

# KinderCare

## Westerville, OH

**Stan Johnson Company** is pleased to offer for sale this single-tenant property leased to KinderCare and located in Westerville (Columbus), OH. This investment is perfect for both value-add investors or owner/operators due to a unique mixture of an above 7% cap rate, relatively low price point of under \$2 million, sustainable rent of \$16.23 PSF, and a shortterm lease with no option periods remaining to renew. This setup allows an investor the flexibility to negotiate the lease with KinderCare when it comes due or for an owner/operator to collect income for the remainder of the lease and either negotiate an extension or occupy themselves.

### Investment Highlights

- Corporate Lease With KinderCare Learning Centers, the Largest Childcare Operator in the Country (1,500+ Schools Nationally)
- Perfect Structure for Value-Add Investor or Owner/Operator - 7.12% Cap Rate, Under \$2 Million, \$16.23 PSF in Rent & Short-Term Lease with No Options to Renew
- Facility Supports First Responder Community - Mount Carmel Hospital One of the Largest Employers
- Landlord Investing \$50k in New Roof With Transferable Warranty & New Skylights
- Exceptional Avg. HH Income of \$164k+ in a 1-Mile Radius
- Population Counts Exceed 156k in a 5-Mile Radius & 21k+ Households in a 3-Mile Radius
- Rapidly Growing Area - Population & Household Counts Projected to Rise +/-8% from '20-'25
- Approximately 20-Year Operating History as a Childcare Facility
- 5/5 Star Ratings on Google & Yelp
- Strong Traffic Counts - 20k+ VPD on County Line Road, 24k+ VPD on Sunbury Road
- Easy Dropoff for Parents with Multiple Kids - Several Middle & High Schools in Proximity



Offering Price  
**\$1,750,000**



Cap Rate  
**7.12%**

[Click Here for Website & Executive Summary](#)

For more information, contact:

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