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THE LEARNING EXPERIENCE

COLLIERVILLE, TN

Asking Price: **\$5,105,000** | Cap Rate: **6.55%**

- **Strong Early Enrollment** - School opened in late October 2021 with approximately 50 students enrolled - 15% ahead of projections.
- **Strong Demographics** - Location is surrounded by corporate HQ's. Nearest elementary school less than 1/2 mile away.
- **New Construction | 15-Year Lease** - Building was completed in Spring 2021. The lease term is 15 years with a limited corporate guarantee.
- **Income Tax-Free State** - Tennessee is an income-tax free state.

**Offered
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