



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Kiddie Academy  
2069 Summit View Road  
Powell, OH 43065

# EXCLUSIVELY MARKETED BY:

## **RYAN SOMPAYRAC**

Lic. # 121140

843.310.3441 | DIRECT  
rsompayrac@SIGnnn.com

## **ADAM BRIDGES**

Lic. # 112622

843.405.9391 | DIRECT  
abridges@SIGnnn.com

## **CLIFTON MCCRORY**

Lic. # 99847

540.255.5496 | DIRECT  
clifton@SIGnnn.com

## **CHRIS SANDS**

Lic. # 93103

310.870.3282 | DIRECT  
chris@SIGnnn.com

## **SCOTT REID**

OH Lic. # BRKP.2020001224

949.942.6585 | DIRECT  
scott@parasellinc.com

238 Mathis Ferry Rd, Suite 102  
Mount Pleasant, SC 29464  
844.4.SIG.NNN  
www.SIGnnn.com



# TABLE OF CONTENTS

04

06

07

11

13

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

© 2021 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased To Exclusively Offer For Sale the 6,696 SF Kiddie Academy Located on 2069 Summit View Road in Powell, OH. This Deal Includes a Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities, Providing For a Secure investment.

## OFFERING SUMMARY

PRICE	\$2,618,143
CAP	7.00%
NOI	\$183,270
PRICE PER SF	\$391
GUARANTOR	Personal

## PROPERTY SUMMARY

ADDRESS	2069 Summit View Road Powell, OH 43065
COUNTY	Franklin
BUILDING AREA	6,696 SF
LAND AREA	1.3 AC
YEAR BUILT	2006





# HIGHLIGHTS

- Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities
- Well-Established Childcare Center With an Experienced Multi-Unit Operator
- Kiddie Academy is One of the Largest Childcare Providers in the Country With Over 266 Locations Nationally and a 40 Year Operating History
- Affluent Neighborhood – Population of Over 14,903 Residents Making an Average Household Income of \$117,274 Within a 1-Mile Radius
- This Property is Strategically Located on Smoky Row Road Which Sees a Traffic Count of Over 22,800 VPD
- Property is Situated Less Than 2-Miles to Interstate 270 Which Sees Over 170,400 VPD
- Nearby Feeder Elementary Schools Include: Chapman, Tyler Run, Olde Sawmill, Liberty, Worthington Hills, Granby and Hopewell Elementary School
- Powell is Located About 16-Miles to Columbus, OH, Which is the Capital of Ohio
- Nearby Retailers Include: Shell, CVS Pharmacy, Target, Dollar General, Public Storage, Walmart Supercenter, PNC Bank, Chase, Kroger, Tim Hortons and McDonald's





# LEASE SUMMARY

TENANT	Kiddie Academy
PREMISES	A Building of Approximately 6,564 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	10 Years After Close of Escrow
LEASE TERM	10 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually
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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
----------------	------------------	-------------

6,696 SF	\$183,270	\$27.00
----------	-----------	---------





ACTUAL PROPERTY IMAGES





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

COLUMBUS






ST JOAN OF ARC  
CATHOLIC CHURCH  
ACT, AND GOD WILL ACT



Summit View Rd

Smoky Row Rd

KIDDIE   
ACADEMY.  
EDUCATIONAL CHILD CARE



holiday hair



**KIDDIE ACADEMY.**
  
 EDUCATIONAL CHILD CARE

Smoky Row Rd

**LIFETIME**

Hard Rd





## POWELL | DELAWARE COUNTY | OHIO

Powell is a city in the U.S. state of Ohio, located 16 miles north of the state capital of Columbus. The city is located in Delaware County; a frequent placeholder on the List of highest-income counties in the United States, and 35th wealthiest county in the United States in 2020. Powell had an estimated population of 13,375 in 2019. The city is 16 miles to Columbus, OH. Columbus is the state capital and the most populous city in Ohio. With a population of 922,223 people as of the 2020 estimate census, it is the 14th-most populous city in the U.S. and one of the fastest growing large cities in the nation. This makes Columbus the second-most populous city in the Midwest. It is the core city of the Columbus, OH MSA, which encompasses ten counties. With a population of 2,106,541 people, the MSA is Ohio's second-largest metropolitan area.

Due to the city's close proximity, Columbus' economy affects Powell's. Columbus has a generally strong and diverse economy based on education, insurance, banking, fashion, defense, aviation, steel, food, logistics, energy, medical research, health care, hospitality, retail, and technology. In 2019, the city had five corporations named to the U.S. Fortune 500 list: Alliance Data, Nationwide Mutual Insurance Company, American Electric Power, L Brands, and Cardinal Health in suburban Dublin. Wendy's and White Castle are also headquartered in Columbus.

Powell is about a 20-minute drive to Columbus, which makes it the perfect city to spend the day. Columbus is home to Columbus Zoo and Aquarium with interactive exhibitions. The city's Scioto Mile is a string of parks on both sides of the Scioto River, with a huge interactive fountain and trails. On the west bank, the COSI science center offers hands-on exhibits and a planetarium. Downtown, the Columbus Museum of Art includes American and European paintings and a sculpture garden. The German Village area has restored brick houses built by 1800s settlers.

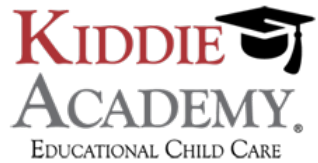


COLUMBUS MUSEUM OF ART

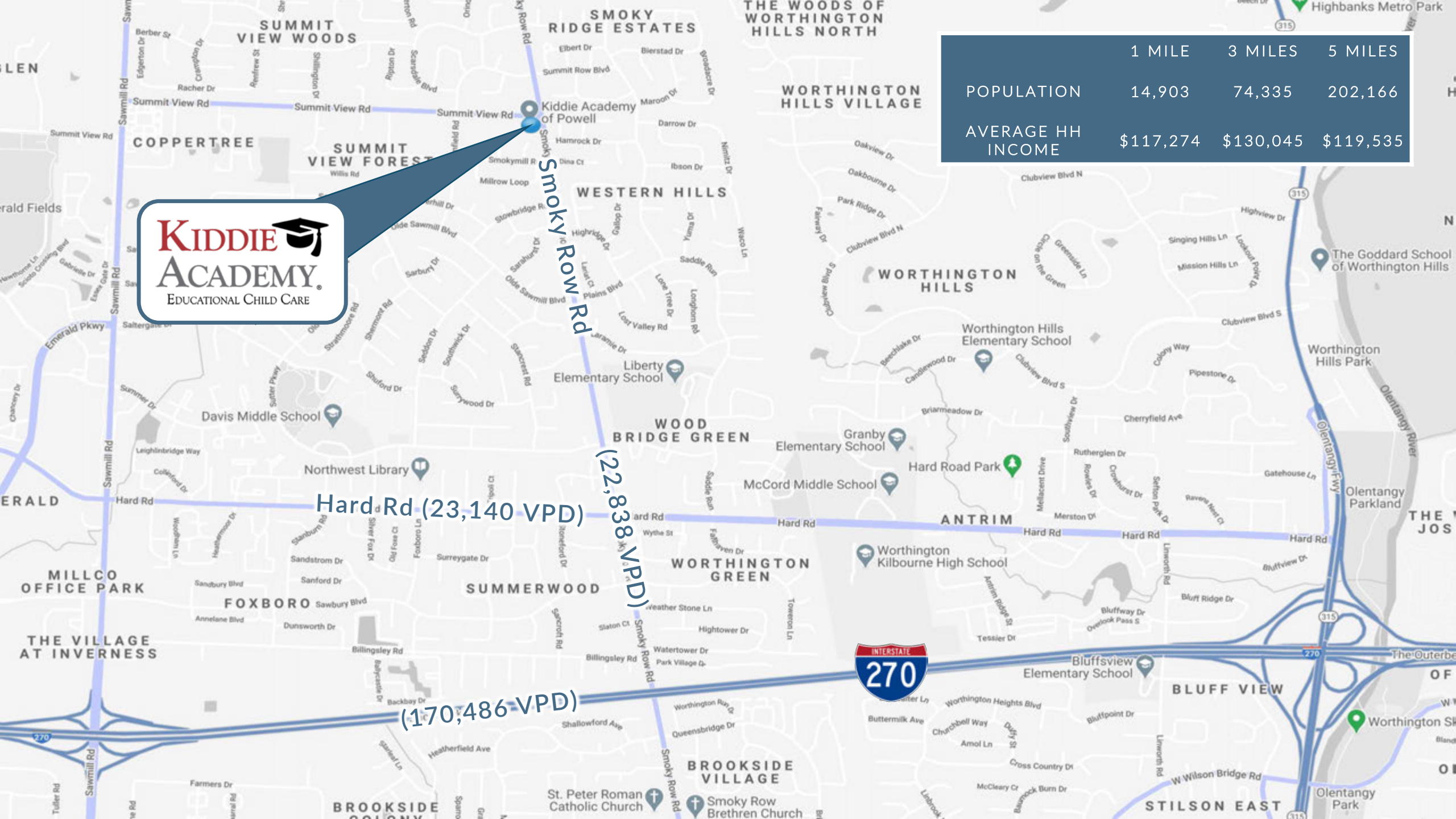


COLUMBUS ZOO AND AQUARIUM





	1 MILE	3 MILES	5 MILES
POPULATION	14,903	74,335	202,166
AVERAGE HH INCOME	\$117,274	\$130,045	\$119,535





K I D D I E   A C A D E M Y

# 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 266 Academies operating in 30 states and the District of Columbia. Kiddie Academy expects to open an additional 35 franchised locations across the country by the end of 2021, bringing its total Academy locations to 280, and systemwide sales increasing by 21 percent to \$440 million. Kiddie Academy® Educational Child Care jumped 14 spots on the 2020 Franchise Times' Top 200+ ranking. The company's ranking of 190 marks our first placement within the top 200.



COMPANY TYPE  
Private



FOUNDED  
1981



# OF LOCATIONS  
266+



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 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.







**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

In Cooperation With ParaSell, Inc., A Licensed Ohio Broker  
Lic. # REC.2020005946  
BoR: Scott Reid – Lic. # BRKP.2020001224

EXCLUSIVELY MARKETING BY:

**RYAN SOMPAYRAC**

Lic. # 121140

843.310.3441 | DIRECT  
rsompayrac@SIGnnn.com

**ADAM BRIDGES**

Lic. # 112622

843.405.9391 | DIRECT  
abridges@SIGnnn.com

**CLIFTON MCCRORY**

Lic. # 99847

540.255.5496 | DIRECT  
clifton@SIGnnn.com

**CHRIS SANDS**

Lic. # 93103

310.870.3282 | DIRECT  
chris@SIGnnn.com

**SCOTT REID**

OH Lic. # BRKP.2020001224

949.942.6585 | DIRECT  
scott@parasellinc.com

**Kiddie Academy**  
2069 Summit View Road  
Powell, OH 43065

