

# THE LEARNING EXPERIENCE<sup>®</sup>

206 GREAT RD  
LITTLETON, MA



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS<sup>™</sup>

**OFFERED  
FOR SALE**

**\$7,028,000 | 7.00% CAP**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of The Learning Experience in Littleton, Massachusetts. This newly renovated, single-tenant asset consists of a purpose-built childcare facility located along Great Road (Route 119), offering prominent visibility within one of Middlesex County's affluent and family-oriented communities.

Situated at 206 Great Road, the property encompasses approximately 2 acres and is 100% leased to The Learning Experience (TLE) on a new 20-year NNN lease. The lease features 10% rent increases every 5 years including throughout their two (2) five-year options. TLE is currently paying \$492,000 annually, increasing to \$541,200 in Year 6, and \$595,320 in Year 11. The renewal options escalate further to \$720,337 and \$792,371 respectively.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$492,000
Current Term	6-10	\$541,200
Current Term	11-15	\$595,320
Current Term	16-20	\$654,852
Option Term 1	21-25	\$720,337
Option Term 2	26-30	\$792,371

NOI	\$492,000
CAP	7.00%
PRICE	\$7,028,000

## ASSET SNAPSHOT

Tenant Name	The Learning Experience
Address	206 Great Rd, Littleton MA
Building Size (GLA)	11,000 SF
Land Size	1.87 AC
Year Built / Renovated	2009 / 2022
Guarantor	NVK Learning LLC (40+ Units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration Date	Est. 11/1/2045
Remaining Term	20 Years
NOI	\$492,000



 102,701 PEOPLE  
IN 3 MILE RADIUS

 \$128,075 AHHI  
IN 3 MILE RADIUS

 14,475 VPD  
ON GREAT ROAD







### LONG-TERM NNN LEASE WITH STRONG OPERATOR

20-Year NNN lease with two  
5-Year renewal options to  
outstanding TLE operator



### AFFLUENT AND GROWING SUBMARKET

Located in Littleton, MA,  
part of Middlesex County  
with a median household  
income of over \$140,000



### PROXIMITY TO MAJOR EMPLOYERS & TECH CORRIDOR

Close to I-495 tech corridor,  
home to major employers like  
IBM, Kronos, and Cisco Systems



### PURPOSE-BUILT CHILDCARE FACILITY

Designed and constructed  
specifically for The Learning  
Experience



### LIMITED LANDLORD RESPONSIBILITIES

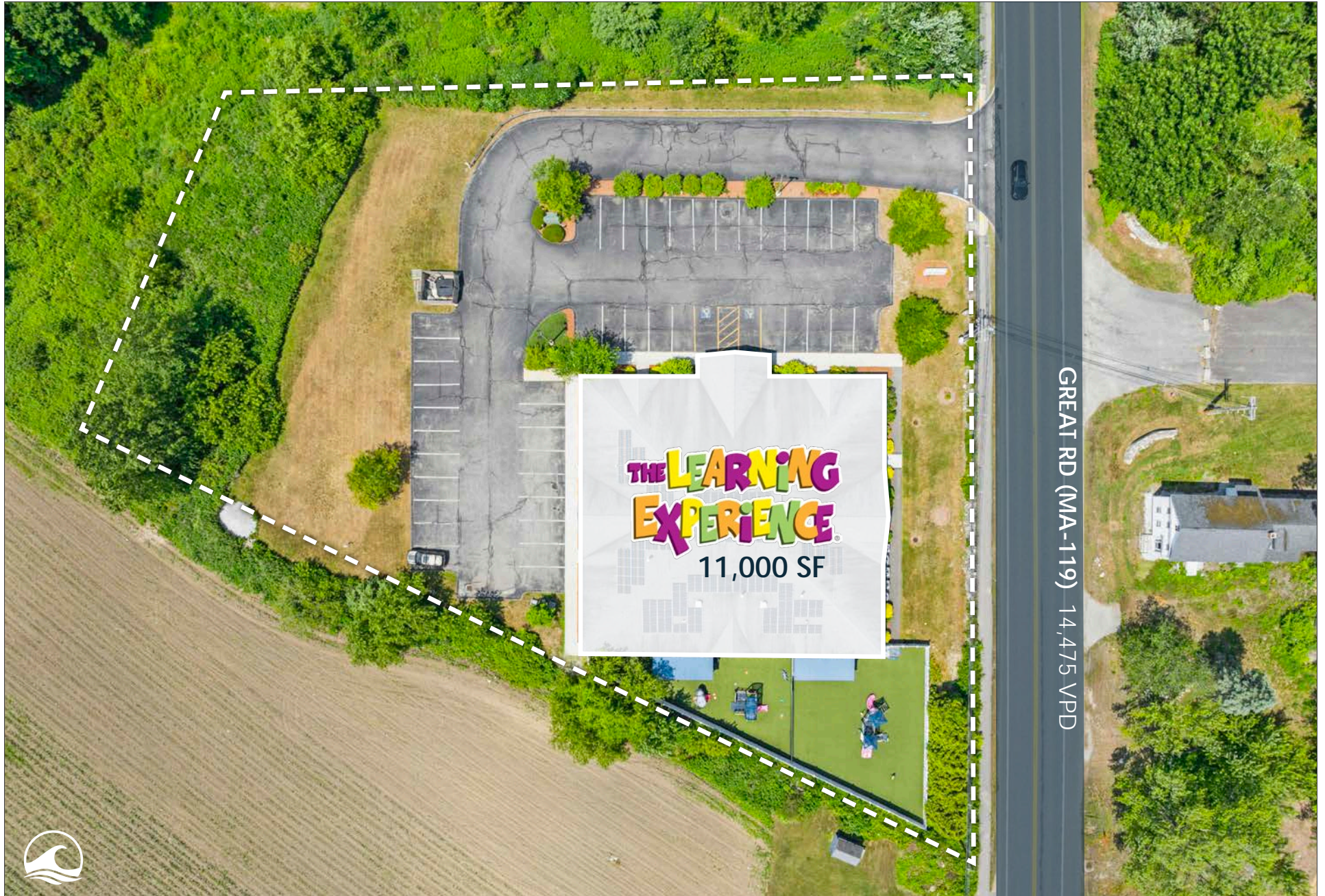
Absolute NNN lease with  
Tenant responsible for all  
maintenance including roof,  
structure and HVAC



### HIGH BARRIERS TO ENTRY

Strict Massachusetts childcare  
licensing and zoning  
requirements create significant  
barriers for new competitors





















DISTANCE  
FROM ASSET  
28 miles | 35 min drive

DAYTIME  
POPULATION  
237,000 people

Littleton, Massachusetts, is a scenic community in Middlesex County, approximately 30 miles northwest of Boston. Home to around 10,000 residents, Littleton offers a blend of small-town character and convenient access to metropolitan amenities via I-495 and the MBTA commuter rail. The town has maintained a steady population and economic growth, attracting families and professionals with its top-rated public schools, abundant green space, and strong community atmosphere. A significant redevelopment of the former IBM campus to King Street Commons is underway, which will introduce hundreds of new apartment units and mixed-use components, transforming the site into a vibrant residential and commercial hub. Littleton also benefits from its location within the Boston-Cambridge-Newton MSA, offering access to a highly educated workforce and a regional economy driven by technology, life sciences, and professional services. With its stable real estate market, thoughtful development, and strategic positioning, Littleton continues to offer long-term value for residents, businesses, and investors alike.

DISTANCE  
FROM ASSET  
30 miles | 48 min drive

DAYTIME  
POPULATION  
5.2 million people

WORCESTER

BOSTON





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



<b>LESSEE:</b>	<b>The Learning Experience</b>			
<b>LAND:</b>	1.87 AC			
<b>LEASE TERM:</b>	20 Years			
<b>RENT COMMENCEMENT DATE:</b>	Rent commencement date is to coincide with closing of sale.			
<b>EXPIRATION DATE:</b>	--			
<b>BASE RENT:</b>	<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>	<b>PSF</b>
Current Term	1-5	\$492,000	\$41,000	\$44.73
Current Term	6-10	\$541,200	\$45,100	\$49.20
Current Term	11-15	\$595,320	\$49,610	\$54.12
Current Term	16-20	\$654,852	\$54,571	\$59.53
Option Term 1	21-25	\$720,337	\$60,028	\$65.49
Option Term 2	26-30	\$792,371	\$66,031	\$72.03
<b>SIGNATOR/GUARANTOR:</b>	NVK Learning LLC			
<b>RENEWAL TERM(S):</b>	Tenant has two (2) five (5) year renewal options.			
<b>REQUIRED PARKING:</b>	Landlord shall provide Tenant, its employees, agents, customers, agents, invitees and visitors, with the exclusive use of parking as required by all Applicable Laws. All parking located on the Premises is exclusive to Tenant. [Article 1]			
<b>USE RESTRICTIONS:</b>	Neither Landlord nor Landlord's Affiliates shall lease, build, construct for, or sell to any business, such as a bar, club, go-kart centers, adult entertainment establishment, or cannabis dispensary or related business adjacent to the Premises. [Section 12.3]			
<b>TERMINATION OPTION(S):</b>	By tenant, In case of condemnation, casualty damage exceeding 25% during the last 24 months [Section 9.1 & 9.2]. By Landlord; upon an event of default by Tenant [Section 7.2]			
<b>REAL ESTATE TAXES:</b>	Tenant shall be responsible for all Real Estate Taxes during the term.			
<b>COMMON AREA EXPENSES:</b>	Refer to Repairs & Maintenance.			
<b>REPAIRS &amp; MAINTENANCE:</b>	Tenant is responsible, at its sole cost, for maintaining, repairing, and replacing all portions of the Premises including buildings, structural elements, utilities, roof, HVAC, parking areas, playground, landscaping, and sidewalks, while Landlord agrees to reasonably cooperate with Tenant in enforcing applicable warranties for the Premises improvements [Section 5.1]			
<b>UTILITIES:</b>	Tenant, at its sole cost and expense, shall pay the water, gas, electric, sprinkler system, sanitary sewer, storm water sewer, telephone service, and high-speed internet access. Landlord shall not be liable in damages or otherwise for any failure or interruption of any Utility service being furnished to the Premises. [Section 5.2]			
<b>INSURANCE:</b>	Tenant at its sole cost and expense, shall obtain and maintain with reputable insurance companies licensed in the State. [Section 6.2]			
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK:</b>	Tenant may assign or sublease the Premises without Landlord consent, with Tenant and Guarantor released from liability if assigned to an unrelated party, while Landlord may assign the Lease or sell the Premises and is released from liability for obligations arising after such transfer, with written notice of assignment provided to Tenant. [Section 10.1]			
<b>ESTOPPEL CERTIFICATE:</b>	Either party, within fifteen (15) days following written request for same, shall deliver a written instrument to the other party or to the other party's designee, duly executed and acknowledged, and without charge. [Section 8.2]			
<b>Holding Over:</b>	If Tenant holds over, becomes month-to-month tenant at: 110% of Base Rent for the first month. 125% of Base Rent for each subsequent month [Section 16.1]			



206 GREAT RD  
LITTLETON, MA



Exclusively Offered By



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