

SINGLE TENANT NET LEASE

Investment Opportunity



New 20-Year Lease | \$100K+ Average Household Incomes | 3-Acre Lot Next to High Performing Publix Shopping Center



6215 U.S. Highway 17-92 | Davenport, Florida

ORLANDO MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



Davenport High School
2,481 Students

Davenport School
of the Arts

TARGET
 Marshalls
 bealls
 Burlington
 DICK'S
 ASHLEY
 Michaels
 HomeGoods
 PET SMART
 BEST BUY
 ROSS
 DRESS FOR LESS

Walmart
Distribution Center

amazon
Warehouse

Pointe Grand
Apartment Complex
300 Units

Loughman Crossing

Publix
 AT&T
 BO FITNESS
 Great Clips
 IT'S GONNA BE GREAT
 UPS

USPS.COM

DOLLAR GENERAL

MATER ACADEMY
DAVENPORT
802 Students

THE LEARNING EXPERIENCE
Academy of Early Education

RONALD REAGAN PKWY
29,500 VPD
DUNKIN'

DENTAL CARE
Loughman Crossing

BURGER KING

O'Reilly AUTO PARTS

92
17
600

22,500 VPD





Celebration High School

Disney's Coronado Springs Resort

Ovation

Loughman Crossing

THE LEARNING EXPERIENCE
Academy of Early Education

MATER ACADEMY DAVENPORT
802 Students

Credity AUTO PARTS



DENTAL CARE
Loughman Crossing



Pointe Grand Apartment Complex
~300 Units



RONALD REAGAN PKWY 29,500 VPD

22,500 VPD



POINCIANA PKWY 20,500 VPD



SITE OVERVIEW



OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Pricing	\$6,072,000
Net Operating Income	\$425,000
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	6215 U.S. Highway 17-92, Davenport, Florida 33896
Rentable Area	10,000 SF
Land Area	3.00 Acres
Year Built	2025 (Opened October 2025)
Tenant	The Learning Experience
Guaranty	Corporate - Burnoff Over 6 Year Period
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundation and Underground Utility Lines Only
Lease Term	20 Years
Increases	8% Every 5 Years
Options	2 (5-Year)
Rent Commencement	October 2025
Lease Expiration	October 2045

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
The Learning Experience	10,000	Oct. 2025	Oct. 2045	Current	-	\$35,417	\$425,000	2 (5-Year)
(Corporate Guaranty)				Year 6	8%	\$38,250	\$459,000	
				Year 11	8%	\$41,130	\$495,720	
				Year 16	8%	\$44,615	\$535,378	

8% Rental Increase at the Beg. of Each Option

New 20-Year Lease | Corporate Guaranty | Options To Extend | Scheduled Rental Increases | Experienced Operator

- The Learning Experience Corporate guarantees the lease for the first 6 years of the initial term
- 20 years remaining with 2 (5-year) option periods to extend
- The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option period
- The Learning Experience is a highly-ranked early education brand with over 600 centers operating or under development across 22 states
- Large 3.00 acre lot allows for long-term viability in the real estate and future repositioning or redevelopment potential
- **This building was thoughtfully designed and constructed with adaptive re-use potential and can be backfilled or subdivided to host a wide range of tenancies**

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities (Roof, Structure, Foundation and Underground Utility Lines Only)
- Ideal, low management investment for a passive investor

Loughman Crossing | Mater Academy Davenport | High Traffic Intersection

- The subject property is located a part of Loughman Crossing, a Publix anchored center with other tenants including Dunkin', 7-Eleven, AT&T, Burger King, and many others
- Located in close proximity to Mater Academy Davenport, a private charter school with over 800 students
- The asset is located near the intersection of U.S. 17-92 and Ronald Reagan Parkway, which combine to average more than 52,000 vehicles passing by daily
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-mile Trade Area | High Growth Area

- More than 62,000 residents and 9,800 employees support the trade area
- \$107,984 average household income
- **Davenport is currently growing at a rate of 10.58% annually and its population has increased by 91.67% since the most recent census**

PROPERTY PHOTOS



WATCH DRONE VIDEO



BRAND PROFILE



THE LEARNING EXPERIENCE

thelearningexperience.com

Company Type: Private

Locations: 600+

The Learning Experience is the nation's fastest-growing Academy of Early Education franchise, educating and enhancing the lives of more than 25,000 children ages 6 weeks to 6 years old each year. With more than 600 company-owned and franchise centers operating or under development across 22 states. The Learning Experience's proprietary curriculum places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.



Source: pnewswire.com, thelearningexperience.com

PROPERTY OVERVIEW

LOCATION



Davenport, Florida
Polk County
Lakeland-Winter Haven-Orlando MSA

ACCESS



U.S. Highway 17 & 92/State Highway 600: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 17 & 92/State Highway 600: 22,500 VPD
Ronald Reagan Parkway: 29,500 VPD
Interstate 4/State Highway 400: 140,500 VPD

IMPROVEMENTS



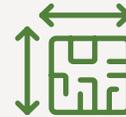
There is approximately 10,000 SF of existing building area

PARKING



There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 4.5 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 272612703508000080
Acres: 3.00 Acres

CONSTRUCTION



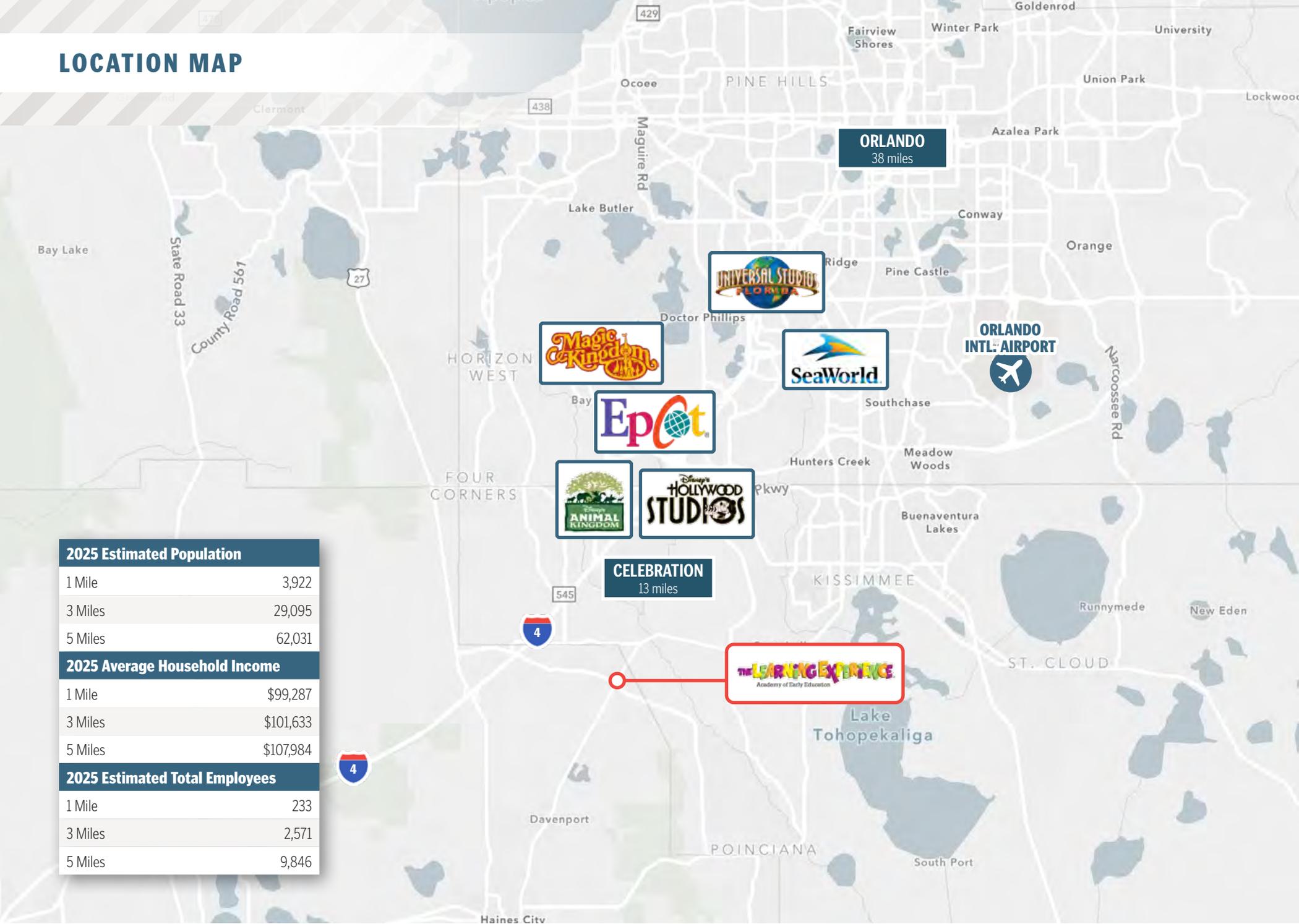
Year Built: 2025

ZONING

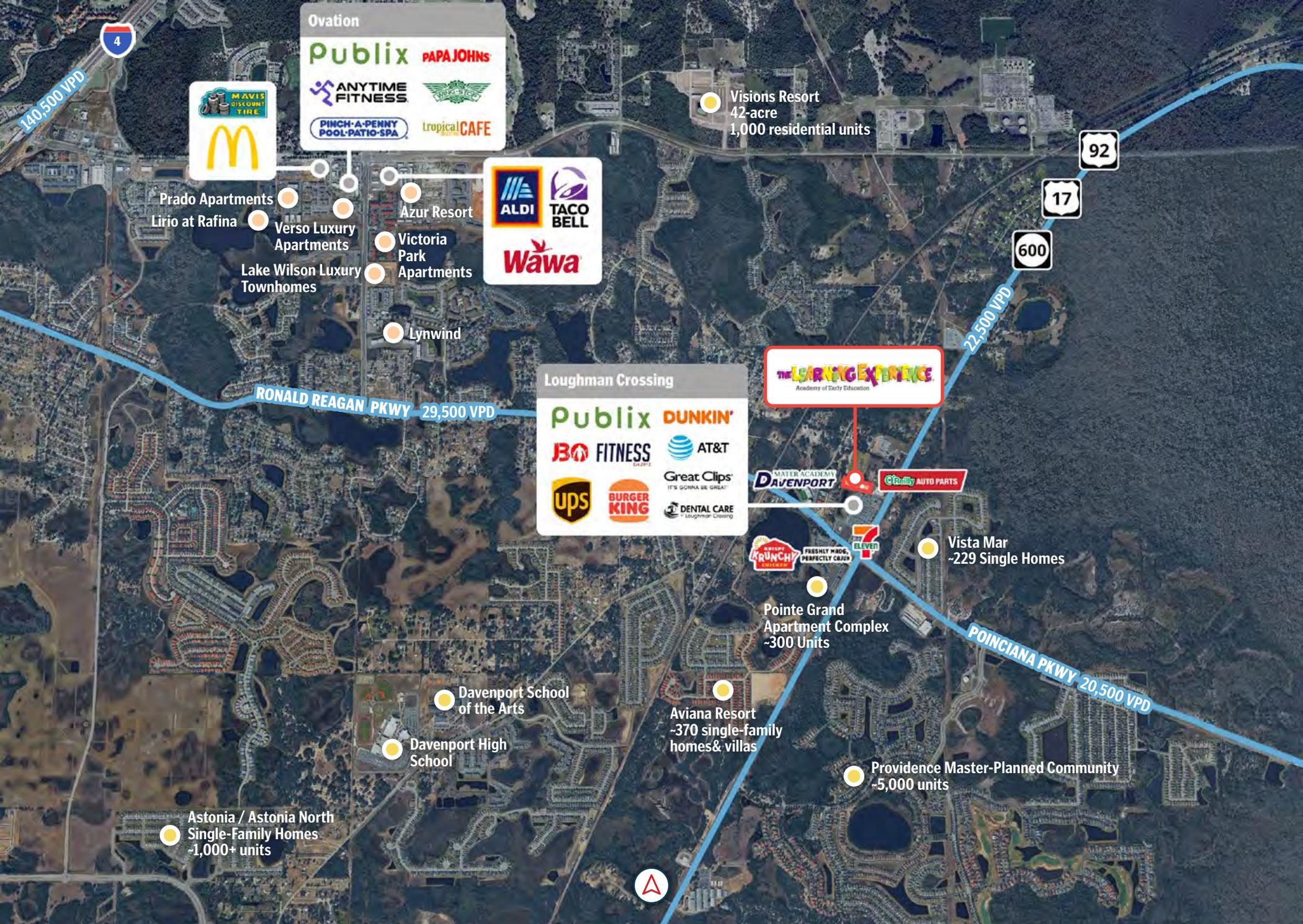


CACX

LOCATION MAP



2025 Estimated Population	
1 Mile	3,922
3 Miles	29,095
5 Miles	62,031
2025 Average Household Income	
1 Mile	\$99,287
3 Miles	\$101,633
5 Miles	\$107,984
2025 Estimated Total Employees	
1 Mile	233
3 Miles	2,571
5 Miles	9,846





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,922	29,095	62,031
2030 Projected Population	4,446	35,369	72,876
2025 Median Age	36.5	36.7	38.6
Households & Growth			
2025 Estimated Households	1,274	10,449	22,479
2030 Projected Households	1,457	12,842	26,550
Income			
2025 Estimated Average Household Income	\$99,287	\$101,633	\$107,984
2025 Estimated Median Household Income	\$87,116	\$84,162	\$85,521
Businesses & Employees			
2025 Estimated Total Businesses	44	383	1,109
2025 Estimated Total Employees	233	2,571	9,846



DAVENPORT, FLORIDA

Davenport is a city in Polk County, Florida, United States. The City of Davenport had a population of 13,090 as of July 1, 2025. While the city of Davenport itself is very small, the area north of the city close to Interstate 4 and US 27 is experiencing explosive growth. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area.

The largest sector of industry and employment in Davenport is accommodation and food service, most of which are restaurants located along US 27. The accommodation and food source sector are followed by Retail Trade. The growing amount of manufacturing warehouses and distribution centers will soon take over Davenport’s industry and economy. This large industrial center at the corner of US 27 and Deen Still Road is a large contribution to the recent exponential development of Davenport, including the 270,000 square foot Amazon sorting facility, MC05. Some other distributions and large-scale warehouses include Huttig Building Products, CTDI (global engineering, repair, and logistics), Kuehne & Nagel (freight forwarding services), Best Buy Distribution Center, and Exel (freight forwarding services).

Davenport is a vacation destination in northeastern Polk County that is popular because of its close proximity to the Walt Disney World theme park. Davenport has its own attractions that should not be missed. Visit Lake Kissimmee State Park and partake in nature trails, horse trails, and boating activities. Play a round on one of Davenport’s two large golf courses: the Highlands Reserve Golf Club and the Ridgewood Lakes Golf & Country Club.

The nearest airport to Davenport is Orlando International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



WALT DISNEY MAGIC KINGDOM PARK
20.86 MILLION VISITORS PER YEAR (2018)



UNIVERSAL STUDIOS ORLANDO
10.71 MILLION VISITORS PER YEAR (2018)



DISNEY'S HOLLYWOOD STUDIOS
11.26 MILLION VISITORS PER YEAR (2018)



UNIVERSAL ORLANDO RESORT
TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT
27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO
4.59 MILLION VISITORS PER YEAR (2018)



THE WALT DISNEY EPCOT CENTER
20.86 MILLION VISITORS PER YEAR (2018)



DISNEY'S ANIMAL KINGDOM
13.75 MILLION VISITORS PER YEAR (2018)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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