



KID CITY USA

1224 Old Cherokee Road - Lexington, SC 29072

EXCLUSIVELY MARKETED BY



SETH KREPISTMAN

TX #744270

512.543.7437 | DIRECT
skrepistman@SIGnnn.com



JULIA HUMMEL

TX #762342

512.649.2421 | DIRECT
jhummel@SIGnnn.com



ELAN SIEDER

TX #678407

512.649.5185 | DIRECT
elan@SIGnnn.com



MAX FREEDMAN

TX #644481

512.766.2711 | DIRECT
max@SIGnnn.com

In Cooperation With Sands Investment Group Charleston, LLC - Lic. #20891
BoR: Chris Sands - Lic. SC #93103

TABLE OF CONTENTS

1	INVESTMENT OVERVIEW	4	AREA OVERVIEW
5	Executive Summary	16	City Overview
6	Investment Highlights		
2	LEASE ABSTRACT	5	TENANT OVERVIEW
8	Lease Summary	18	Tenant Profile
		19	Confidentiality Agreement
3	PROPERTY INFORMATION		
10	Location Map		
11	Property Images		
12	Aerial Map		
13	Retailer Map		
14	Demographics Map & Report		

CONFIDENTIALITY & DISCLAIMER

© 2023 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.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 8,223 SF Kid City USA Located at 1224 Old Cherokee Road in Lexington, SC. This Deal Includes a Long-Term Long-Term 15-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities and Corporate and Personal Guarantee, Providing For a Unique Investment.

Sale Price	\$2,960,000
------------	-------------

OFFERING SUMMARY

Cap Rate:	6.25%
NOI:	\$185,000
Price / SF:	\$359.97
Guarantor:	Personal & Corporate

BUILDING INFORMATION

Street Address:	1224 Old Cherokee Road
City, State, Zip:	Lexington, SC 29072
County:	Lexington
Building Size:	8,223 SF
Lot Size:	2.12 Acres
Year Built:	2008



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Long-Term 15-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate and Personal Guarantee
- Kid City USA Has Been in Business For More Than 20 Years With Over 100 Locations; They Are Rapidly Expanding Due to the Quality of Their Programs
- Nearby Feeder Elementary Schools Include: New Providence Elementary, Lake Murray Elementary, Lexington Elementary, Midway Elementary and Rocky Creek Elementary
- Nearby Retailers Include: Walmart Supercenter, Home Depot, Petco, Hobby Lobby, T.J. Maxx, Chick-fil-A and Applebee's
- Lexington is 25 Minutes From Columbia; Residents Enjoy a Quite Small-Community Feel Without Giving Up Access and Convenience That Comes With Big City Life
- Wealthy Demographics With an Average Household Income of \$99,690 Within a 5-Mile Radius



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

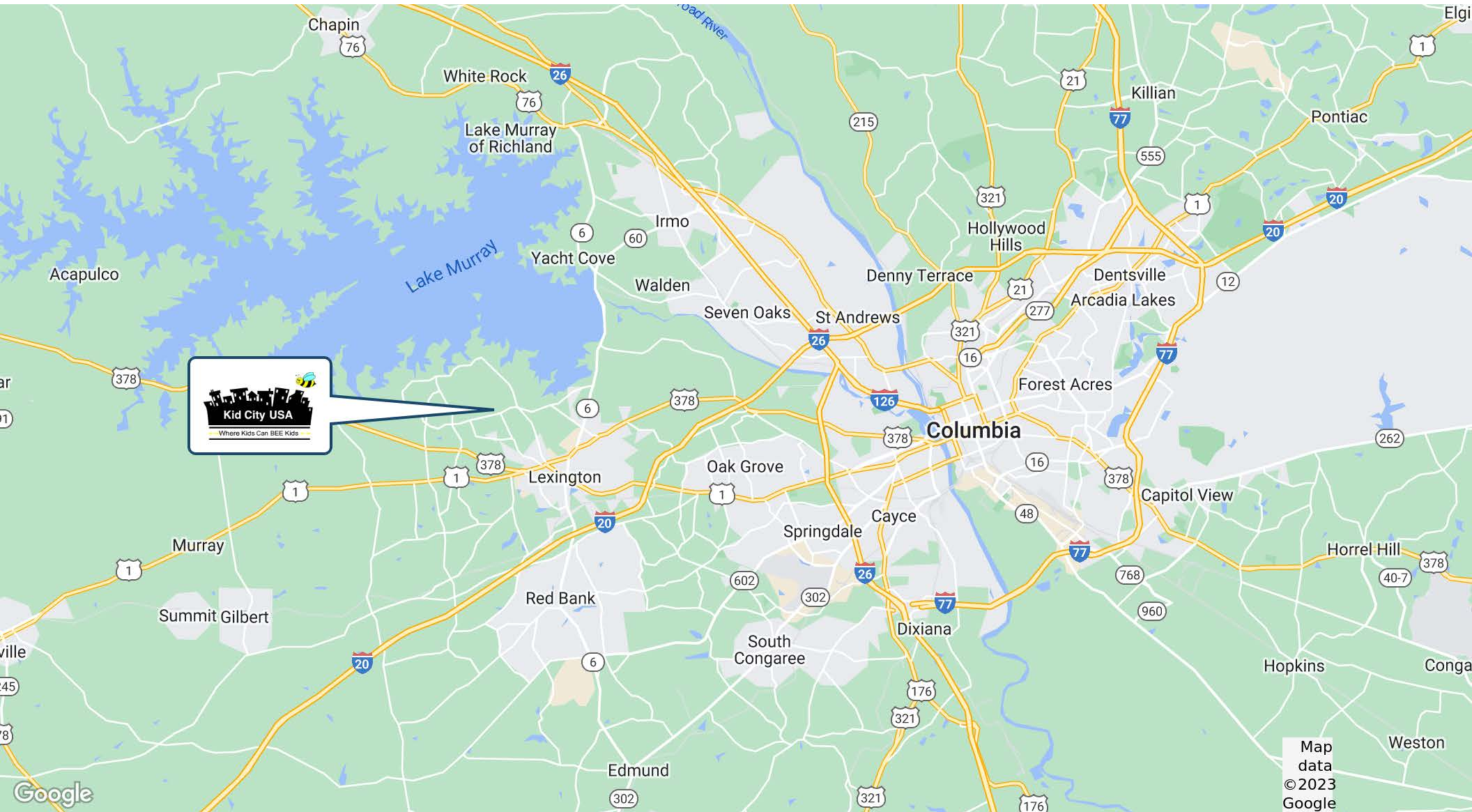
Tenant:	Kid City USA
Premises:	8,223 SF
Base Rent:	\$185,000
Rent Per SF:	\$22.50
Lease Commencement:	12/09/2022
Lease Expiration:	12/31/2037
Lease Term:	~15 Years Remaining
Renewal Options:	4 x 5 Years
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Early Education
Insurance:	Tenant's 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
Guarantor:	Personal & Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



RETAILER MAP



Imagery ©2023 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

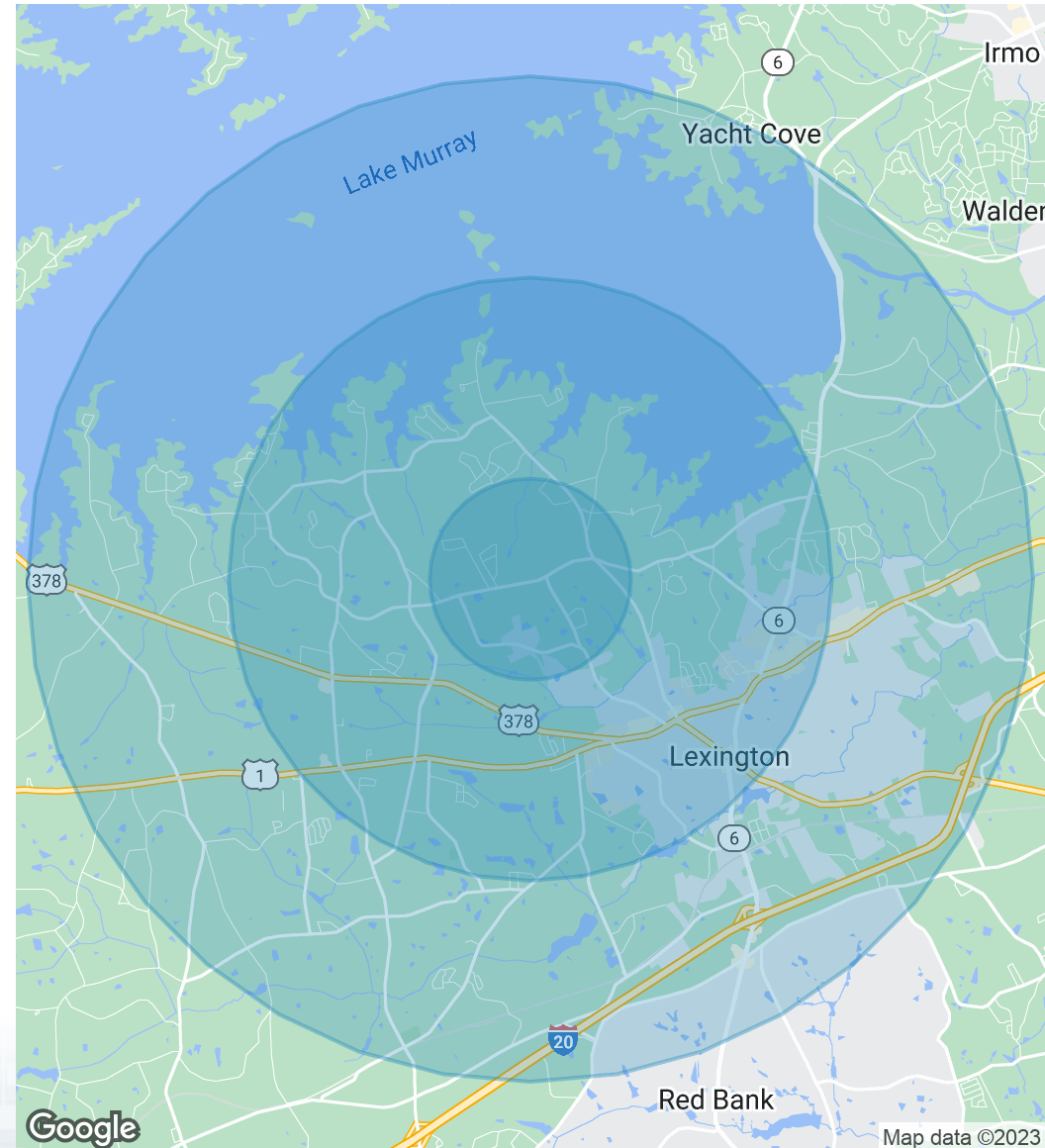
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,291	28,028	60,185
Average Age	42.8	40.9	39.6
Average Age (Male)	38.6	38.6	37.5
Average Age (Female)	44.5	42.2	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,518	10,770	17,550
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$119,978	\$113,400	\$112,762
Average House Value	\$251,873	\$245,521	\$235,736

TRAFFIC COUNTS

Old Cherokee Rd	11,957 VPD
US Hwy 378 W	13,795 VPD
W Main St	19,238 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Lexington, SC



Lexington County Blowfish Baseball Stadium

LEXINGTON, SC

The Town of Lexington was incorporated on January 28, 1861. The Town is the county seat for Lexington County which is named in honor of the American victory in 1785 over the British at Lexington, Massachusetts. The Town's area has grown to about 10 square miles. Lexington is easily accessible to I-20, I-26, and I-77 and is a suburb of the state capital of Columbia which is located 12 miles from town. Because of Lexington's location, award winning school system, and small-town flavor, the growth of the past decade is expected to continue. The Town is the 25th largest municipality in South Carolina and ranks as the second largest municipality in the Midlands. The Town of Lexington had a population of 24,404 as of July 1, 2022.

The Town of Lexington has consistently demonstrated a commitment to provide adequate infrastructure, services and quality of life initiatives for the citizens and businesses in the greater Lexington region. During the year, approximately 183 net new businesses opened in the Town of Lexington, including restaurants, retail, service, medical, technology, and personal care services. Commercial development continues just outside the town limits along the major highways that serve the town. Major employers in the city include: Lexington School District One, Lexington County, Walmart, Lowes Home Centers and Town of Lexington among the top. From headquarters to back-office operations to food processing, manufacturing and distribution, the County of Lexington's ideal location and competitive workforce make it the place to be for new and expanding business and industry. Proximity to Columbia is beneficial for the town of Lexington. Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA and the University of SC.

Slightly north of the town of Lexington rests one of South Carolina's major lakes, Lake Murray. Icehouse Amphitheater-hosted Florida's Sister Hazel in 2018, and Greenville's Edwin McCain in 2017. The Riverbanks Zoos and Gardens is a place to enjoy everything related to wildlife, and its location is just a few minutes away from Lexington. Other attractions to be visited are: Lexington County Blowfish Baseball Stadium, Lexington County Museum, Gipson Pond Park and the Fourteen-Mile Creek Trail. One can also visit the Peachtree Rock Heritage Preserve.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	100+
Headquarters:	Port Orange, FL
Website:	kidcityusa.com

KID CITY USA

Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs in Florida. Kid City USA is committed to exceptional childcare and early childhood education. The school is a place where kids can BEE kids. It prides on allowing children to grow and develop in a hands-on, literacy enriched environment. Kid City USA is committed to providing families with a home-like environment lled with love, care and nurturing. It respects the uniqueness of each individual family's customs and beliefs. Most importantly, it works with each family to promote child's self-esteem. It believes that every child is unique. Its program works to promote the social, emotional, cognitive and physical development of each child. For over 20 years, Kid City USA has grown to over 100 locations and is rapidly expanding because of the quality of their programs. At Kid City USA, goal is to provide a nurturing environment that offers unique experiences to the development of each child. They realize that a child's family is the most important influence on him/her; therefore, they encourage constant open communication between parents and staff.

CONFIDENTIALITY AGREEMENT

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.



KID CITY USA

1224 Old Cherokee Road - Lexington, SC 29072

Exclusively Marketed by:

Seth Krepistman // TX #744270

512.543.7437 // skrepistman@SIGnnn.com

Julia Hummel // TX #762342

512.649.2421 // jhummel@SIGnnn.com

Elan Sieder // TX #678407

512.649.5185 // elan@SIGnnn.com

Max Freedman // TX #644481

512.766.2711 // max@SIGnnn.com