



Kiddie Academy  
2201 Main Street  
Batavia, IL 60510



K I D D I E   A C A D E M Y

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KIDDIE ACADEMY

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# INVESTMENT SUMMARY

We Are Pleased to Present For Sale the Kiddie Academy Located at 2201 Main Street in Batavia, IL. This Opportunity Includes a Highly Desirable Triple Net (NNN) Lease Structure on One of the Largest Childcare Providers in the Country, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$3,267,257
CAP	7.00%
NOI	\$228,708
PRICE PER SF	\$334.76
GUARANTOR	Personal

## PROPERTY SUMMARY

ADDRESS	2201 Main Street Batavia, IL 60510
COUNTY	Kane
BUILDING AREA	9,760 SF
LAND AREA	0.97 AC
BUILT	2004



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities
- Kiddie Academy is One of the Largest Childcare Providers in the Country With Over 246 Locations Nationally and a 40 Year Operating History
- Well-Established Childcare Center With an Experienced Local Operator
- Affluent Neighborhoods With Over 119,000 Residents With an Average Household Income of \$111,100 Within a 5-Mile Radius of the Property
- Strategically Located in a Densely Populated Suburb of Chicago With Excellent Traffic Counts of Over 38,900 Vehicles Per Day Along S Randall Road
- Nearby Feeder Elementary Schools Include: Hoover Wood, Fabyan, Grace McWayne, Schneider, Fern, Goodwin and JB Nelson Elementary Schools
- Nearby Tenants Include: Target, Dunkin', Taco Bell, Kohl's, Menards, ALDI, Hobby Lobby, Starbucks, Chick-fil-A, Denny's, Wendy's, Arby's, Art Van Furniture, Walmart Supercenter and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Kiddie Academy
PREMISES	Building of Approximately 9,760 SF
LEASE COMMENCEMENT	October 12, 2011
LEASE EXPIRATION	October 31, 2026
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2% Per Year
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility*
INSURANCE	Tenant's Responsibility*
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None


"Tenant Currently Pays the Landlord \$2,760.00 For Real Estate Taxes and \$250.000 For Insurance Monthly. These Amounts Are Reconciled at the End of Each Calendar Year on a Net Basis."

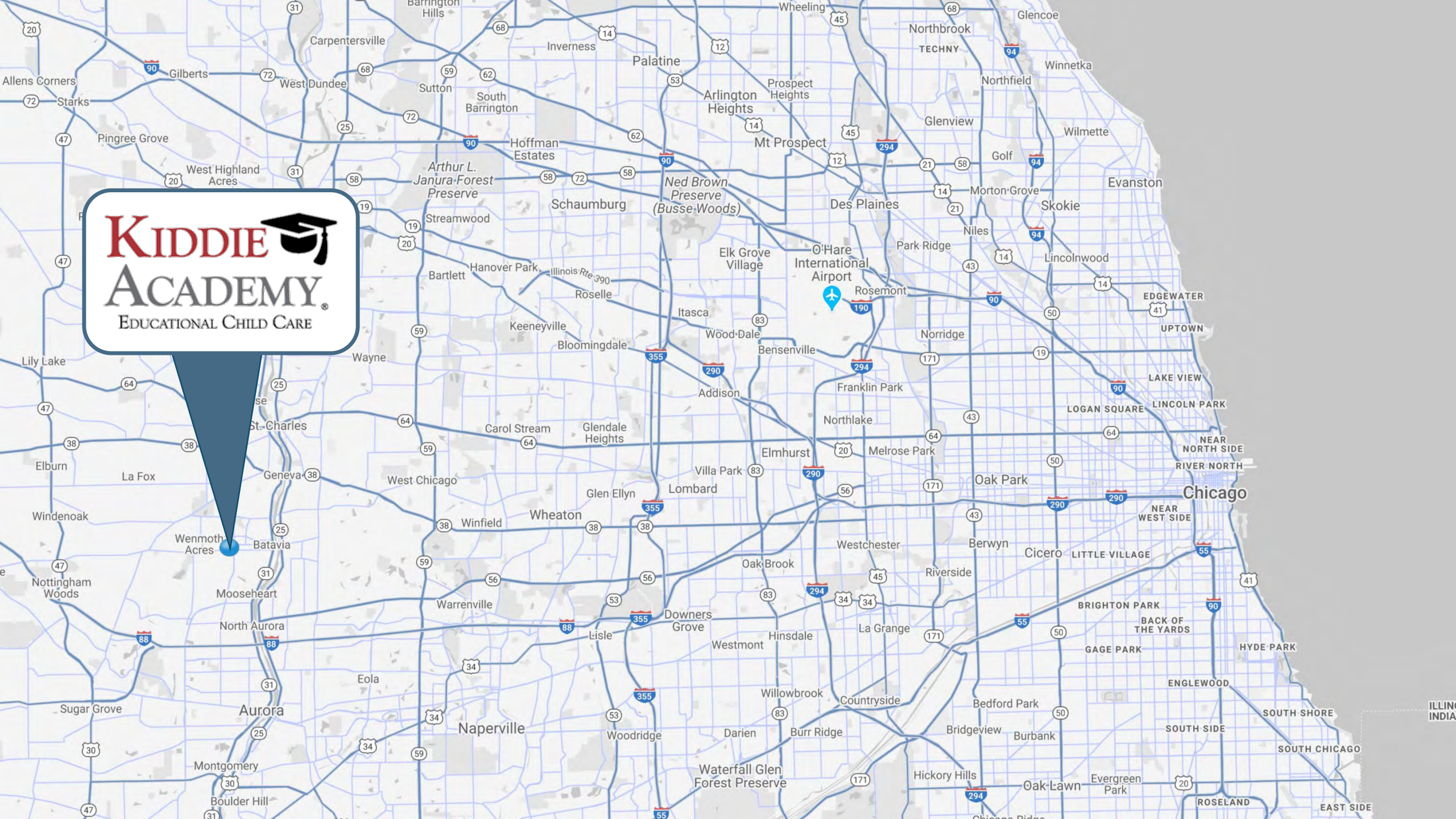
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
9,760 SF	\$228,708	\$23.43







**KIDDIE**   
**ACADEMY**  
EDUCATIONAL CHILD CARE





Sam's CLUB

Denny's

DISCOUNT TIRE

STARBUCKS COFFEE

MATTRESS FIRM

FedEx

Pier 1 imports

Portillo's  
HOT DOGS • BEEF • BURGERS • SALADS

Walmart

HOBBY LOBBY

SUBWAY

at home  
The Home Décor Superstore

ALDI

Advance Auto Parts

Chick-fil-A

PANDA EXPRESS  
CHINESE KITCHEN

KOHL'S



TARGET



MENARDS



CHASE

N Randall Rd

DUNKIN'



PRAXISFIT

S Barton Trail



KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE

Main Street Rd



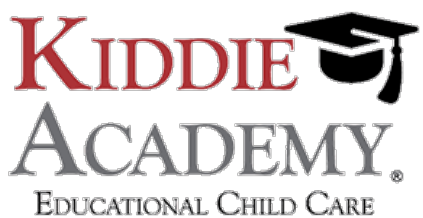


N Randall Rd



Tower Car Wash

Main Street Rd



S Barton Trail





at home Burlington



Fabyan Pkwy



TRADER JOE'S

Walgreens



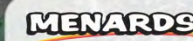
SportClips



smashburger



N Randall Rd



KOHL'S

Pier 1 imports

HOBBY LOBBY

CHUCK E. CHEESE'S



OfficeMax

buy buy BABY

MATTRESS FIRM



DUNKIN'



Jewel-Osco



GNC

Main Street Rd

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE



CHASE



ACE



Firestone







## BATAVIA | KANE COUNTY | ILLINOIS

Batavia is a city in DuPage and Kane Counties in the state of Illinois. The city is a suburb of Chicago and it was founded in 1833 making it the oldest city in Kane County. As of the 2018 estimate census, the city had a total population 26,316 residents. Batavia is part of a vernacular region known as the Tri-City area, along with St. Charles and Geneva, all western suburbs of similar size and relative socioeconomic condition. The city is located 42 miles to downtown Chicago.

Aldi, Inc., the U.S. subsidiary of Aldi Süd, has its headquarters in Batavia, helping the city's economy. Fermilab is located just outside the town borders and serves as employment for many of the town's residents. Due to the cities close proximity, Chicago's economy affects Batavia's. Chicago has the third-largest gross metropolitan product in the United States— about \$670.5 billion according to September 2018 estimates. The city has also been rated as having the most balanced economy in the U.S, due to its high level of diversification. Chicago is a major world financial center, with the second-largest central business district. The city has major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange (the "Merc"). The Chicago metropolitan area has the 3rd largest science and engineering work force of any metropolitan area in the nation. Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Several medical products and service companies are headquartered in the Chicago area, including Baxter International, Boeing, Abbott Laboratories, and the Healthcare division of General Electric.

Batavia is only a 45 minute drive to Chicago's downtown, which is the perfect place to spend the day. Chicago, on Lake Michigan in Illinois, is among the largest cities in the U.S. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, 1,451-ft. Willis Tower (formerly the Sears Tower) and the neo -Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works. The city is home to Millennium Park which is where the giant Cloud Gate, "The Bean", sculpture is located.









KIDDIE ACADEMY

# TENANT PROFILE

Kiddie Academy has been shaping, fueling and nurturing children's natural curiosity since they opened the first Academy almost 40 years ago. The company has driven—through their passion for early childhood education, community commitment and Life Essentials® philosophy—to prepare children for school and for life. They are there to educate and encourage children to do more and be more—not just while they're at the academy, but outside the classroom. Kiddie Academy believes curiosity and learning generate their own momentum, and they are dedicated to developing what's unique in every child they care for.

Baltimore-based Kiddie Academy®, a nationally recognized provider of comprehensive educational child care programs, celebrates the conclusion of its most expansive year in company history. Founded in 1981 with a single location in Baltimore County, the rapidly expanding family-owned business grew to 246 locations across 29 states, including the District of Columbia, with a total of 35 Academies opened, 81 franchise agreements signed, and achieved over \$350 million in total systemwide revenue in 2019. Kiddie Academy expects to open an additional 35 franchised locations across the country by the end of 2020, bringing its total Academy locations to 280, and systemwide sales increasing by 21 percent to \$440 million. In 2019, Kiddie Academy celebrated 17 straight years on Entrepreneur Magazine's "Franchise 500" list, 4 years as one of Franchise Gator's "Top 100 Franchises" and 3 years of inclusion on Franchise Times' "Fast & Serious" list.



COMPANY TYPE  
Private



FOUNDED  
1981



# OF LOCATIONS  
246+



HEADQUARTERS  
Baltimore, MD



WEBSITE  
[kiddieacademy.com](http://kiddieacademy.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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