



16272 GOLDEN EAGLE BLVD.
CLERMONT, FL



**OFFERED
FOR SALE**

\$6,296,500 | 6.75% CAP

REPRESENTATIVE PHOTO

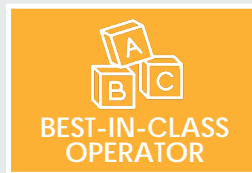
CONFIDENTIAL OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed The Learning Experience featuring a 20-Year Net Lease with 10% rental increases every 5 years. The Learning Experience is under construction and plans to open for business in December.



| LEASE YEARS | RENT | RETURN |
|------------------------|-----------|--------|
| Years 1-5 | \$425,000 | 6.75% |
| Years 6-10 | \$467,500 | 7.43% |
| Years 11-15 | \$514,250 | 8.17% |
| Years 16-20 | \$565,675 | 8.98% |
| Years 21-26 (Option 1) | \$622,243 | 9.88% |
| Years 26-30 (Option 2) | \$684,467 | 10.87% |

| | |
|-------------------------|-------------|
| Year 1 NOI | \$425,000 |
| Cap Rate | 6.75% |
| Avg. CAP Over Base Term | 7.83% |
| Listing Price | \$6,296,500 |



ASSET SNAPSHOT

| | |
|---------------------------------------|---|
| Tenant Name | The Learning Experience |
| Signator/Guarantor | The Learning Experience Corp. (Corporate) |
| Address | 16272 Golden Eagle Blvd. Clermont, FL |
| Building Size (GLA) | 10,000 SF + 5,000 SF Playground |
| Parcel Size | 0.92 AC |
| Year Built | 2025 |
| Expense Reimbursements | NN+ (Tenant self-maintains the parcel, pays taxes direct and carriers required insurance) |
| Landlord Maintenance Responsibilities | Roof, Structure and utility lines outside of the building |
| Ownership | Fee Simple (Landlord Depreciates) |
| Rent Commencement Date | Estimated December 1, 2025 |
| Remaining Term | 20 Years |
| Current Annual Rent | \$425,000 |
| Rental Increases | 10% every 5 years |
| Renewal Options | 2 X 5 Years |

REPRESENTATIVE PHOTO



73,772 PEOPLE
IN 3 MILE RADIUS



\$89,029 AHHI
IN 3 MILE RADIUS



38,932 VPD
ON US-27



20-YEAR CORPORATE LEASE

Rare 20-Year corporate lease with 7.83% average return over the base term



TOP FLORIDA GROWTH MARKET

Clermont's population has nearly doubled in the last decade with thousands of new homes currently under construction



BEST-IN-CLASS OPERATOR

Entrepreneur Magazine ranked TLE as the #1 child care franchise in the US where they operate over 600 locations



NET LEASE

Tenant self-maintains the parcel, pays taxes and insurance



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



EXCELLENT UNDERLYING FUNDAMENTALS

Excellent visibility to 30,000 VPD along Highway 27 and full access from signalized intersection



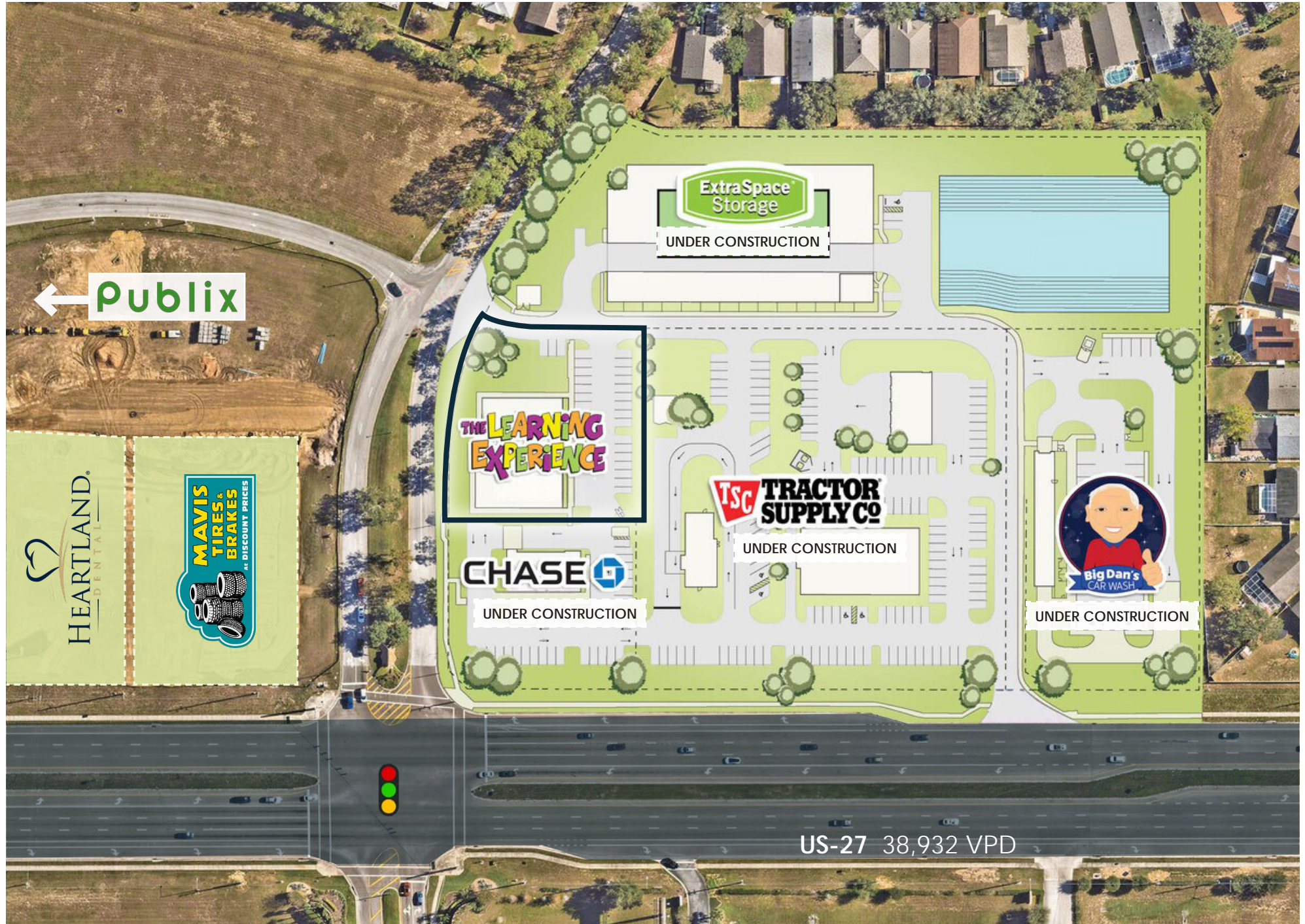
DEPRECIATION

Fee simple ownership allows for depreciation, boosting after tax returns



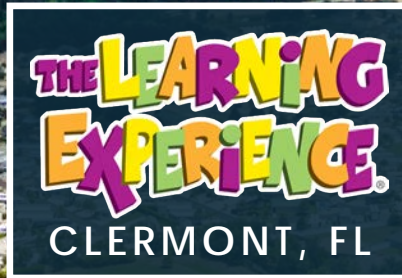
SUNSHINE STATE

Florida leads the national in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate



ORLANDO
15 MILES

Publix



ExtraSpace
Storage
UNDER CONSTRUCTION

CHASE
UNDER CONSTRUCTION

TSC TRACTOR
SUPPLY CO
UNDER CONSTRUCTION

US-27 38,932 VPD





THE LEARNING
EXPERIENCE.
CLERMONT, FL

Wawa

CHASE
UNDER CONSTRUCTION

TSC TRACTOR
SUPPLY CO
UNDER CONSTRUCTION

ExtraSpace
Storage
UNDER CONSTRUCTION

US-27 38,932 VPD

Publix

McDonald's

HEARTLAND.
DENTAL

MAVIS
TIRES &
BRAKES
DISCOUNT PRICES





THE LEARNING EXPERIENCE CLERMONT, FL

Publix



27

Walgreens

TESORA
312 UNITS
UNDER CONSTRUCTION

CARRINGTON
AT FOUR
CORNERS
330 UNITS

WINDSOR
Cay Resort
693 UNITS
UNDER CONSTRUCTION
[LEARN MORE HERE](#)

CAGAN
CROSSINGS
1,752 APARTMENT HOMES
ACROSS 4 NEIGHBORHOODS

FIRST
WATCH



LOWE'S

Walmart
Supercenter



Firestone

ORLANDO HEALTH
SOUTH LAKE HOSPITAL HEALTH
PAVILION & EMERGENCY ROOM

THE OAKS
AT SOUTHLAKE COMMONS
245 Units

High Grove
160 Home
Community

RUBIN GROVES
APARTMENTS
310 UNITS
PROPOSED

Publix

POLO PARK EAST
55+ Golf
Community



1 MILE
51,911
PEOPLE
\$92,275
AHHI

3 MILES
73,772
PEOPLE
\$89,029
AHHI

5 MILES
118,197
PEOPLE
\$88,884
AHHI

WALT DISNEY World
5 MILES EAST

US HIGHWAY 27 43,500 VPD

US HIGHWAY 192 72,500 VPD

192



Walt Disney World

AREA STATS

58,000,000
ANNUAL VISITORS

36,000
HOTEL ROOMS

\$40,000,000,000
ANNUAL ECONOMIC IMPACT

225,000
PEOPLE EMPLOYED ANNUALLY

CLERMONT

THE LEARNING
EXPERIENCE

CLERMONT, FL

FOUR CORNERS

DISNEY'S
GRAND FLORIDIAN
RESORT & SPA
867 GuestRooms

Magic Kingdom
Walt Disney World.
17.7 MILLION
Annual Visitors

DISNEY'S
POLYNESIAN
RESORT
847 GuestRooms

BAY LAKE

Epcot
12.1 MILLION
Annual Visitors

DISNEY
SPRINGS

Disney's
ANIMAL
KINGDOM
9.4 MILLION
Annual Visitors

Disney's
CORONADO
SPRINGS
1,951 GuestRooms

Disney's
HOLLYWOOD
STUDIOS
10.3 MILLION
Annual Visitors

Disney's
ANIMAL
KINGDOM
LODGE
1,786 GuestRooms

Disney's
FLORIAN
RESORT
5,760 GuestRooms

ESPN
WIDE WORLD OF
SPORTS

CELEBRATION

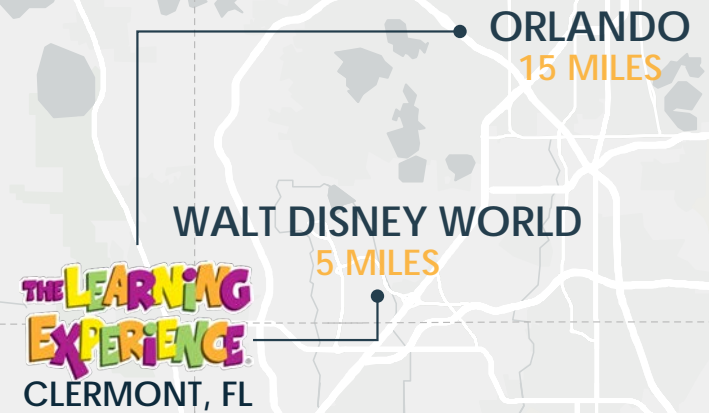


Clermont is located in Lake County which lies approximately 15 miles west of Orlando and is part of the Orlando-Kissimmee-Sanford Metropolitan Area. The Orlando-Kissimmee-Sanford Metro is the third largest Metro in the State of Florida and the fourth largest in the Southeastern United States with a population of over 2,800,000.

Lake County consistently ranks as one of the fastest growing Counties in the state of Florida and in 2023 grew by 3.50% adding 14,372 new residents. Due to demand for newer and more affordable housing and available land, there are currently 10,000 new homes either planned or under construction in the southern part of Lake County alone. Clermont is easily accessible for people employed in Orlando and at the Disney theme parks via US Highway 50, US Highway 27, SR 429, the Florida Turnpike and the 408 Expressway.

Clermont offers a lower cost of living compared to Orlando and is conveniently located only 5 miles west of Orlando's theme parks.

Orlando is the theme park capital of the World and continues to be the #1 tourist destination in the United States with a record 74,000,000 visitors in 2023. Tourism contributes +/- \$50 Billion to the Orlando economy every year. Not surprisingly, Orlando is home to the busiest airport in the State of Florida which handled over 57,000,000 passengers in 2023, a new record. Orlando is also home to the largest University in the Nation, the University of Central Florida, which boasts an undergrad enrollment of over 59,000 students.



TAMPA •
45 MILES





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 1980. 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 600 locations in the United States, with additional centers planned for expansion. These centers offered 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 |
| Ownership: | Deerrfield Beach, FL |
| # of Locations: | 600+ |
| Headquarters: | Private |
| Guaranty: | thelearningexperience.com |



OFFERED FOR SALE

\$6,296,500 | 6.75% CAP

16272 GOLDEN EAGLE BLVD.
CLERMONT, FL

Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR

Partner

561.427.6151

pwagor@atlanticretail.com

NATIONAL TEAM

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

ZACK HILGENDORF

Senior Vice President

847.722.0865

zhilgendorf@atlanticretail.com

NICK HILGENDORF

Associate

847.414.4749

nhilgendorf@atlanticretail.com

KENDRA DOHERTY

Analyst

857.400.1568

kdoherthy@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of The Learning Experience - Clermont, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.

REPRESENTATIVE PHOTO