

THE LEARNING EXPERIENCE

Single Tenant Net Lease Day Care Center

2601 Educational Lane | Manasquan, NJ 08736

Exclusively Listed By:

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happy
happens
here.

The Brokers Network, Inc.
417 Euclid Avenue
Loch Arbour, NJ 07711



OFFERING HIGHLIGHTS

- STNL Day Care Center in dense, affluent Wall/Manasquan area, Monmouth County, New Jersey
- 8.5+ Years remaining on long term 15-Year NN Lease by The Learning Experience Corporation
- Rare 12% Bumps Every 5 Years plus Options
 - Minimal LL Duties
- Experienced Operator
 - Tenant operates multiple day care locations, reducing single-unit risk.
- Healthy Demographics - Manasquan
 - Average Household Income of \$209,700

Tenant Overview

The Learning Experience is nationally recognized and the fastest-growing childcare brand with 700+ centers open, planned or under development in 36 States & Internationally. With a greater national emphasis on educational development during the most crucial years of a child's growth, The Learning Experience places a prominent focus on programs that advance scholastic preparation.



PROPERTY DETAILS

Pricing Details

- List Price: \$5,100,000
- Cap Rate: 6.37%
- Annual Rent: \$324,800
 - Increases to \$363,776 in September 2029
- Taxes: NNN
- CAM: NNN
- Insurance: NNN

Lease Abstract

- Tenant Trade Name: The Learning Experience
- Lease Start: September 2019
- Lease Expiration: August 2034
- Lease Term: 15 Years
- Term Remaining: +/- 8.5 Years
- Rental Adjustments: 12% Every 5 Years
- Option Periods: (2) Five Year Options
- Roof & Structure: Landlord Responsible

Parcel Details

Building Size: 10,000 SF
Land Size: 4.55 Acres
Block 893.06 Lot 49.01

LEASE ABSTRACT & INVESTMENT HIGHLIGHTS

Rent Dates	Monthly Rent	Annual Rent	Cap Rate	Increase
9/1/2019 – 8/31/2024	\$24,166.67	\$307,400	N/A	0.00%
9/1/2024 – 8/31/2029	\$27,066.67	\$324,800	6.37%	12.00%
9/1/2029 – 8/31/ 2034	\$30,314.67	\$363,776	7.13%	12.00%
Option 1: 9/1/2035 – 8/31/2040	\$33,952.43	\$407,429	8.00%	12.00%
Option 2: 9/1/2040 – 8/31/2045	\$38,026.72	\$456,321	8.95%	12.00%

Location Overview & Economic Development

Monmouth County, NJ | NJ/NYC MSA

- The property benefits from significant nearby economic investment, including Netflix's \$1 billion East Coast studio campus at Fort Monmouth, featuring 12 state-of-the-art soundstages and over 500,000 square feet of production space, with phased openings beginning in 2027–2028.
- Additionally, Kushner Companies is redeveloping Monmouth Mall into "Monmouth Square," a \$500 million mixed-use project featuring approximately 990,000 square feet of retail and dining space, 1,000 residential units, medical offices, and public green space.
- These transformative projects, combined with proximity to major healthcare institutions and regional employers, continue to enhance the area's long-term growth and demographic stability.



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