfinity LOFT
petco L.L.Bean
paper store SEPHORA COLD STONE
J'S A. BANK YANKEE CANDLE
WARBY PARKER



WORCESTER

DISTANCE FROM ASSET

WORCESTER | 45 MI
BOSTON | 29 MI
PROVIDENCE | 18 MI**BOSTON****PROVIDENCE**

IDEALLY SITUATED

Located midway between Boston and Providence, **Mansfield, Massachusetts sits at the center** of the Boston-Providence metro corridor, offering exceptional accessibility and a thriving mix of residential, retail, and corporate activity. The town **benefits from its strategic position along Interstate 95, Interstate 495, and Route 140**, as well as a major MBTA commuter rail station, connecting residents to both metropolitan areas within 40 minutes. Mansfield's convenient location and strong transportation infrastructure have attracted a growing population and a diverse base of employers in industries such as manufacturing, logistics, healthcare, and technology.

The community features a balanced economy supported by regional shopping destinations, **corporate offices, and family-oriented residential neighborhoods**. Major nearby attractions include the Xfinity Center, one of New England's largest entertainment venues, and Mansfield Crossing, a 700,000+ SF lifestyle retail center anchored by major national tenants. With average household incomes exceeding \$140,000 within a 5-mile radius and a well-educated labor force, Mansfield represents one of southeastern Massachusetts's most desirable suburban markets. The town's combination of strong demographics, excellent transportation access, and **continued business investment supports long-term stability** for both retailers and investors in the region.

KINDERCARE

LEARNING CENTERS

KinderCare Learning Centers, Inc. is the largest private provider of early childhood education and care in the United States, operating over 2,000 centers nationwide. Headquartered in Portland, Oregon, KinderCare serves more than 185,000 children and families daily through its network of community-based childcare centers, employer-sponsored programs, and before- and after-school offerings.

Founded over 50 years ago, KinderCare has established itself as a trusted brand in early education, known for its research-based curriculum, highly trained teachers, and commitment to quality child development. The company's programs focus on building social, emotional, and academic skills, helping children prepare for lifelong success in school and beyond.

KinderCare is backed by strong financial performance and long-term corporate stability. The company continues to expand its footprint through strategic growth in high-demand suburban and urban markets, supported by partnerships with major employers and educational organizations. Its consistent focus on family engagement, operational excellence, and community trust has made KinderCare one of the most respected and reliable tenants in the education and childcare sector.

KINDERCARE QUICK FACTS

FOUNDED:	1969
HEADQUARTERS:	Portland, OR
OWNERSHIP:	Public
LOCATIONS:	2,300+
GUARANTY:	Corporate
WEBSITE:	https://www.kindercare.com/



LESSEE:	KinderCare			
LAND:	1.50 Acres			
LEASE TERM:	Ten (10) Years			
RENT COMMENCEMENT DATE:	August 15, 1990			
EXPIRATION DATE:	April 30, 2036			
RENT SCHEDULE:	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	5/1/2025 - 4/30/2026	\$110,367	\$9,197	\$16.31
5th Extension Period	5/1/2026 - 4/30/2027	\$110,367	\$9,197	\$16.31
5th Extension Period	5/1/2027 - 4/30/2028	\$113,954	\$9,496	\$16.84
5th Extension Period	5/1/2028 - 4/30/2029	\$117,657	\$9,805	\$17.39
5th Extension Period	5/1/2029 - 4/30/2030	\$121,481	\$10,123	\$17.95
5th Extension Period	5/1/2030 - 4/30/2031	\$125,430	\$10,453	\$18.54
5th Extension Period	5/1/2031 - 4/30/2032	\$129,506	\$10,792	\$19.14
5th Extension Period	5/1/2032 - 4/30/2033	\$133,715	\$11,143	\$19.76
5th Extension Period	5/1/2033 - 4/30/2034	\$138,061	\$11,505	\$20.40
5th Extension Period	5/1/2034 - 4/30/2035	\$142,548	\$11,879	\$21.07
5th Extension Period	5/1/2035 - 4/30/2036	\$147,181	\$12,265	\$21.75
First Option Period (5-Years)	5/1/2036 - 4/30/2041	FMV	--	--
SECURITY DEPOSIT:	None			
SIGNATOR/GUARANTOR:	KinderCare Learning Centers, LLC			
RENEWAL TERM(S):	Tenant has one (1) five (5) year renewal options.			
REQUIRED PARKING:	Tenant has the non-exclusive right to use the parking lot and common areas serving the Building as part of the Mansfield Industrial Park, subject to Landlord's reasonable rules and re-designations from time to time			
USE RESTRICTIONS:	Premises may be used as a licensed child care center and learning facility, together with lawful uses ancillary to KinderCare's operations, as permitted under applicable Mansfield zoning and laws			
TERMINATION OPTION(S):	None			
REAL ESTATE TAXES:	Tenant is responsible for all real estate taxes and assessments related to the Premises, paid as Additional Rent			
COMMON AREA EXPENSES:	Tenant shall pay its proportionate share of Operating Expenses for common areas and maintenance of the Industrial Park, as Additional Rent, consistent with the original net lease structure			
REPAIRS & MAINTENANCE:	Tenant is responsible for all maintenance and repair obligations for the Premises, except Landlord retains responsibility for roof and structural elements			
UTILITIES:	Tenant shall pay directly for all utilities used or consumed at the Premises, including water, electricity, gas, and other services			
INSURANCE:	Tenant must maintain all-risk property insurance on the Building equal to full replacement value, public liability coverage of at least \$3,000,000 per person / \$5,000,000 per occurrence, and business interruption coverage of at least 270 days. Landlord must be named as additional insured			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant may not assign or sublet the Premises without Landlord's consent, except to an affiliated entity under common control with KinderCare. No "go-dark" right is permitted — continuous operation as a licensed child care facility is required			
ESTOPPEL CERTIFICATE:	Tenant must execute and deliver an estoppel certificate in the form attached as Exhibit E to the original lease upon Landlord's request			
HOLDING OVER:	Any holdover by Tenant shall create a month-to-month tenancy under the same lease terms, at a rent rate equal to 110% of the prior month's rent			



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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