



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# KinderCare

1810 S Main Street  
Hanover Township, PA 18706



# EXCLUSIVELY MARKETED BY:



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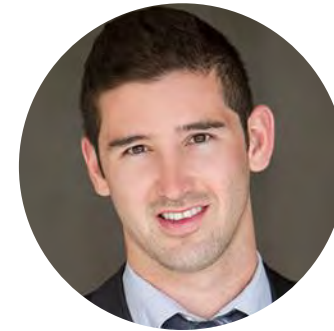
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In Cooperation With Sands Investment Group  
Philadelphia, LLC - Lic. # RB069072

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 6,068 SF KinderCare at 1810 S Main Street in Hanover Township, PA. This Deal Includes a New Long-Term 10 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,107,692
CAP	5.20%
NOI	\$57,600
PRICE PER SF	\$182.50
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1810 S Main Street Hanover Township, PA 18706
COUNTY	Luzerne
BUILDING AREA	6,068 SF
LAND AREA	1.13 AC
BUILT	1988





# HIGHLIGHTS

- New Long-Term 10 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Recent Lease Extension; In July of 2020, KinderCare Education, LLC Proactively Extended the Lease Term For an Additional Ten Years Showing Commitment to This Site
- Strong Corporate Guarantee - KinderCare Education, LLC is the Nation's Leading Private Provider of Early Childhood Education and Care With Approximately 1,500 Learning Centers Serving More Than 186,000 Students Across the Country
- Strong Demographics With a Population of 104,149 Residents Making an Average Household Income of \$60,922 Within a 5-Mile Radius
- Nearby Feeder Elementary Schools Include: GNA, Hanover Green, Hanover Area Memorial, Lee Park, Dr. David K Kistler and Dodson Elementary
- Limited Corporate Child Care Competition in the Surrounding Community
- Nearby to a Warehouse District Where Chewy (Online Pet Retailer) Has Several Warehouses and Their Fulfilment Center; as Well as a CVS Mail Services Warehouse
- The Township Lies Directly Between the Cities of Wilkes-Barre and Nanticoke; Wilkes-Barre is Known For Its Coal Mining in the 1920s But Has Since Revitalized Their Riverfront With a New Amphitheatre, Fountains and Pedestrian Bridges; The Riverfront Hosts Several Concerts and Charity Events
- Scranton is Located Just 40 Minutes to the North While Philadelphia is 2 Hours to the South
- Nearby Tenants Include: Family Dollar, Patagonia, KFC, McDonald's, Dollar General, CVS Pharmacy, Dunkin', AutoZone, Advance Auto Parts and More





# LEASE SUMMARY

TENANT	KinderCare
PREMISES	A Building of Approximately 6,068 SF
LEASE COMMENCEMENT	January 12, 1989
LEASE EXPIRATION	June 30, 2030
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	\$2,400 Increase on July 1, 2025
LEASE TYPE	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	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
6,068 SF	\$57,600	\$9.50

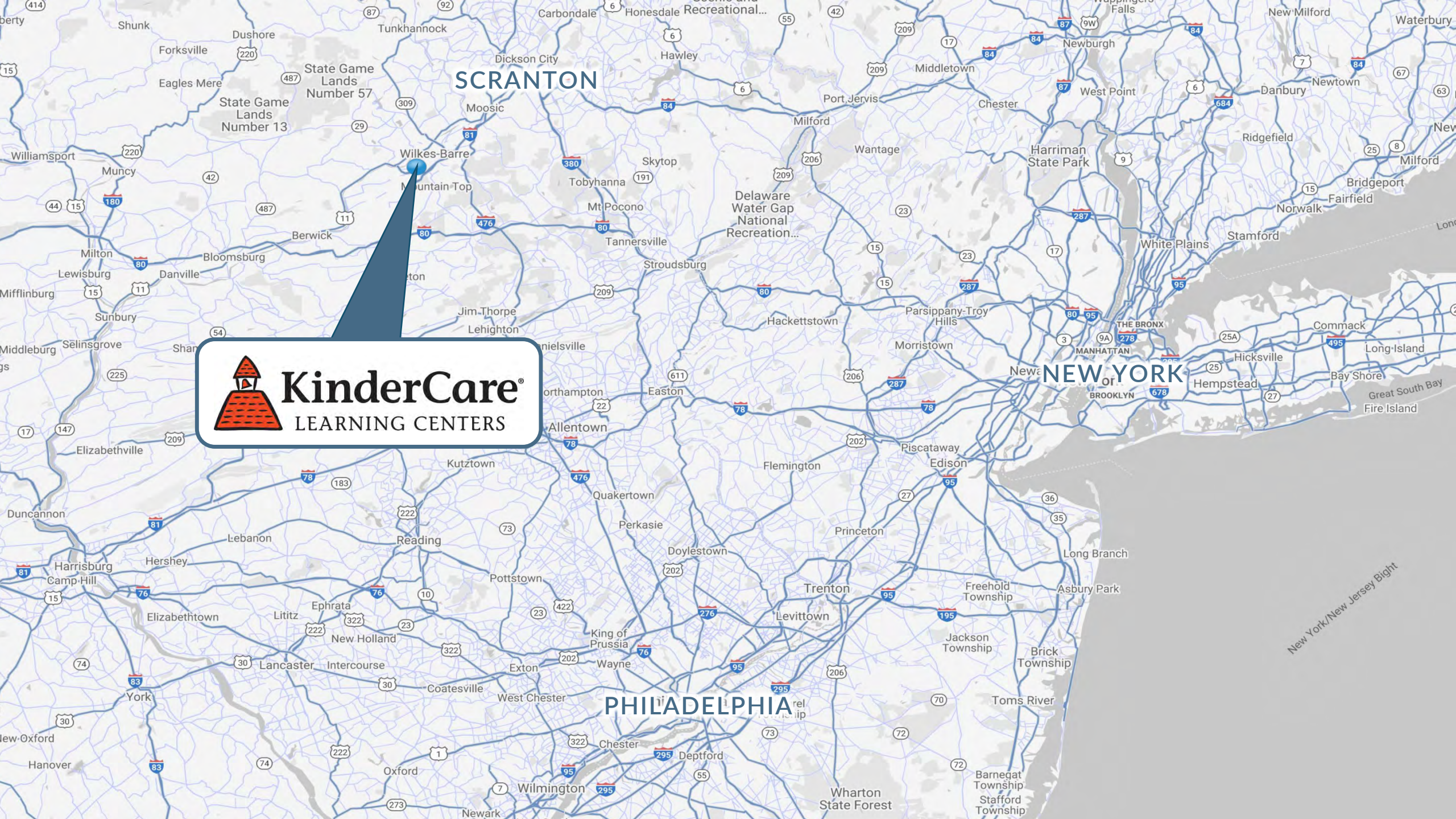








**KinderCare®**  
LEARNING CENTERS





US Army  
Reserve Center



New Commercial Blvd



American Red Cross

Blood Services

Luzerne County  
911

Young St

S Main St







Luzerne County  
911



Young St

S Main St



**Lowe's**  
**Walgreens**  
**JOANN**  
**Price Chopper**  
**ALDI**  
**DOLLAR TREE**  
**planet fitness**  
**petco**  
**TALBOTS**  
**9**  
**goodwill**  
**Aaron's**  
**FAMILY DOLLAR**  
**DOLLAR GENERAL**  
**RITE AID**  
**McDonald's**

**True Value**  
**save a lot**  
**FAMILY DOLLAR**  
**CVS pharmacy**  
**SUNOCO**

**CHUCK E. CHEESE'S**  
**Wegmans**  
**Price Chopper**  
**sam's club**  
**SUBWAY**  
**Burlington**  
**MILLER'S ALE-HOUSE**  
**Walmart Supercenter**  
**SHOE CARNIVAL**  
**THE HOME DEPOT**  
**KOHL'S**  
**Party City**

**309**  
**N Cross Valley**

**11**

**Narrows Rd**


**KinderCare**  
 LEARNING CENTERS

**FAMILY DOLLAR**  
**DOLLAR GENERAL**  
**M&T Bank**  
**PNC**  
**Kentucky Fried Chicken**  
**BURGER KING**  
**McDonald's**  
**Carvel**  
**CVS pharmacy**

**Do it Best**  
**DOLLAR GENERAL**  
**RITE AID**  
**Bassett**  
**SUBWAY**  
**DUNKIN'**  
**Starbucks**  
**DOLLAR TREE**

**INTERSTATE**  
**81**

**S Main St**

**DOLLAR TREE**  
**DOLLAR GENERAL**  
**RITE AID**  
**TACO BELL**

**DOLLAR TREE**  
**PET SMART**  
**OfficeMax**  
**petco**  
**T.J. maxx**  
**BARNES & NOBLE**  
**FINISH LINE**  
**Party City**  
**BED BATH & BEYOND**  
**Michael's**  
**DOLLAR GENERAL**  
**ULTA BEAUTY**  
**Marshalls**  
**OUTBACK STEAKHOUSE**  
**Tuesday Morning**  
**BOB'S DISCOUNT FURNITURE**  
**CVS pharmacy**  
**BEST BUY**  
**LOWE'S**  
**target**  
**H&M**  
**CHIPOTLE**  
**BIG LOTS!**  
**five BELOW**  
**Staples**  
**OLD NAVY**  
**PET SUPPLIES PLUS**  
**JCPenney**  
**ROSS DRESS FOR LESS**  
**macy's**  
**Ashley HOMESTORE**  
**CLUBS OUTLET**



Hanover Township is bordered on the Northeast by the city of Wilkes-Barre, on the Southwest by the city of Nanticoke, on the Northwest by the Susquehanna River, and extends to the top of the Penobscot Mountain on the East. The Township covers an area of 21 square miles and has a population of over 11,000 people as of 2019. The township lies directly between the cities of Wilkes-Barre and Nanticoke.

Hanover Township has many industries, which employ thousands of people from the Township and from surrounding areas. The businesses located in the Hanover Industrial Park and Hanover Crossings Industrial Park constitute the major employers of Hanover Township. Hanover Township is a thriving community with diverse industry, desirable housing, abundant recreation, and quality schools.

Hanover Industrial Estates and Hanover Crossings, are adjacent business parks that are located in Hanover Township near Wilkes-Barre, PA. The parks are home to dozens of manufacturing, distribution, office, and life sciences companies. A few of the tenants include Sallie Mae/Navient, CVS Caremark, Alexandria Moulding, Itoh Denki, and Core-Mark. Located off Exits 1 and 2 of S.R. 29, just one mile from Exit 164 of I-81 and 14 miles from I-80, the parks are less than 10 minutes from Downtown Wilkes-Barre. More than 700,000 people live within 30 miles of the parks. There are 17 college campuses with more than 51,000 enrolled students within an hour drive.

Mericle has constructed 29 buildings in the parks totalling almost 3 million square feet. They own a variety of available buildings and sites that can accommodate manufacturing, distribution, office, and medical firms. The neighbouring municipality is Wilkes-Barre which is also the county seat of Luzerne County. Downtown Wilkes-Barre is the largest concentrated employment center in Northeastern Pennsylvania and is home to a lively business and residential community.



LUZERNE COUNTY COURTHOUSE



MARKET STREET BRIDGE



WILKES-BARRE, PA





FULFILLMENT CENTER

S Cross Valley Expy

(24,674 VPD)

S Main St (10,669 VPD)

(64,049 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	40,816	104,149	188,881
AVERAGE HH INCOME	\$56,769	\$60,922	\$69,511



# TENANT PROFILE

KinderCare Education is America's largest private provider of early education and child care with more than 36,000 teachers and staff serving 186,000 children in 40 states and in Washington, D.C. every day, where they need us:

- In neighborhoods with our KinderCare® Learning Centers and Rainbow Child Care Centers that offer early childhood education and child care for children six weeks to 12 years old;
- At work through KinderCare Education at Work™, family benefits for employers including on-site and near-site early learning centers and back-up care for last-minute child care;
- In local schools with our Champions® before and after-school programs.

KinderCare Education operates more than 2,300 locations nationwide, and more than 600 Champions sites, supported by a team of more than 560 employees at its headquarters in Portland, Oregon. In 2019, KinderCare Education earned their third Gallup Great Workplace Award – one of only 39 companies worldwide to win this award.

They are also proud to include Cambridge Schools, Knowledge Beginnings, the Grove School, and Rainbow Child Care Center in our community of learning.

PORTLAND, OR., August 27, 2018 – KinderCare Education (KCE) announced the successful acquisition of Rainbow Child Care Center and its 150 centers in 16 states.



COMPANY TYPE  
Private



FOUNDED  
1969



# OF LOCATIONS  
2,300+



HEADQUARTERS  
Portland, OR



WEBSITE  
[kc-education.com](http://kc-education.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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group 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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