



TRINITY



KNOWLEDGE BEGINNINGS (KINDER CARE) - GREATER BOSTON AREA
262 CONCORD ROAD BILLERICA, MA 01821

\$5,082,620
7.25% CAP

Actual Property

TRINITYREIS.COM



BILLERICA, MA

\$5,082,620 | 7.25% CAP

- Corporate Knowledge Beginnings Child Care Facility (KinderCare) NNN Lease With 8+ Years Remaining on Current Term
- Essential Business With Recent 10 Year Lease Extension - Demonstrates Continual Commitment to Location
- Early Childhood Education Community Center - Providing Educational Programs for Children 6 Weeks-12 Years old
- Situated Right off Exit for US-3 Generating +/-108,000 VPD
- Dense 103K+ Population and Highly Affluent Area with Average Household Income of \$140,000/yr. due to Large Percentage of Dual-Income Households
- Billerica is Located in the Greater Boston Area - Boston is the Capital of Massachusetts and has a Metropolitan Population of 4.9 Million
- Guaranteed by KinderCare Education LLC - Operates more Accredited Centers Than any Other Childcare Provider in the Nation

EXCLUSIVELY MARKETING BY:

ERIC NORREGAARD

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PROPERTY DETAILS:

Building Area:	13,734 SF
Land Area:	4.4 AC
Year Built:	2000
Guarantor:	KinderCare Education LLC
Price (Psf):	\$370.08

LEASE OVERVIEW:

Remaining Lease Term:	8+ Years
Rent Commencement:	11/13/2000
Lease Expiration:	11/30/2028
Base Annual Rent:	\$368,490*
Lease Type:	Absolute NNN
Scheduled Rent Increases:	1% Annually
Options & Increases:	Three (3), 5-Year; CPI Increases Capped at 15%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

*NOI Based off January 2021 Increase. Seller to Credit Difference at Closing.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

		1 Mile	3 Mile	5 Mile
	2010 Census	5,016	32,656	95,924
	2020 Estimated	5,247	35,347	103,112
	2025 Projected	5,351	36,238	105,620

POPULATION GROWTH

		1 Mile	3 Mile	5 Mile
	2010 - 2020	4.61%	8.24%	7.49%
	2020 - 2025	1.98%	2.52%	2.43%

HOUSEHOLD INCOME

		1 Mile	3 Mile	5 Mile
	Median	\$111,512	\$109,770	\$115,217
	Average	\$133,403	\$130,555	\$140,756

Demographic data provided by CoStar



Map data ©2020 Google Imagery ©2020 , CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency

RETAILER MAP

262 CONCORD ROAD | BILLERICA, MA







Villas at Old Concord
Luxury Apartments

Knowledge
Beginnings®

Key Demographics



Total Population
2020 - 5 Mile
103,112



Household Income
Average - 1 Mile
\$133,403

Actual Property

Knowledge
Beginnings®



Actual Property



51 Years
of Success



**Nation's Largest
Private Child Care
Provider Company**



Portland, OR
Headquarters



36,000
Employees



1,500+
Locations

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Actual Property

TRINITY

REAL ESTATE INVESTMENT SERVICES

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