



**Absolute NNN Education  
Investment Opportunity**  
7.11% Cap Rate | 7 Year Lease

**Oak Meadow Montessori School**  
**2145 Collins Hill Road**  
**Lawrenceville, GA 30043**

- Sales Price: \$3,200,000.00
- NOI: \$225,600
- NNN Investment: No landlord responsibilities
- Lease Term: Through February 2032
- Two buildings totaling 11,200 SF on 5 acres
- Renovated in 2014
- Three outdoor play areas
- Ample parking
- Accredited by the American Montessori Society and Cognia/ SACS

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# Photos



## Investment Highlights & Advantages

Oak Meadow Montessori School has offered a world-class education experience for families in the Lawrenceville area since 1993. Renovated in 2014, the property consists of 2 buildings totaling 11,200 SF and features multiple open spaces, three outdoor play areas, and ample parking.

- Immediate proximity to Collins Hill Park
- Lakefront access
- Sitting on 5 acres, ripe opportunity for expansion
- Oak Meadow currently has a limited number of openings for students in their classrooms
- Well-established operators have been operating in Lawrenceville for over 29 years
- Licensed by Bright from the Start and rated by Quality Rated

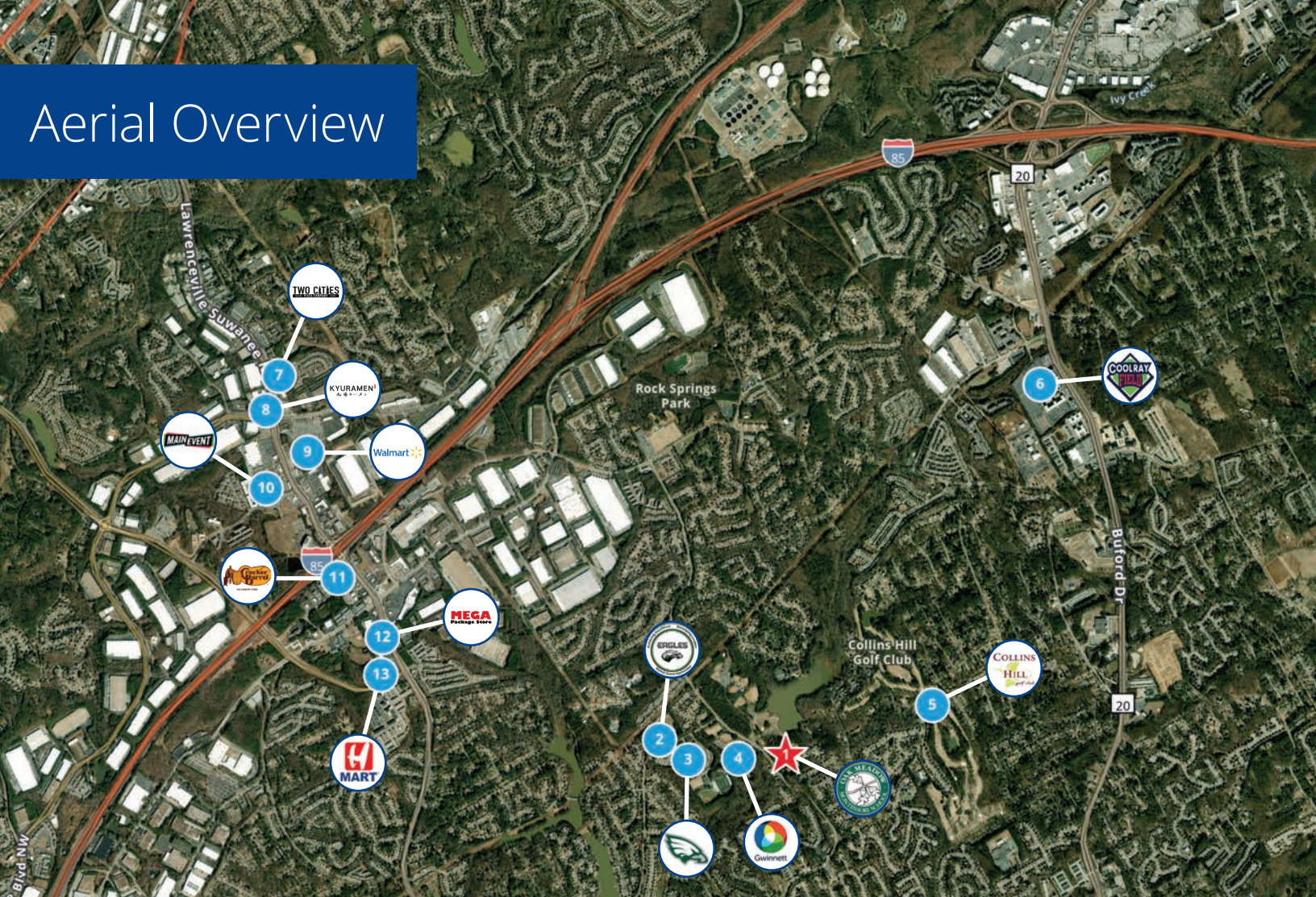


# Photos





# Aerial Overview



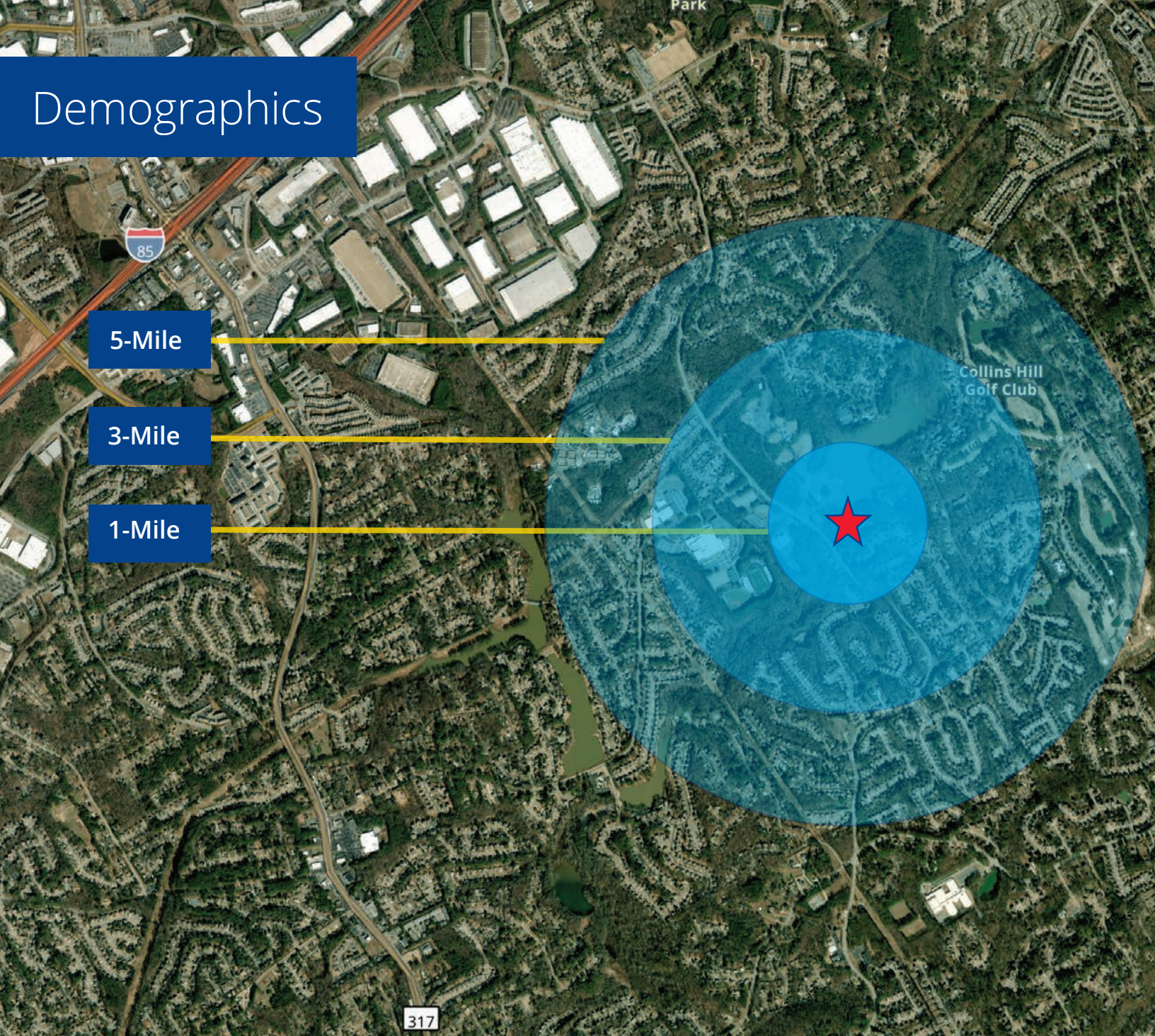
## Map Overview



★ 1	Oak Meadow Montessori School	2145 Collins Hill Rd
2	Walnut Grove Elementary	75 Taylor Rd
3	Collins Hill High School	50 Taylor Rd
4	Collins Hill Park Aquatic Center	2200 Collins Hill Rd
5	Collins Hill Golf Club	585 Camp Perrin Dr
6	Cool Ray Field	2500 Buford Dr
7	Two Cities Pizza Co	3433 Lawrenceville Suwanee Rd
8	Kyuramen Suwanee	3320 Lawrenceville Suwanee Rd
9	Walmart Supercenter	3245 Lawrenceville Suwanee Rd
10	Main Event Suwanee	471 Northolt Pkwy
11	Cracker Barrel Old Country Store	75 Celebration Dr
12	Mega Package Store	2820 Lawrenceville Suwanee Rd
13	H Mart Suwanee	2700 Lawrenceville Suwanee Rd



# Demographics



Radius from Location	1-Mile	3-Miles	5-Miles
2024 Population	8,087	73,502	181,491
2024 Population (Age 0-4)	5.4%	5.2%	5.4%
2024 Median HH Income	\$119,957	\$100,931	\$91,731
2024 Avg. HH Income	\$149,299	\$130,422	\$123,917
2024 Consumer Spending for Education	\$6,072,310	\$47,947,790	\$114,723,166
2024 Spending Potential Index	130	115	109





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