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Offering Memorandum](#)



The Learning Experience

Hendersonville (Nashville), Tennessee



Price:
\$5,000,000



Cap Rate:
7.00%



Brand New Construction (December 2019)
TLE's Latest Prototype Design



18 Miles to Downtown Nashville
7th-Fastest Growing City in the U.S.



\$130,910+ Avg HH Income (1-mi)
With 1.07% increase est. 2019-2024



New 15-Year NNN Lease
With 2 x 5 Renewal Options



11% Rental Increases
Every 5 Years (Base + Options)



82,070+ Population (5-mi)
With 2.06% annual increase est. 2019-2024



High-Growth Nashville Suburb
9.8% Estimated Population Growth (1-mi)
Next 5 Years



Corporate Guaranty
The Learning Experience Corp.
(400+ locations)



½ Mile From The Streets of Indian Lake
±495,400 SF Regional Lifestyle Shopping Center