THE LEARNING EXPERIENCE®

4700 CONVERGENCE WAY | NORTH PORT, FL

OFFERED FOR SALE
$6,393,000 | 6.75% CAP

Publix

Walmart Neighborhood Market

S SUMTER BLVD 20,000 VPD

BAY PINES VA CLINIC
UNDER CONSTRUCTION

W PRICE BLVD 9,300 VPD



REPRESENTATIVE PHOTO

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed The Learning Experience in North Port, FL, featuring a new 20-year Net lease with 10% rental increases every 5 years. TLE is currently under construction and plans to open for business in February 2027.

20-YEAR CORPORATE LEASE

NET LEASE

LEASE YEARS	RENT	RETURN
1-5	$431,500	6.75%
6-10	$474,650	7.43%
11-15	$522,115	8.17%
16-20	$574,327	8.98%
21-25 (Option 1)	$631,759	9.88%
26-30 (Option 2)	$694,935	10.87%

YEAR 1 NOI	$431,500
CAP RATE	6.75%
AVG. CAP BASE TERM	7.83%
LISTING PRICE	$6,393,000

ASSET SNAPSHOT

Tenant Name	The Learning Experience
Signator/Guarantor	The Learning Experience Corp. (Parent)
Address	4700 Convergence Way, North Port, FL 34287
Building Size (GLA)	10,000 SF + 5,000 SF Playground
Land Size	1.02 Acres
Year Built	2027
Lease Type	NN+ (Tenant self-maintains the parcel, pays taxes directly, and carries required insurance)
Landlord Responsibilities	Roof, structure, and utility lines outside the building (20-YR Roof Warranty)
Ownership	Fee Simple (Landlord Depreciates)
Rent Commencement Date	Estimated February 1, 2027
Remaining Term	20 Years
Current Annual Rent	$431,500
Rental Increases	10% every 5 years
Renewal Options	2 X 5 Years



49,927 PEOPLE IN 3 MILE RADIUS

$101,977 AHHI IN 3 MILE RADIUS

29,300 VPD AT SUMTER BLVD AND PRICE BLVD

INVESTMENT HIGHLIGHTS

20-YEAR CORPORATE LEASE
Rare 20-year corporate lease with 7.83% average return over the base term

TOP FLORIDA GROWTH MARKET
North Port's population grew by nearly 30% between 2020 and 2025 making it one of the fastest growing cities in the US

BEST IN CLASS OPERATOR
Entrepreneur Magazine ranked TLE as the #1 child care franchise in the US where they operate 491 locations and have 300 in development

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
Walmart outparcel with excellent visibility to Price Blvd. which was recently expanded to 4 lanes and provides easy access to residential neighborhoods

DEPRECIATION
Fee-simple ownership allows for depreciation, boosting after-tax returns

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

REPRESENTATIVE PHOTO

SITE PLAN


W PRICE BLVD 9,300 VPD
THE LEARNING EXPERIENCE
10,000 SF + 5,000 SF
PLAY AREA
CONVERGENCE WAY

WEST AERIAL


HERON CREEK GOLF COUNTRY CLUB
$483,000 AVG. HOME VALUE
NORTH PORT HIGH SCHOOL
2,580 STUDENTS
Publix
CIRCLE K
S SUMTER BLVD 20,000 VPD
Walmart
Neighborhood Market
BAY PINES VA CLINIC
UNDER CONSTRUCTION
W PRICE BLVD 9,300 VPD
THE LEARNING EXPERIENCE
4700 CONVERGENCE WAY
NORTH PORT, FL

NORTHEAST AERIAL



IMMEDIATE TRADE AREA



MARKET AERIAL



CONSTRUCTION STATUS AS OF OCTOBER 16, 2026



LOCATION OVERVIEW



THE NORTH PORT–BRADENTON–SARASOTA economy is being propelled by population-led demand and a broadening services base, with healthcare, education, retail, tourism and hospitality, construction, and manufacturing among its major employment sectors. The metro added 2,600 jobs over the year through April 2026, ranking third among Florida's 25 metro areas. Sarasota County's major employers include Sarasota Memorial Health Care System, Sarasota County Schools, Publix, Sarasota County Government, and PGT Innovations. North Port is the county's leading population-growth node: it reached 96,551 residents in July 2025, up 28.7% from its 2020 estimates base. Master-planned Wellen Park is a major growth engine, planned for 22,500 homes and more than 50,000 residents at full buildout. It had about 10,000 residents and ranked No. 3 nationally for first-half 2026 new-home sales, with 727 contracts, up 37% year over year.

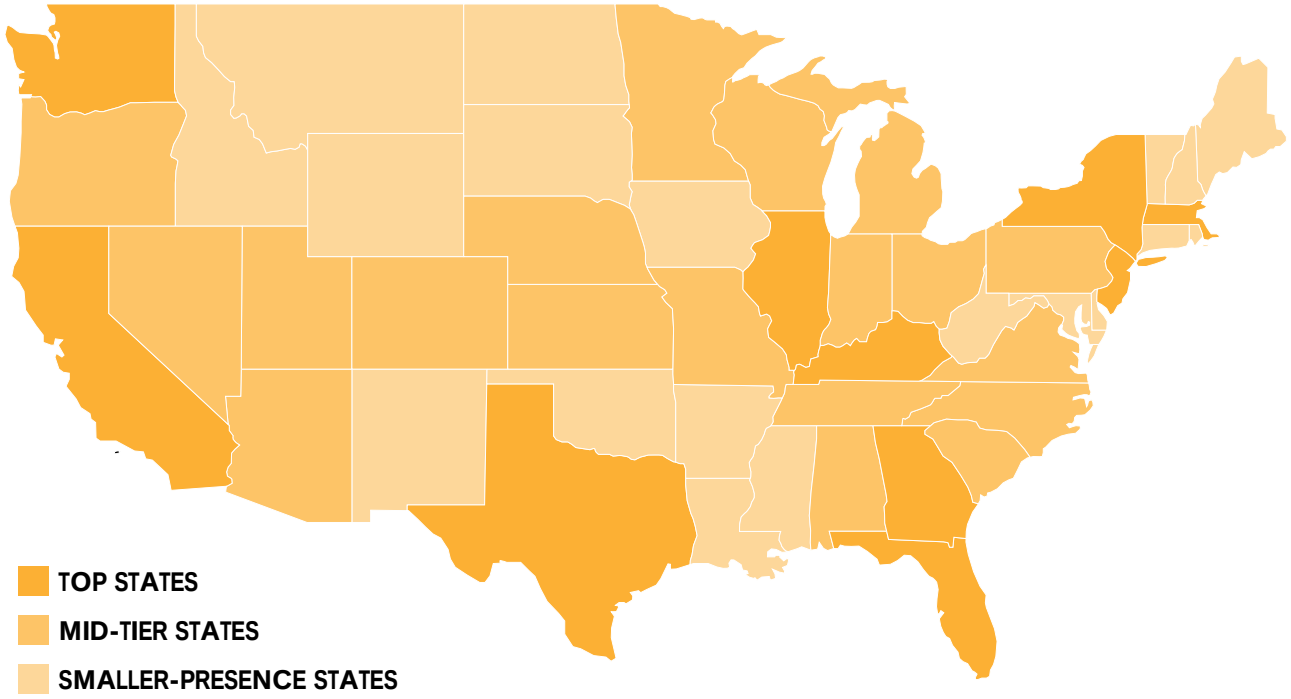
TLE QUICK FACTS

Founded:	1980
Headquarters:	Deerfield Beach, FL
# of Locations:	490+
Ownership:	Private

The Learning Experience (TLE) is a national franchisor and operator of early childhood education centers headquartered in Deerfield Beach, Florida. With roots dating to a family-founded preschool in 1980, TLE serves children ages six weeks through six years through infant care, preschool and kindergarten-readiness programs. Its proprietary Learning Experience Academic Program (L.E.A.P.) combines literacy, mathematics, science and enrichment activities with social-emotional development in a structured, play-based environment.

As of September 2026, TLE reported 491 operating centers across the United States and United Kingdom, with a broader network of approximately 850 locations open or under development. The company supports its franchisees through site selection, facility development, training, marketing and ongoing operational assistance. TLE is privately held and majority-owned by funds managed by Harvest Partners, which acquired its controlling interest in July 2025. Co-founder and CEO Richard Weissman continues to lead the company alongside its management team.

READ MORE



$143M
2026 REVENUE

490+
TOTAL LOCATIONS

30
STATES IN NETWORK

10,000+
TOTAL EMPLOYEES

1980
FOUNDED

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$6,393,000 | 6.75% CAP

Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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
Senior Associate
847.414.4749
nhilgendorf@atlanticretail.com

KENDRA DOHERTY
Analyst
857.400.1568
kdoherty@atlanticretail.com

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