



KINDERCARE

507 E ILLINOIS HWY | NEW LENOX, IL 60451

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

KINDERCARE

507 E ILLINOIS HWY | NEW LENOX, IL 60451

PROPERTY OVERVIEW..... 03

FINANCIAL OVERVIEW 04

TENANT OVERVIEW 05

AREA OVERVIEW 07

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PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- **Best in Class Operator** – Founded in 1969, KinderCare Learning Companies is the single-largest childcare provider in the nation with 1,400+ locations throughout 40+ states.
- **Low Rent** – Tenant currently pays far below market rental rates at approximately \$6/SF, allowing for a smaller price point and lower operating costs for the Tenant.
- **Strong Operating History** – Prior to KinderCare acquiring the operating business, a local school brand operated this location successfully since 1992.
- **High-Income Market** – The surrounding 3-mile average household income surpasses \$140,000, creating an ideal market for childcare services.
- **Top 5 MSA** – New Lenox is located as part of the Chicago MSA, a Top 5 MSA in the country with nearly 10 million residents per the 2020 Census.

FINANCIAL OVERVIEW



\$649,000

LIST PRICE



\$53,040

NOI



8.17%

CAP RATE



±8,800 SF

GLA



±1.16 AC

LOT SIZE



TENANT SUMMARY

Address	507 E Illinois Hwy, New Lenox, IL 60451
Tenant Trade Name	KinderCare Learning Centers LLC
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlord Responsibilities	Roof & Structure
Term Remaining on Lease	±1 Year
Lease Expiration Date	May 31, 2025
Increases	CPI Every Option (Capped @ 7%)
Options	Two, 5-Year Options
Right of First Refusal	Yes - 10 Days

** - Tenant maintains the option to terminate this Lease in the event the school has become uneconomic (60 Days).*

TENANT PROFILE



KinderCare®
LEARNING CENTERS

KinderCare Learning Centers are renowned early childhood education providers, committed to nurturing the potential of every child in a safe and engaging environment. With a rich history spanning over five decades, KinderCare has established itself as a trusted name in the field of early education. The centers cater to children from infancy through school age, offering a comprehensive curriculum designed to foster social, emotional, and academic development.

At KinderCare, a team of dedicated and qualified educators create a dynamic learning environment that prioritizes each child's unique needs and abilities. The curriculum is designed to stimulate curiosity, creativity, and critical thinking, providing a strong foundation for lifelong learning.

From interactive play to structured lessons, KinderCare Learning Centers integrate a variety of activities that promote cognitive, physical, and social development, ensuring that children are well-prepared for the academic challenges ahead.

HEADQUARTERS

Portland, OR

WEBSITE

[kindercare.com](https://www.kindercare.com)

OF LOCATIONS

1,400+

YEAR FOUNDED

1969





HAINES ELEMENTARY
349 STUDENTS

Walmart
Supercenter



LINCOLN-WAY CENTRAL HIGH SCHOOL
433 STUDENTS

T.J. maxx



CRASH CHAMPIONS
COLLISION REPAIR TEAM

Walgreens



ACE
Hardware



Advance
Auto Parts

WALONA PARK



LA FITNESS



BENTLEY ELEMENTARY
373 STUDENTS

TARGET
Michael's

PIM INTEGRATED
PHYSICAL MEDICINE

KOHL'S



ARNOLD J TYLER SCHOOL
649 STUDENTS

LOWE'S

JCPenney

PET SMART

E ILLINOIS HWY



SPENCER TRAIL SCHOOL
439 STUDENTS

MFE INSPECTION
SOLUTIONS



meijer

AMERICAN
LEGION



SPENCER POINTE SCHOOL
500 STUDENTS



HICKORY CREEK MIDDLE SCHOOL
905 STUDENTS

CIRCLE K

SUBJECT PROPERTY

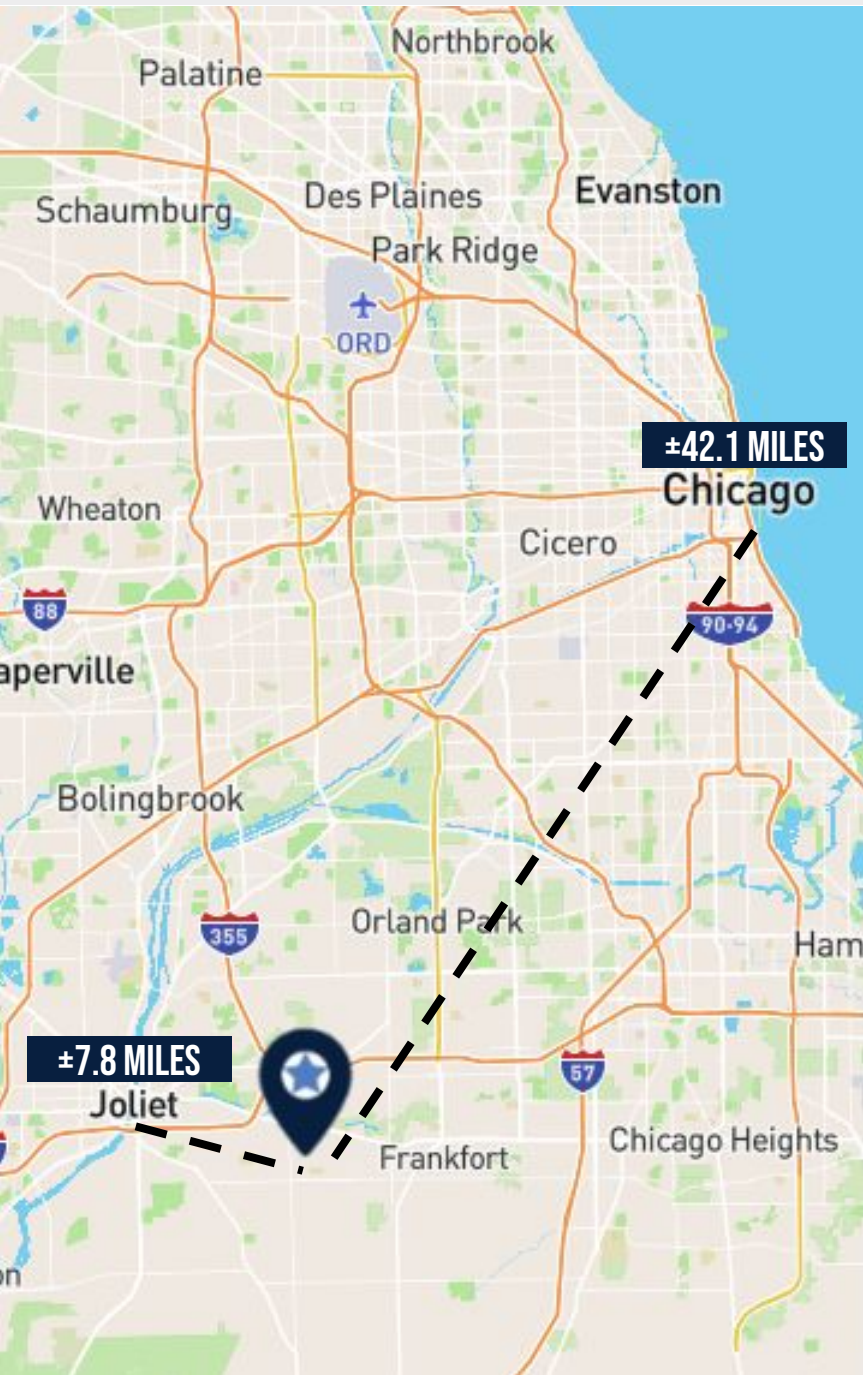
TSC TRACTOR
SUPPLY CO



BERKOT'S
SUPER FOODS

Jewel-Osco

AREA OVERVIEW



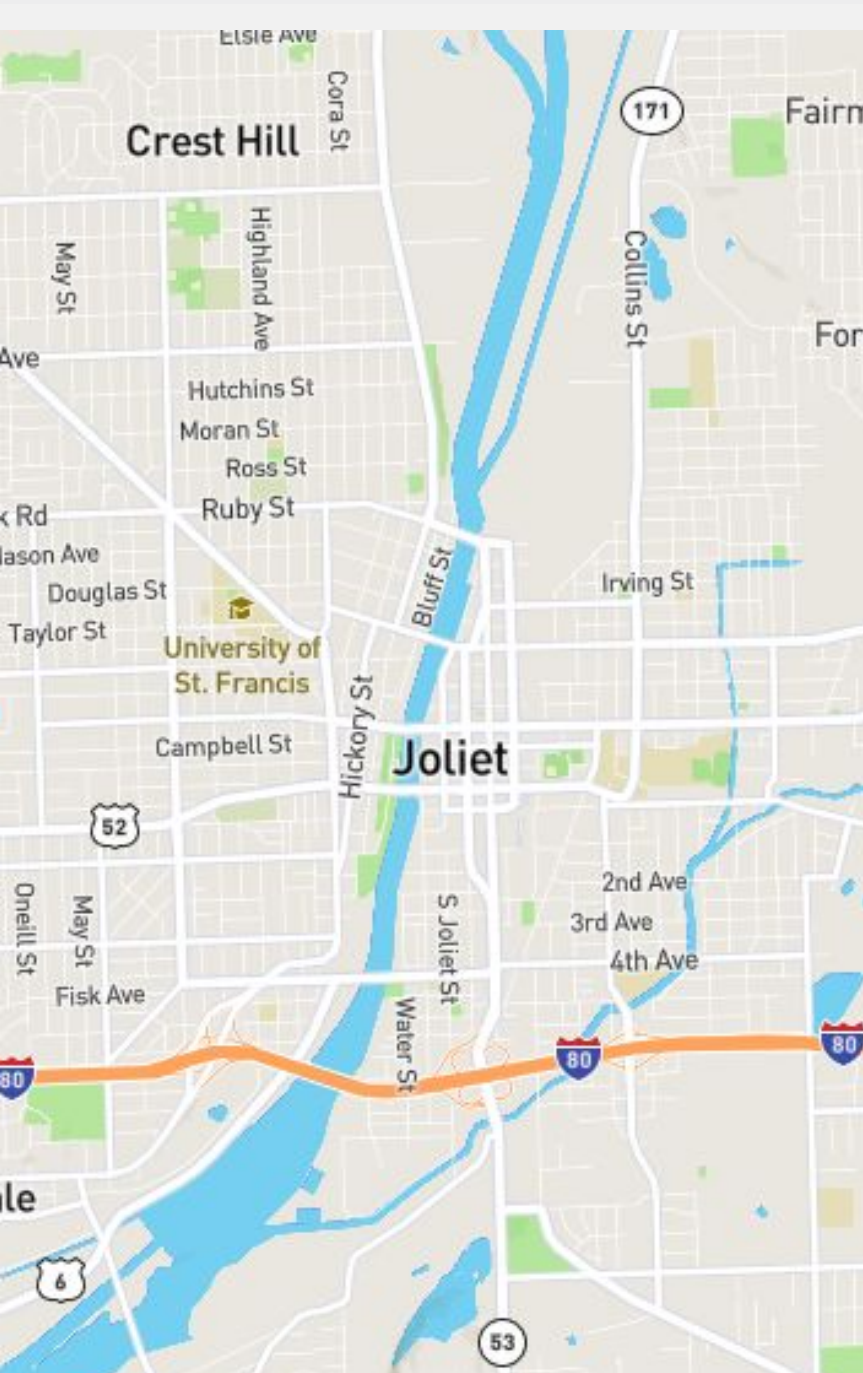
NEW LENOX, IL

New Lenox, Illinois, is a vibrant and growing suburban community located southwest of Chicago. Known for its friendly atmosphere and family-oriented environment, New Lenox offers a mix of modern amenities and a touch of small-town charm. The village has experienced significant growth in recent years, attracting residents with its excellent schools, parks, and recreational facilities.

Home to various community events and festivals, New Lenox fosters a strong sense of community engagement. Residents enjoy access to well-maintained parks, sports facilities, and a network of walking and biking trails. With a range of shopping and dining options, as well as proximity to major transportation routes, New Lenox provides a desirable living environment for those seeking a balance between suburban tranquility and urban convenience.

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,117	37,213	83,902
Current Year Estimate	7,013	36,483	82,371
Growth Current Year-Five-Year	0.3%	0.4%	0.4%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,423	12,324	28,131
Current Year Estimate	2,381	12,077	27,602
Growth Current Year-Five-Year	0.4%	0.4%	0.4%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$123,281	\$141,036	\$134,203

AREA OVERVIEW



JOLIET, IL

Joliet is a city in Will and Kendall counties in Illinois, 30 miles southwest of Chicago. Known as the “Crossroads of Mid-America,” an array of companies have selected Joliet for over a century due to its access to multi-modal infrastructure and diverse local economy. A prominent industrial sector is driving job creation and economic growth.

Joliet hosts an emergent retail presence supported by a growing trade area and an office market anchored by government presence and complemented with a rise in private investment and headquarters. The entertainment section attracts regional and international travelers by capitalizing on numerous tourist destinations and year-round events, festivals, shows and concerts.

The downtown area of Joliet has slowly attracted new businesses to the area. The main attractions in Joliet’s city center are the Harrah’s Casino, Joliet Slammers baseball (DuPage Medical Group Field), Hollywood Casino, and the Rialto Square Theatre, also known as the ‘Jewel of Joliet’, and has been called one of the world’s 10 most beautiful theaters.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	7,237	69,055	186,018
2010 Census	7,132	68,471	183,258
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,512	24,818	66,213
Current Year Estimate	2,448	24,328	65,284
2010 Census	2,359	22,901	61,467
Growth Current Year-Five-Year	2.63%	2.01%	1.42%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$106,477	\$98,282	\$100,663

JOLIET TOP ATTRACTIONS



Rialto Square Theatre



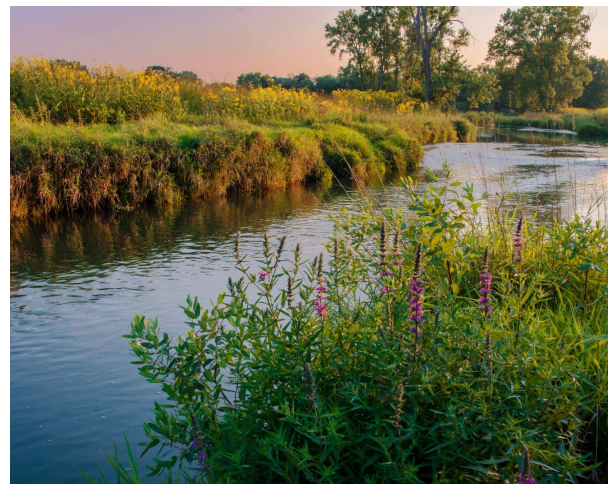
Joliet Area Historical Museum



Pilcher Park Nature Center



Harrah's Casino



Forest Preserve District of Will County



Billie Limacher Bicentennial Park

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **507 E Illinois Hwy, New Lenox, IL, 60451** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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