


# THE LEARNING EXPERIENCE®

285 OLD PEACHTREE RD  
SUWANEE, GA



 **Atlantic**  
CAPITAL PARTNERS™ CONFIDENTIAL OFFERING MEMORANDUM

**OFFERED  
FOR SALE**

**\$6,197,000 | 7.10% 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	7.10%
PRICE	\$6,197,000




## 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











THREDUP

AUTOMATED  
DISTRIBUTION CENTER

MALL OF GEORGIA  
lululemon athletica The Cheesecake Factory  
BARNES & NOBLE LOFT  
VICTORIA'S SECRET P.F. CHANG'S Chick-fil& Starbucks  
WARBY PARKER POTTERY BARN macy's  
SEPHORA JCPenney OLD NAVY  
DICK'S SPORTS HOUSE OF DILLARD'S BUFFALO WILD WINGS

NORTHSIDE  
HOSPITAL

ROCK SPRINGS PARK  
SOCCER COMPLEX  
& DOG PARK

THE LEARNING  
EXPERIENCE

SUWANEE, GA

20,743 VPD

ROOMS  
TO GO

DISTRIBUTION

OLD PEACHTREE RD NE











MARKETPLACE AT MILL CREEK  
 ROSS DRESS FOR LESS  
 FIVE BELOW  
 WORLD MARKET  
 DOLLAR TREE  
 ALDI  
 PET SMART  
 BURLINGTON  
 MICHAEL'S  
 DAVID'S  
 PHENIX  
 LANE BRYANT

MALL OF GEORGIA CROSSING  
 TARGET  
 LOVESAC  
 HOBBY LOBBY  
 NORDSTROM  
 rack  
 TIX  
 HomeGoods

WHEEL PROS

MALL OF GEORGIA  
 lululemon  
 athletica  
 The Cheesecake Factory  
 BARNES & NOBLE  
 LOFT  
 VICTORIA'S SECRET  
 P.F. CHANG'S  
 Apple  
 Chick-fil-A  
 STARBUCKS  
 WARBY PARKER  
 POTTERY BARN  
 macy's  
 SEPHORA  
 JCPenney  
 OLD NAVY  
 DICK'S SPORTSWEAR  
 HOUSE OF SPORT  
 Dillard's  
 BUFFALO WILD WINGS

O'Reilly AUTO PARTS

COSTCO WHOLESALE

COURTYARD BY MARRIOTT

FAIRFIELD INN & SUITES MARRIOTT

TOPGOLF

INTERSTATE-85 104,500 VPD

HOMESIDE SUITES by Hilton

OUTLOOK GWINNETT  
 55+ LUXURY COMMUNITY

TOWN LAUREL CROSSING

SUMMER PARK APARTMENT HOMES

NORTHSIDE HOSPITAL

Joy Ridge

SPROUTS FARMERS MARKET

THREDUP

AUTOMATED DISTRIBUTION CENTER

ROOMS TO GO  
 DISTRIBUTION CENTER

THE LEARNING EXPERIENCE

SUWANEE, GA

COOLRAY FIELD GWINNETT  
 Strippers

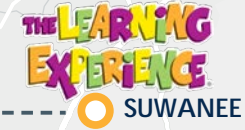
Publix

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

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

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





DISTANCE  
FROM ASSET  
35 miles | 58 min drive

DAYTIME  
POPULATION  
1 million people

ATLANTA

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 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

<b>Founded:</b>	2002
<b>Headquarters:</b>	Deerrfield Beach, FL
<b># of Locations:</b>	500+
<b>Ownership:</b>	Private
<b>Website:</b>	<a href="http://thelearningexperience.com">thelearningexperience.com</a>



<b>LESSEE:</b>	<b>The Learning Experience</b>			
<b>LAND:</b>	+/- 1.5 Acres			
<b>LEASE TERM:</b>	Fifteen (15) Years			
<b>RENT COMMENCEMENT DATE:</b>	12/29/2025			
<b>EXPIRATION DATE:</b>	12/30/2040			
<b>BASE RENT:</b>	<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>	<b>PSF</b>
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
<b>SIGNATOR/GUARANTOR:</b>	TLE at Suwanee, LLC			
<b>RENEWAL TERM(S):</b>	Two (2), Five (Year) Options			
<b>REQUIRED PARKING:</b>	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.			
<b>USE RESTRICTIONS:</b>	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.			
<b>TERMINATION OPTION(S):</b>	None.			
<b>REAL ESTATE TAXES:</b>	Tenant shall be responsible for all Real Estate Taxes during the Term			
<b>COMMON AREA EXPENSES:</b>	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."			
<b>REPAIRS &amp; MAINTENANCE:</b>	(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			
<b>UTILITIES:</b>	Tenant to pay for utilities directly upon Rent Commencement.			
<b>INSURANCE:</b>	Tenant to self insure.			
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK:</b>	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.			
<b>ESTOPPEL CERTIFICATE:</b>	Either party, within fifteen (15) days following written request for same, shall deliver an estoppel certificate.			
<b>Holding Over:</b>	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



Exclusively Offered By



**PRIMARY DEAL CONTACTS**

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FOR SALE**

**\$6,197,000 | 7.10% CAP**

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