



klnb Capital
Markets

OFFERING MEMORANDUM



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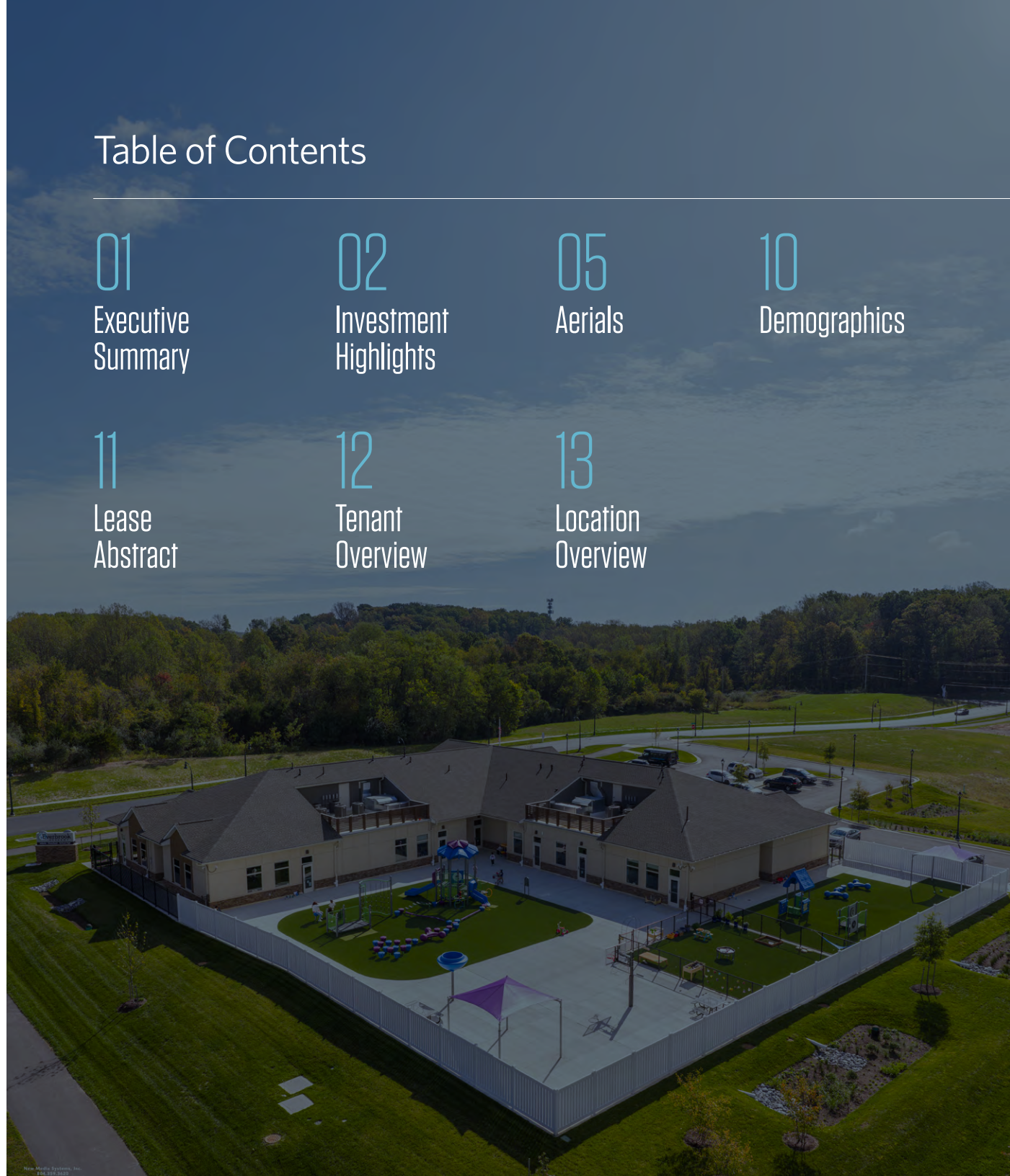
Contact Information



Christopher Burnham
Principal
443-632-2044
cburnham@kInb.com



Graham Slifer
Associate
240-620-5669
gslifer@kInb.com



Executive Summary



13510 Little Seneca Pkwy
Clarksburg, MD 20871

PRICE
\$7,500,000

CAP RATE
6.67 %

LOT SIZE
2.36*

YEAR BUILT
2025

LEASE TYPE
Double-Net (NN)

LEASE TERM
15 Years

THE OFFERING

Tenant	Everbrook Academy	Lease Expiration	October 6, 2040
NOI	\$500,000	Term	15 Years
GLA	12,870 SF	Term Remaining	15 Years
Lease Commencement	June 9, 2025	Options	3x5 Years
Rent Commencement	October 7, 2025	Increases	7% in Year 10 and 7%/5 Year Option Periods

RENT SCHEDULE

	Date	Annual Rent	Monthly Rent	% Increase
Base Rent	10/7/2025 - 10/6/2035	\$500,000	\$41,666.67	
	10/7/2035 - 10/6/2040	\$535,000	\$44,583.33	7%
Option Periods				
<i>1st Renewal Period</i>	10/7/2040 - 10/6/2045	\$572,450	\$47,704.17	7%
<i>2nd Renewal Period</i>	10/7/2045 - 10/6/2050	\$612,522	\$51,043.46	7%
<i>3rd Renewal Period</i>	10/7/2050 - 10/6/2055	\$655,398	\$54,616.50	7%

*Lot Size is subject to ownership's decision to carve off excess, unused land, for Adventist Healthcare. Please contact broker for more information.

Investment Highlights



LONG-TERM 15 YEAR CORPORATELY GUARANTEED LEASE WITH RENTAL INCREASES

- » Long-term 15-year lease expiring in September of 2040 with attractive increase structure of a 7% rental increase in year 10 and every 5 years in each of the three, five-year options.
- » New construction and double-Net (NN) lease offers minimal Landlord responsibilities and a passive income stream.
- » Corporate guaranty from the Learning Care Group, one of the largest providers of early childhood care in the U.S. with over 1,150+ schools across 11 brands.
- » Tenant's commitment to a long-term lease in a new, build to suit facility, demonstrates strong confidence in this location and the area's long-term growth potential.



HIGH PERFORMING, PREMIUM DAYCARE BANNER

- » Everbrook Academy is the premium banner for the Learning Care Group charging higher rates than other daycare providers and/or banners and thriving in high income sub-markets.
- » The banner's offering includes infants through age 12, before & after school, STEAM based curriculum and enrichment programs, offering diversified service lines.
- » Childcare/early childhood education demand remains strong, and is rising, particularly in suburban, family oriented markets such as Clarksburg.
- » Enrollment has been robust and clearly demonstrates demand. This location started enrolling students in August of 2025 and as of October already has 72 students enrolled, with another 20 registered to start, for a total enrollment of 92 students and a total capacity of 142 students.



Investment Highlights



IDEAL DEMOGRAPHICS FOR A CHILDCARE CONCEPT; LOCATED IN A RAPIDLY EXPANDING, HIGH-INCOME SUBMARKET

- » Experiencing rapid residential and commercial expansion, Clarksburg's population has grown by more than 20% since 2020. Within a 3-mile radius there are 72,000+ residents with average household incomes of \$167,000+.
- » Families make up over 91% of Clarksburg's population, with an 83% owner-occupancy rate and access to top-rated schools such as Clarksburg Elementary, which ranks in the top 20% statewide—underscoring the area's appeal to parents seeking a high-quality lifestyle.
- » Median age of 37.5 within a 3-mile radius of the property, an ideal age for early education.
- » 9.56% annual population growth from 2020-2025 within a one-mile radius of the property, speaking to the rapid multifamily development throughout the market, and demand for daycare operators.



LOCATED IN A MASTER PLANNED COMMUNITY AND IN CLOSE PROXIMITY TO NUMEROUS NEW HOUSING DEVELOPMENTS

- » The subject property is in the larger community and submarket of Cabin Branch; a 567-acre neighborhood that consists of over 1,600 new homes.
- » Cabin Branch Elementary School is in the neighborhood, a natural feeder for Everbrook Academy, with a total capacity for 740 students.
- » Neighboring master-planned communities, such as Clarksburg Village, Gateway Commons, Hurley Ridge, Gallery Park, Clarksburg Square, Dowden's Station, and others account for over 3,800 housing units, contributing to the large housing stock, with new single-family homes, townhouses, apartments and condos.





STRATEGIC LOCATION WITH ACCESSIBILITY TO ACADEMIC AND ECONOMIC DRIVERS

- » Located 1.3 miles from Interstate 270 (I-270), seeing 113,000 VPD. The larger I-270 corridor serves as a major technology/employment growth axis in Montgomery County and is a major commuter road providing convenient access to major employment centers in Rockville, Bethesda, Gaithersburg, Frederick, Virginia and Washington, D.C.
- » The Clarksburg Gateway Sector Plan (east of I-270, west of MD-355) is advocating for more flexible mixed-use zoning, residential density, commercial uses, better transit and street connectivity. This supports future population and employment growth near the Everbrook Academy.
- » Proximity to I-270 Technology Corridor connects to major employment centers including Rockville, Gaithersburg, and Germantown; home to federal agencies such as the NIH, FDA, and NIST, as well as life science and tech employers like AstraZeneca, Qiagen, and Emergent BioSolutions.
- » Clarksburg is served by Montgomery County Public Schools, one of the top-ranked districts in Maryland, with high performing campuses nearby such as Cabin Branch Elementary and Clarksburg High School, which maintains a 95% graduation rate and ranks among the County's best.



WELL INSULATED CONSUMER BASE WITH HIGH BARRIERS TO ENTRY AND LACK OF NATIONAL DAYCARE OPTIONS

- » Given the level of residential growth, demand is likely to continue outpacing supply for quality childcare and early education services in newer suburban nodes like Clarksburg.
- » High barriers to entry that exist in the Mid-Atlantic, and specifically the Montgomery County submarket, such as licensing, labor, land costs, regulatory requirements (setbacks, zoning, etc.) will make it difficult to replicate such facilities easily, which gives Everbrook an edge.
- » Everbrook is currently only one of two, the other being Childtime, National daycare banners located in the entire Clarksburg submarket.
- » This will continue to drive current and future demand for Everbrook and childcare services in the surrounding submarket.



Aerials

North

CABIN BRANCH COMMUNITY

1,600 new homes
567-acre neighborhood



CLARKSBURG PREMIUM OUTLETS

adidas carter's

BANANA REPUBLIC GAP

GNC LIVE WELL

J.CREW LOFT Starbucks

EXTRAORDINARILY AFFLUENT SUBMARKET

72,491 residents in 3-mile radius earning \$167,645 Avg. HH Income

GATHERINGS AT CABIN BRANCH

135 Units
2024 Development

WILLOW MANOR AT CABIN BRANCH

125 Units
2024 Development



113,004
(2024 ADT)

LITTLE SENECA PKWY



SUBJECT PROPERTY



LAKE RIDGE DRIVE

CLARKSBURG VILLAGE CENTER

Harris Teeter

DUNKIN'

Starbucks

Planet Fitness

PAPA JOHN'S

30 MILES TO WASHINGTON, DC



113,004
[2024 ADT]

LAKE RIDGE DRIVE

LITTLE SENECA PKWY

Everbrook ACADEMY

SUBJECT PROPERTY



PARKLAND TRACE
253 Units

W OLD BALTIMORE RD

CABIN BRANCH COMMUNITY
1,600 new homes
567-acre neighborhood

CREEKSIDE AT CABIN BRANCH
326 Units

WILLOW MANOR AT CABIN BRANCH
125 Units
2024 Development

GATHERINGS AT CABIN BRANCH
135 Units
2024 Development

LITTLE SENECA PKWY



Everbrook
ACADEMY
SUBJECT PROPERTY

LAKE RIDGE DRIVE





The Clarksburg submarket has experienced rapid residential and commercial growth over the past two decades, making it one of Montgomery County's most dynamic areas. Continued expansion outside of Washington, D.C. and the immediately surrounding suburbs, such as Silver Spring and Rockville, have pushed growth and development North on I-270 and greatly benefited rural submarkets such as Clarksburg. Transforming it into one of Montgomery County's most desirable family-oriented communities. The community that Everbrook is in Cabin Branch, is a 567-acre neighborhood that consists of 1,600+ new homes featuring a mix of new single-family homes, modern town home communities, and luxury apartment developments. Outside of the core neighborhood, continued residential projects are planned, in development or have been recently delivered.

Montgomery County is equipped with a strong public school system, there are 3 elementary schools, 2 middle schools, and 1 high school within a five-mile radius of the subject property.

In addition to residential growth, ongoing development, and a strong educational system, the submarket is experiencing notable commercial expansion. Residents benefit from an amenity-rich environment, including the nearby Clarksburg Premium Outlets, which attract approximately 2.2 million annual visits. Surrounding parks and trails provide ample outdoor recreation for families. The combination of dense residential growth, top-tier schools, high-traffic retail and amenities positions the Everbrook Academy of Clarksburg in a highly desirable, family-oriented submarket with strong potential for continued demand.



CLARKSBURG PREMIUM OUTLETS
[400,000 SF]

adidas carter's
BANANA REPUBLIC GAP
GNC LIVE WELL
J.CREW LOFT Starbucks

CREEKSIDE AT CABIN BRANCH

CABIN BRANCH

SITE

CLARKSBURG

CLARKSBURG TAVERN

HIGHLANDS AT CLARKSBURG

SUBWAY KUMON UPS

Gateway Cafe

7 ELEVEN CVS

Meyer LEONE

UNITED STATES POSTAL SERVICE

17725 (2024 ADT)

CLARKSBURG VILLAGE CENTER

Harris Teeter WELLS FARGO
Orangetheory SUBWAY DUNKIN' Starbucks 7 ELEVEN

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

NEELSVILLE VILLAGE CENTER

Giant ULTA
noodles Starbucks

SHOPS AT SENECA MEADOWS

Wegmans Panera BREAD Bank of America Cafe Rio

36750 (2024 ADT)

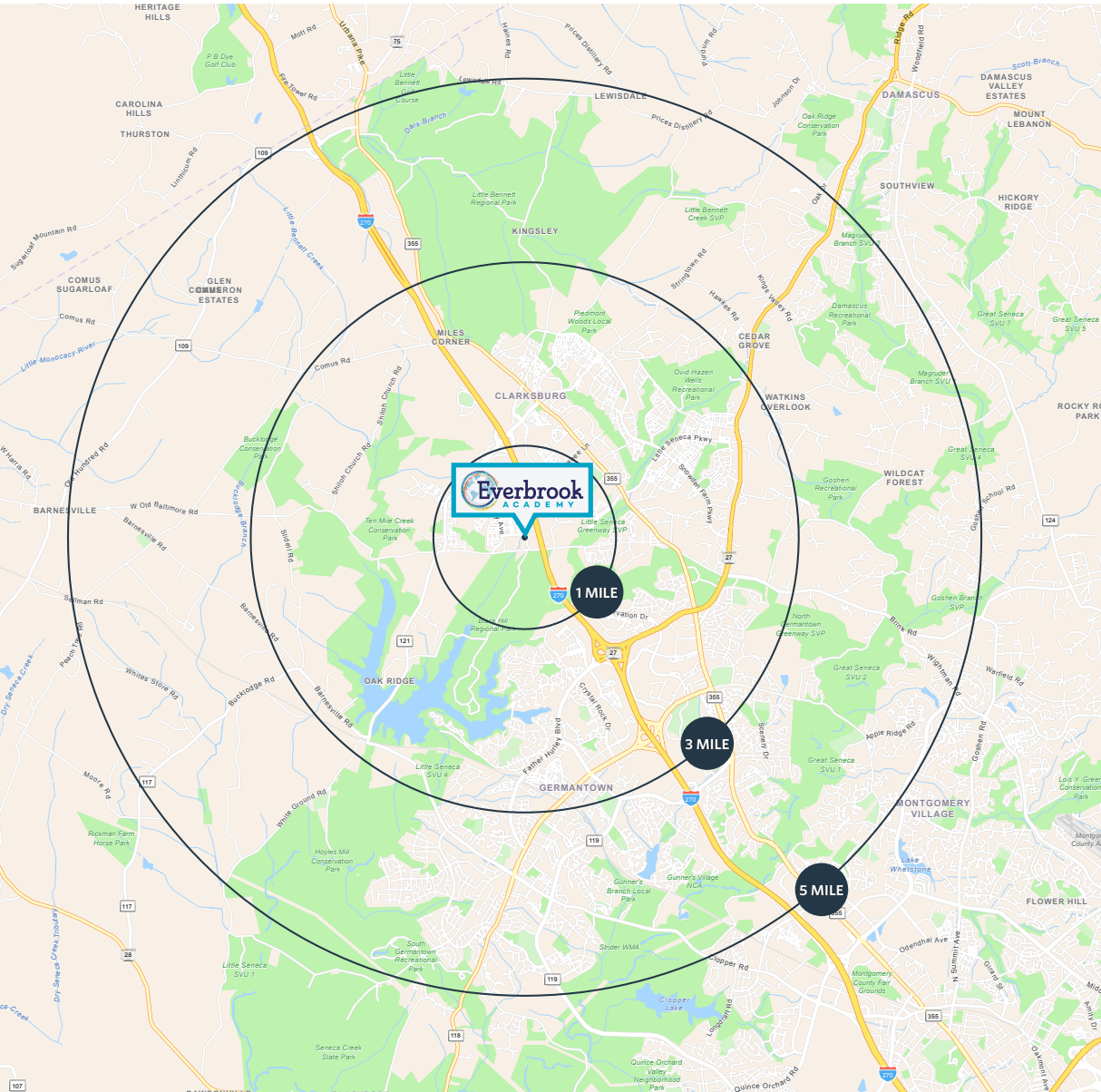
MILESTONE CENTER

target Walmart KOHL'S TJ-MAXX
THE HOME DEPOT ALDI BEST BUY BIG LOTS
Michaels PET SMART Staples





113,004 (2024 ADT)

26,690 (2024 ADT)


Demographics



2025 Demographic Summary

	1 MILE	3 MILE	5 MILE
 Total Population	9,862	72,491	145,329
 Average Household Income	\$200,792	\$167,645	\$161,956
 Households	3,103	24,719	48,644
 Daytime Population	9,345	59,851	109,257

2025 - 2030 Projected Annual Growth Summary

	1 MILE	3 MILE	5 MILE
 Average Household Income	2.79%	2.17%	2.22%

Lease Abstract

Property Address	13510 Little Seneca Parkway, Clarksburg, MD 20841
Lease Type	Double-Net (NN)
Year Built	2025
GLA	12,870 SF
Lot Size	2.36 AC*
Lease Commencement	December 2, 2022
Rent Commencement	October 6, 2025
Rent Expiration	September 30, 2040
Term	15 Years
Term Remaining	15 Years
Options	3 x 5

Tenant	Everbrook Academy
Guarantor	Learning Care Group
Notification Period to Exercise Options	Written notice to landlord no later than 90 days prior to expiration of the base term.
Landlord Obligations	Roof and structure, parking area of the premises including re-stripping of the slab.
Tenant Obligations	CAM, Taxes, and Insurance. Maintenance and repairs to the roof membrane and HVAC. Utilities are separately metered and paid directly by the tenant.
Assignment & Subletting	Subject to landlord approval, tenant may assign or sublet any part of the premises to any third-party, but if it does so, tenant shall remain jointly liable and responsible under the lease.

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Tenant Overview



everbrookacademy.com

Everbrook Academy is a premium early childhood education provider operated by Learning Care Group, the second-largest childcare organization in the United States. Serving children from six weeks to twelve years old, Everbrook Academy offers an engaging, nurturing environment that blends personalized learning experiences with a STEAM-focused curriculum designed to promote whole-child development. The academy's modern, tech-integrated approach prepares students for lifelong learning during their most critical early years.

Everbrook Academy typically operates in high-visibility, family-oriented locations, often featuring outdoor play areas and ample parking. The brand continues to expand rapidly, with 71 schools open or in development across 14 states, including Maryland, Virginia, and North Carolina. Backed by Learning Care Group, which operates more than 1,150 schools nationwide across 11 distinct brands. Everbrook Academy benefits from strong corporate guarantees.



Representative Photo



NO. OF
LEARNING CARE
GROUP LOCATIONS:

1,150+

NO. OF EVERBROOK
LOCATIONS:

71

YEAR FOUNDED:

1983

CLARKSBURG

Located along the I-270 corridor in northern Montgomery County, Clarksburg, Maryland is one of the region's fastest-growing and most affluent suburban communities. Positioned just 30 miles northwest of Washington, D.C., Clarksburg benefits from its proximity to the nation's capital while offering residents a family-oriented suburban lifestyle surrounded by new development, green space, and exceptional schools. The community has experienced significant population growth over the past decade, now home to approximately 32,000 residents, an increase of more than 20% since 2020.

Clarksburg boasts outstanding demographics, with a median household income exceeding \$178,000, well above the Montgomery County and national averages. The area is characterized by a highly educated and diverse population, with a large concentration of professionals employed in technology, government, healthcare, and life sciences throughout the broader Washington metropolitan region.

As part of Montgomery County's Clarksburg Master Plan, the community is designed for balanced growth through the integration of mixed-use centers, connected open spaces, and sustainable infrastructure. The Town Center area continues to evolve with new retail, dining, and residential offerings, supporting the growing demand for local amenities. Convenient access to I-270 provides seamless connectivity to major employment hubs including Gaithersburg, Rockville, Bethesda, and Washington, D.C., while planned transportation and infrastructure improvements further enhance accessibility.

With its rapid residential growth, exceptional household income levels, and strategic location within the thriving I-270 technology and life sciences corridor, Clarksburg represents a compelling opportunity for retail and mixed-use investment. The area's strong demographics, expanding commercial base, and continued public and private development make it one of Montgomery County's most desirable and forward-looking communities.



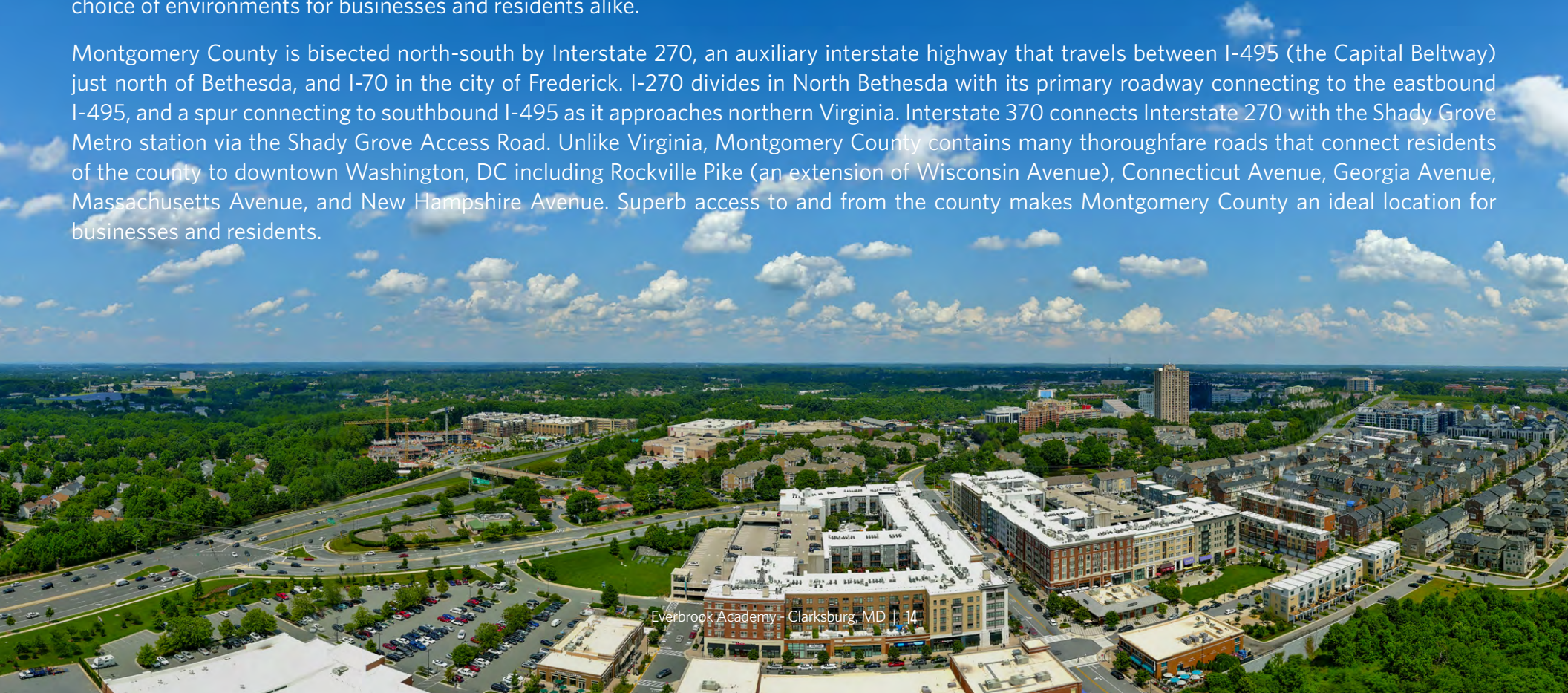
Greenway Village - Clarksburg, MD

MONTGOMERY COUNTY, MARYLAND

Situated on the northern border of Washington, DC, Montgomery County is the most populous jurisdiction in the state of Maryland and is growing faster than the state average, at 0.7% annually. With an average household income of \$156,680, Montgomery County is also among the most affluent and highly educated counties in the nation, with 60% of the workforce holding a Bachelor's Degree or higher and an unprecedented 91% possessing high school education. The County is consistently rated a top 15 place to live.

Montgomery County is a strong employment hub and is the epicenter for biotechnology in the Mid-Atlantic region and is recognized as the third largest biotechnology cluster in the country. Many large businesses also located their headquarters in the County including: Lockheed Martin, Marriott International, Host Hotels & Resorts, Travel Channel, Ritz-Carlton, RLJ Cos, Choice Hotels, MedImmune, Chevy Chase Bank, TV One, BAE Systems Inc, Hughes Network Systems, and GEICO. The diverse economic climate is driving Montgomery County to be one of the fastest developing areas in the nation. Ranging from dynamic commercial districts and cosmopolitan suburbs to farms and park land, the county offers a choice of environments for businesses and residents alike.

Montgomery County is bisected north-south by Interstate 270, an auxiliary interstate highway that travels between I-495 (the Capital Beltway) just north of Bethesda, and I-70 in the city of Frederick. I-270 divides in North Bethesda with its primary roadway connecting to the eastbound I-495, and a spur connecting to southbound I-495 as it approaches northern Virginia. Interstate 370 connects Interstate 270 with the Shady Grove Metro station via the Shady Grove Access Road. Unlike Virginia, Montgomery County contains many thoroughfare roads that connect residents of the county to downtown Washington, DC including Rockville Pike (an extension of Wisconsin Avenue), Connecticut Avenue, Georgia Avenue, Massachusetts Avenue, and New Hampshire Avenue. Superb access to and from the county makes Montgomery County an ideal location for businesses and residents.



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Christopher Burnham
Principal

443-632-2044
cburnham@klnb.com



Graham Slifer
Associate

240-620-5669
gslifer@klnb.com



BALTIMORE, MD

100 West Road | Suite 505
Baltimore, MD 21204
410-321-0100

WASHINGTON, D.C.

1130 Connecticut Avenue, NW | Suite 600
Washington, DC 20036
202-375-7500

TYSONS, VA

8065 Leesburg Pike | Suite 700
Tysons, VA 22182
703-268-2727

ROCKVILLE, MD

12435 Park Potomac Avenue | Suite 250
Rockville, MD 20854
301-222-0200

COLUMBIA, MD

9881 Broken Land Parkway | Suite 300
Columbia, MD 21046
410-290-1110

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klnb.com

Instagram LinkedIn Facebook @klnbcre