

THE LEARNING EXPERIENCE®

285 OLD PEACHTREE RD
SUWANEE, GA



 Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

OFFERED
FOR SALE

\$6,069,000 | 7.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively present for sale The Learning Experience in Suwanee, GA. This 10,000 square foot build to suit asset is located at 285 Old Peachtree Road and recently opened for business. The property benefits from it's strategic market positioning as well as access to I-85, which sees over 104,500 vehicles per day.

The Learning Experience signed a 15-year lease that commences on December 29th 2025, featuring two (2), five (5) year options. The Learning Experience will be paying \$440,000 and will be subject to an 8% increase in Year 6, followed by another 10% increase in Year 11. The offering presents an excellent opportunity to acquire a stable, long-term investment with a nationally recognized tenant, coupled with the benefits of a newly constructed asset.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$440,000
Current Term	6-10	\$475,200
Current Term	11-15	\$522,720
1st Extension Term	16-20	\$574,992
2nd Extension Term	21-25	\$632,491

NOI	\$440,000
CAP	7.25%
PRICE	\$6,069,000

ASSET SNAPSHOT

Tenant Name	The Learning Experience
Address	285 Old Peachtree Rd, Suwanee, GA
Building Size (GLA)	10,000 SF
Land Size	+/- 1.5 AC
Year Built	2025
Guarantor	TLE at Suwanee, LLC
Lease Type	NNN
Landlord Responsibilities	Structure (New Construction)
Lease Expiration Date	12/30/2040
Term	15 Years
NOI	\$440,000



67,428 PEOPLE
IN 3 MILE RADIUS

\$141,631 AHHI
IN 3 MILE RADIUS

20,743 VPD ON
OLD PEACHTREE RD NE



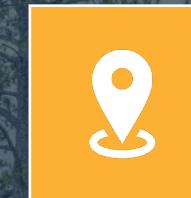
NEW CONSTRUCTION

Newly constructed asset, built to suit for tenant



ATTRACTIVE DEMOGRAPHICS

The asset is situated in a dense, affluent neighborhood featuring a 3-mile population of 67,428 people supported by an average household income of \$141,641



THRIVING NATIONAL BRAND

The Learning Experience (TLE) operates over 600 locations across 22+ states. Founded in 2001, the company has consistently achieved double-digit growth over the past 15 years



15-YEAR LEASE WITH ATTRACTIVE RENTAL INCREASES

The lease includes an 8% rent increase in Year 6, followed by 10% rent increases every 5 years thereafter, including through option periods



MINIMAL LANDLORD RESPONSIBILITIES

NNN lease calls for minimal landlord responsibilities limited to only exterior structure









THE LEARNING EXPERIENCE IMMEDIATE TRADE AREA

THE LEARNING EXPERIENCE SUWANEE, GA

8



1 MILE
5,947
PEOPLE
\$131,496
AHHI

3 MILES
67,428
PEOPLE
\$141,631
AHHI

5 MILES
189,492
PEOPLE
\$134,262
AHHI

ATLANTA

DISTANCE
FROM ASSET
35 miles | 58 min drive

DAYTIME
POPULATION
1 million people

THE LEARNING
EXPERIENCE
SUWANEE

Suwanee, Georgia, located in Gwinnett County about 30 miles northeast of Atlanta, has a population of approximately 21,000 residents. Suwanee is known for its highly ranked schools, active parks system, and strong sense of community. The local economy is diverse and growing, with key industries including technology, healthcare, logistics, and professional services. Proximity to the I-85 corridor has made Suwanee a desirable location for regional headquarters and distribution facilities, attracting both small businesses and larger corporations. Commercial real estate investment in Suwanee has gained momentum, supported by steady population growth, strong demographics, and a high quality of life. The area has seen increasing development in retail, office, and industrial sectors, particularly near Town Center and along major traffic corridors. With ongoing infrastructure improvements and a business-friendly atmosphere, Suwanee continues to be a compelling market for commercial growth and long-term investment.



The Learning Experience (TLE) is a well-established early childhood education franchise that traces its origins back to Deerfield Beach, Florida, where it was founded in 2002. Known for its innovative and holistic approach to early learning, TLE provides a nurturing and engaging environment for children from infancy through kindergarten. Their programs emphasize not only cognitive development but also social, emotional, and physical growth. The Learning Experience places a strong emphasis on curriculum development and teacher training, ensuring that children receive high-quality educational experiences. With a commitment to fostering a love for learning, TLE has expanded its reach across the United States and internationally, making it a recognized and respected name in early childhood education. The Learning Experience boasts a network of over 500 locations in the United States, with additional centers planned for expansion. These centers offer a range of services, including infant care, preschool, pre-kindergarten, and kindergarten programs. TLE's financial performance was noteworthy, as the demand for quality early childhood education continued to rise. Its franchising model allowed for steady growth, and the organization's commitment to maintaining high educational standards helped it attract both parents seeking quality education for their children and investors looking for a promising business opportunity.



THE LEARNING EXPERIENCE QUICK FACTS

Founded:	2002
Headquarters:	Deerfield Beach, FL
# of Locations:	500+
Ownership:	Private
Website:	thelearningexperience.com

LESSEE:	The Learning Experience			
LAND:	+/- 1.5 Acres			
LEASE TERM:	Fifteen (15) Years			
RENT COMMENCEMENT DATE:	12/29/2025			
EXPIRATION DATE:	12/30/2040			
BASE RENT:	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	1-5	\$440,000	\$36,667	\$44.00
Current Term	6-10	\$475,200	\$39,600	\$47.52
Current Term	11-15	\$522,720	\$43,560	\$52.27
1st Extension Term	16-20	\$574,992	\$47,916	\$57.50
2nd Extension Term	21-25	\$632,491	\$52,708	\$63.25
SIGNATOR/GUARANTOR:	TLE at Suwanee, LLC			
RENEWAL TERM(S):	Two (2), Five (Year) Options			
REQUIRED PARKING:	Landlord shall provide Tenant, its employees, agents, customers, invitees and visitors, with the exclusive use of the following parking spaces: the greater of forty (40) parking spaces or such number as required by Applicable Law, with at least fifteen (15) of such parking spaces being located directly in front of the Building.			
USE RESTRICTIONS:	Neither Landlord nor Landlord Affiliates shall lease, build, construct for, or sell any business that could emit noxious odor, such as a dry cleaner and nail salon, or any potentially rowdy business, such as a bar, club, go-kart etc.			
TERMINATION OPTION(S):	None.			
REAL ESTATE TAXES:	Tenant shall be responsible for all Real Estate Taxes during the Term			
COMMON AREA EXPENSES:	Tenant, at its sole cost and expense, shall keep clean and maintain in good order, condition and repair and replace (i) the store front and the exterior portions of all doors, windows, and plate glass surrounding the Leased Premises, (ii) all interior Building systems serving the Leased Premises, including, but not limited to, the plumbing systems within the Building, (iii) all fixtures and interior walls and floors, (iv) all interior building appliances, air conditioning and heating units and related systems, and (v) the landscaping, parking lot lighting, snow and ice removal."			
REPAIRS & MAINTENANCE:	(i) all exterior portions of the Building (excluding the store front, and the exterior portions of all doors, windows and plate glass), (ii) all lines, pipes and wires located outside of the Building but serving the Leased Premises, and (iii) all of the structural portions of the Leased Premises, including, without limitation, the foundations, bearing walls, support beams, columns, structural portions of the roof, underground utility lines, and the water tightness of the Building			
UTILITIES:	Tenant to pay for utilities directly upon Rent Commencement.			
INSURANCE:	Tenant to self insure.			
ASSIGNMENT, SUBLetting & GO DARK:	Tenant may, at its sole option and without Landlord's consent, assign the Lease or sublease the Leased Premises to a Franchisee duly qualified by Tenant pursuant to Tenant's qualification procedures then in effect.			
ESTOPPEL CERTIFICATE:	Either party, within fifteen (15) days following written request for same, shall deliver an estoppel certificate.			
Holding Over:	If Tenant does not surrender possession of the Leased Premises at the end of the Term or upon the sooner termination of this Lease, then the Base Rent shall be increased to one hundred fifty percent (150%) of the Base Rent applicable immediately preceding the expiration or termination. Holdover Base Rent shall be calculated on monthly basis. Nothing contained herein shall be construed as consent by Landlord to any holding over by Tenant.			

285 OLD PEACHTREE RD
SUWANEE, GA

THE LEARNING
EXPERIENCE®

Exclusively Offered By



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