



KID CITY USA

1290 SE Baya Drive - Lake City, FL 32025

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale 6,054 SF Kid City USA Located at 1290 SE Baya Drive in Lake City, FL. This Deal Includes a Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

Sale Price	\$1,714,286
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OFFERING SUMMARY

Cap Rate:	7.00%
NOI:	\$120,000
Price / SF:	\$283.17
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	1290 SE Baya Drive
City, State, Zip:	Lake City, FL 32025
County:	Columbia
Building Size:	6,054 SF
Lot Size:	0.61 Acres
Year Built:	1975
Year Last Renovated:	2023



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Kid City USA Has Been in Business For More Than 20 Years With 120+ Locations; They Are Rapidly Expanding Due to the Quality of Their Programs
- At the Junction of Two Major Highways in North Florida; I-75 and I-90, Lake City is a 1 Hour Drive From Jacksonville International Airport and Gainesville Regional Airport
- Florida is an Income Tax-Free State
- Nearby Feeder Elementary Schools Include: Eastside Melrose Park, Niblack, Summars and Five Points
- The Property is Ideally Situated Near the Downtown of the City With Major Frontage and Exposure
- Many National Nearby Tenants Include: Walmart Supercenter, Home Depot, Lowe's, Publix, Chick-fil-A, McDonald's, Starbucks, Taco Bell, Panera Bread, CVS and Walgreens



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

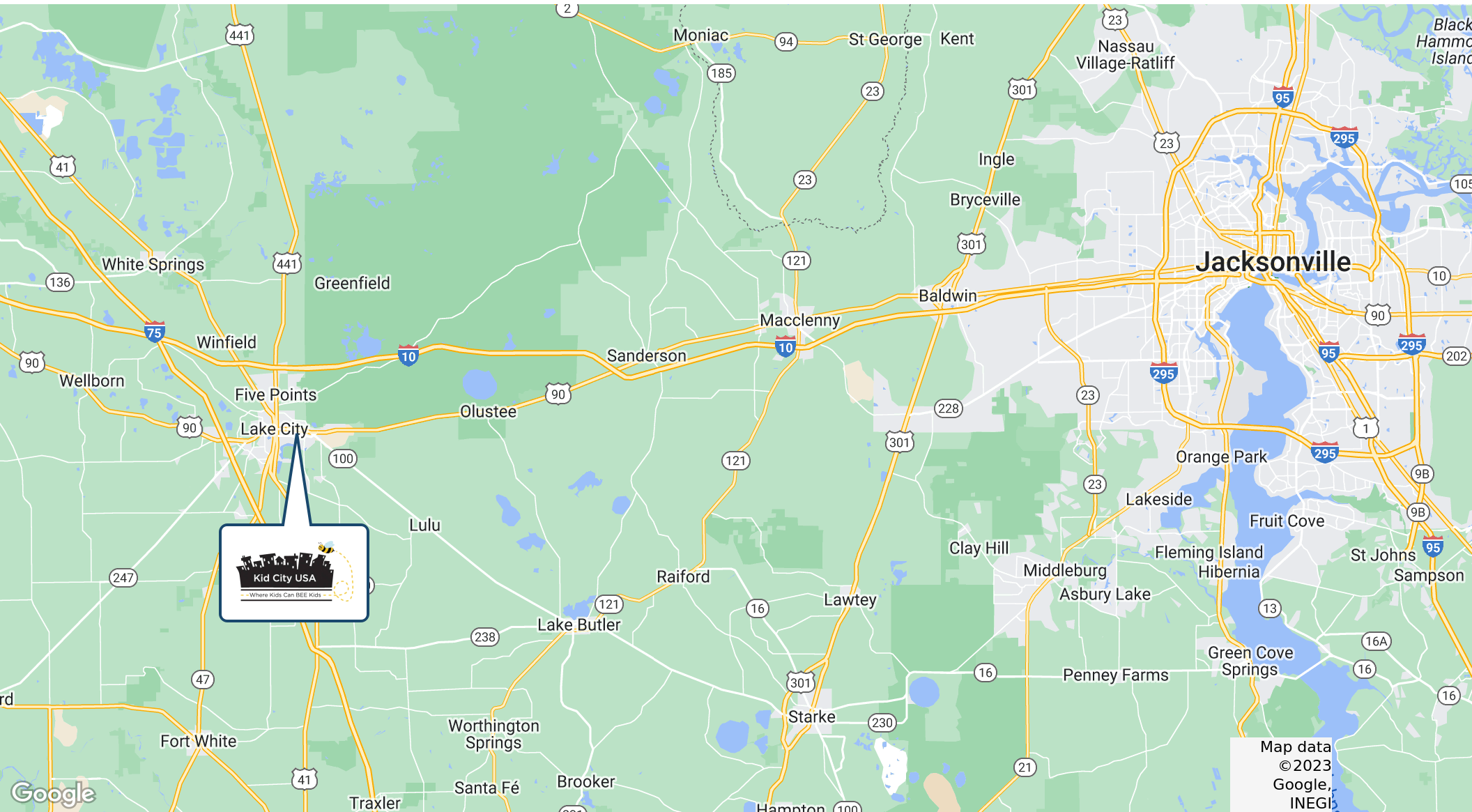
Tenant:	Kid City USA
Premises:	6,054 SF
Base Rent:	\$120,000
Rent Per SF:	\$19.82
Rent Commencement:	8/01/2023
Lease Expiration:	8/31/2038
Lease Term:	15 Years Remaining
Renewal Options:	2 x 5 Years
Rent Increases:	2% Annually
Lease Type:	Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's 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:	None
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



RETAILER MAP



Google

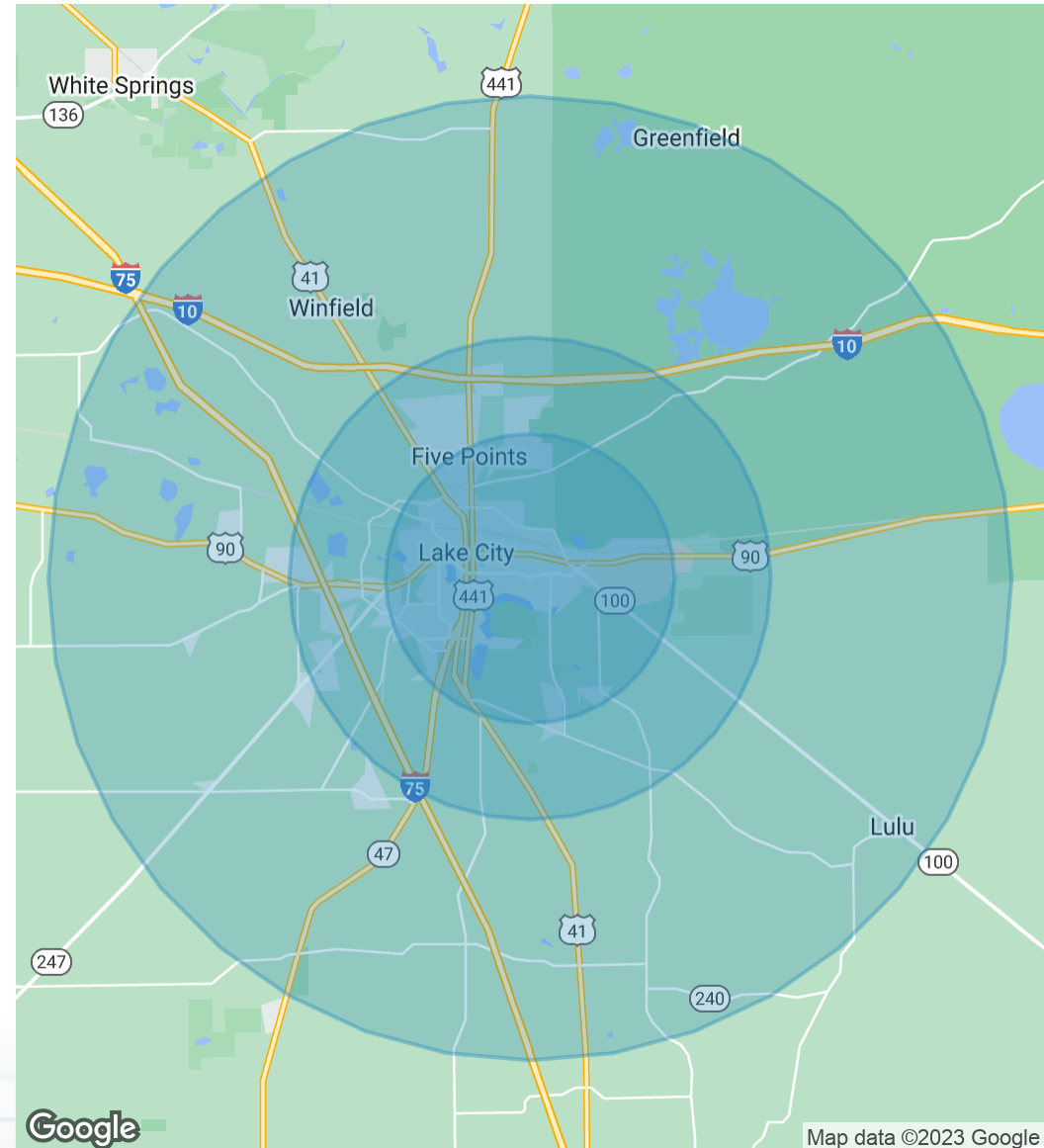
Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,211	26,100	50,363
Average Age	40.1	38.5	38.9
Average Age (Male)	39.9	37	37.4
Average Age (Female)	37.3	38	40.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,041	11,005	19,889
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$49,614	\$52,810	\$58,930
Average House Value	\$124,405	\$132,410	\$143,768

TRAFFIC COUNTS			
Southeast Baya Drive			19,397 VPD
East Duval St			12,100 VPD
S Marion St			10,202 VPD

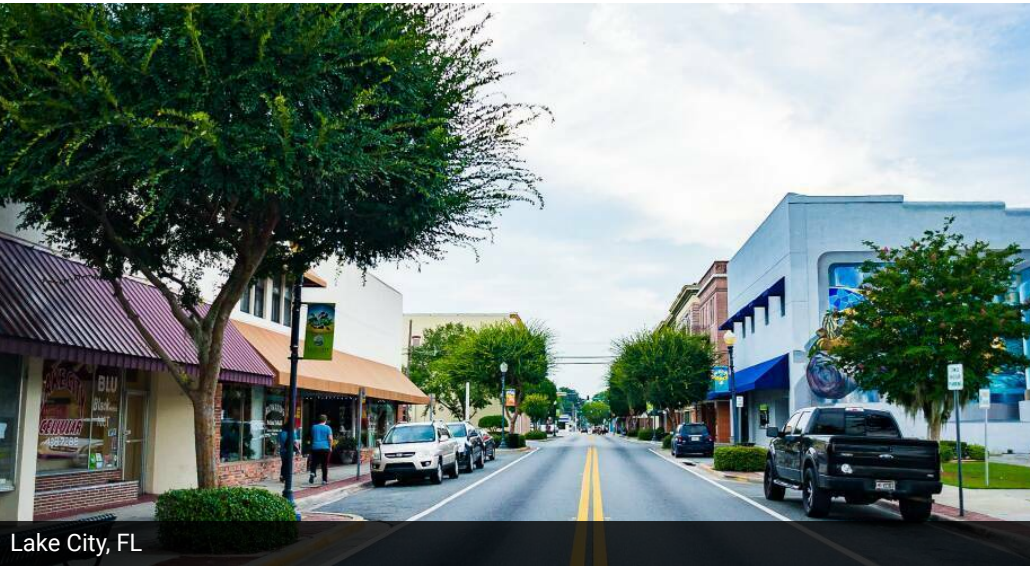




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Lake City, FL



Port of Jacksonville

LAKE CITY, FL

Lake City, in central north Florida's Columbia County, has been the Gateway to Florida since 1832. Located between Jacksonville, Tallahassee, and Gainesville near the intersection of I-10 and I-75, Lake City and its natural beauty and outdoor activities attract visitors year-round. The City of Lake City had a population of 12,412 as of July 1, 2022. Lake City, Florida, in Columbia county, is 41 miles NW of Gainesville, Florida (center to center) and 59 miles W of Jacksonville, Florida. Its location at the intersection of interstates 10 and 75 – two of the three interstates coming into the state – has made this area Florida's Gateway for tourists traveling to Osceola National Forest, the Everglades, and those looking for livelier destinations in Tampa, Fort Meyers and Orlando. More than 90,000 vehicles travel these interstates each day ensuring a steady stream of customers for retailers, restaurants, breweries, hotels and other tourism and consumer-based businesses.

The largest industries in Lake City, FL are Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services. Being the county seat of Columbia County, it gets access to all economic benefits of the County. Columbia County offers convenient access by road and rail to almost 20 million consumers in Florida alone and a total of sixty million within a one-day truck drive. With its proximity to the Jacksonville Port Authority (JAXPORT) and Port Tampa Bay, Columbia County products can be on their way to worldwide markets in just three hours. Manufacturing, food and beverage production, and distribution centers will find Columbia County particularly ideal with abundant and affordable utilities and other resources close by. With two international airports nearby and one of the region's largest airframe maintenance, repair and overhaul (MRO) service facilities at Lake City Gateway Airport in between, there's plenty of opportunity for aviation businesses.

Lake City offers a variety of recreational opportunities and has many rivers and lakes offering scenic views. Lake City is a natural theme park for outdoor enthusiasts, festival goers, music lovers or those who simply want to spend a little time in a quiet, tranquil setting. Lake City has crystal-clear freshwater springs in Ichetucknee Springs State Park, rocking music festivals, history, culture, paddling and biking. Lake City is home to a number of festivals, including the mid-February Olustee Festival which commemorates with a re-enactment the Civil War Battle of Olustee, the largest Civil War battle to have occurred in Florida, a Beer and Wine Festival in late March and the Alligator Lake Spring Festival in mid-April. The Alligator Lake Spring Festival celebrates native flora and fauna. With over 2,000 hotel rooms, Lake City is a popular place for travellers to stop and spend the night on their way to and from the amusement parks and beaches of central and south Florida.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	120+
Headquarters:	Dayton, 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 filled 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 120 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

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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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