

KinderCare

Monroeville (Pittsburgh), PA

Stan Johnson Company is pleased to offer for sale this single-tenant property leased to KinderCare and located in Monroeville, (Pittsburgh) PA. This property features a +/- 12-year corporate absolute NNN lease with rental increases in the base term and in the option periods. KinderCare has occupied this location since 2004 and recently extended the lease early showing their dedication to the site. Monroeville is a suburb of Pittsburgh, PA and is just 13 miles east of downtown Pittsburgh. This school benefits from the surrounding public schools for easy drop off for families with kids of different ages, 40% of the population having children, and over \$81 million being spent on education/daycare within a 5-mile radius. In addition, the healthcare sector makes up 20% of employment in Monroeville creating demand from first responders and essential workers throughout the pandemic. Nearby national retailers include Target, Lowe's Kohl's, Starbucks, and many more.=

Investment Highlights

- Corporate Lease with KinderCare, the Largest Childcare Operator in the Country (+/- 1,500 Centers Nationally)
- Early Lease Extension to 11/30/32 Demonstrating Commitment to Site
- KinderCare Has Been at This Location for 16+ Years
- Absolute NNN Lease - No Expenses to Landlord
- 11 Public Schools in the MSA Providing "Feeder" Schools for this Facility
- \$81+ Million Spent on Education & Daycare in a 5-Mile Radius
- Population Counts Exceed 123k in a 5-Mile Radius
- Healthcare Industry Represents 20% of Employment Creating Demand for Child Care from First Responders
- 40% of Monroeville's Population has Children



Offering Price
\$2,960,000



Cap Rate
6.25%

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

For more information, contact:

David Bailey
PA Lic. #ABR002472

[Contact Broker](#)

Stan Johnson Company
180 Madison Avenue, Suite 1500
New York City, NY 10016

stanjohnsonco.com



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