



# KID CITY USA

14621 Amstutz Road - Leo, IN 46765

In Cooperation With Sands Investment Group Indiana, LLC - Lic. #RC52000211  
BoR: Andrew Ackerman - Lic. IN #RB20001918

[www.SIGnnn.com](http://www.SIGnnn.com)

# EXCLUSIVELY MARKETED BY



**SETH KREPISTMAN**

TX #744270  
512.543.7437 | DIRECT  
skrepistman@SIGnnn.com



**CONNOR BRADY**

CaIDRE #02153951  
310.241.3677 | DIRECT  
connor@SIGnnn.com



**ELAN SIEDER**

TX #678407  
512.649.5185 | DIRECT  
elan@SIGnnn.com



**MAX FREEDMAN**

TX #644481  
512.766.2711 | DIRECT  
max@SIGnnn.com

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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,400 SF Kid City USA Located at 14621 Amstutz Road in Leo, IN. This Deal Includes a Long-Term 15-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secured Investment.

Sale Price	\$2,257,200
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## OFFERING SUMMARY

Cap Rate:	7.00%
NOI:	\$158,004
Price / SF:	\$217.04
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	14621 Amstutz Rd
City, State, Zip:	Leo, IN 46765
County:	Allen
Building Size:	10,400 SF
Lot Size:	2.5 Acres
Year Built:	1993



Actual Property Image



Actual Property Image

# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Kid City USA Has Been in Business For More Than 20-Years With 130 Locations
- Strong Personal and Corporate Guarantee By Kid City USA, Inc.
- Long-Term 15-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Leo-Cedarville, a Suburb of Fort Wayne, is Located 10-Miles Northeast of Downtown and 20-Miles From Fort Wayne International Airport (FWA)
- Average Household Income of \$123,706 and a Population of 31,020 Residents Within a 5-Mile Radius
- 10 Elementary Feeder Schools Within a 10-Mile Radius
- Recent Economic Growth Includes the Revitalized Electric Works Campus, Riverfront Enhancements, New Residential and Commercial Spaces Like Promenade Park and The Landing and Over \$20M of Infrastructure Investments For 2025
- Top Employers in the Area include Parkview Health, Indiana University Health, General Motors, BFGoodrich, BAE Systems, Amazon, Google, Eli Lilly and Company



SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

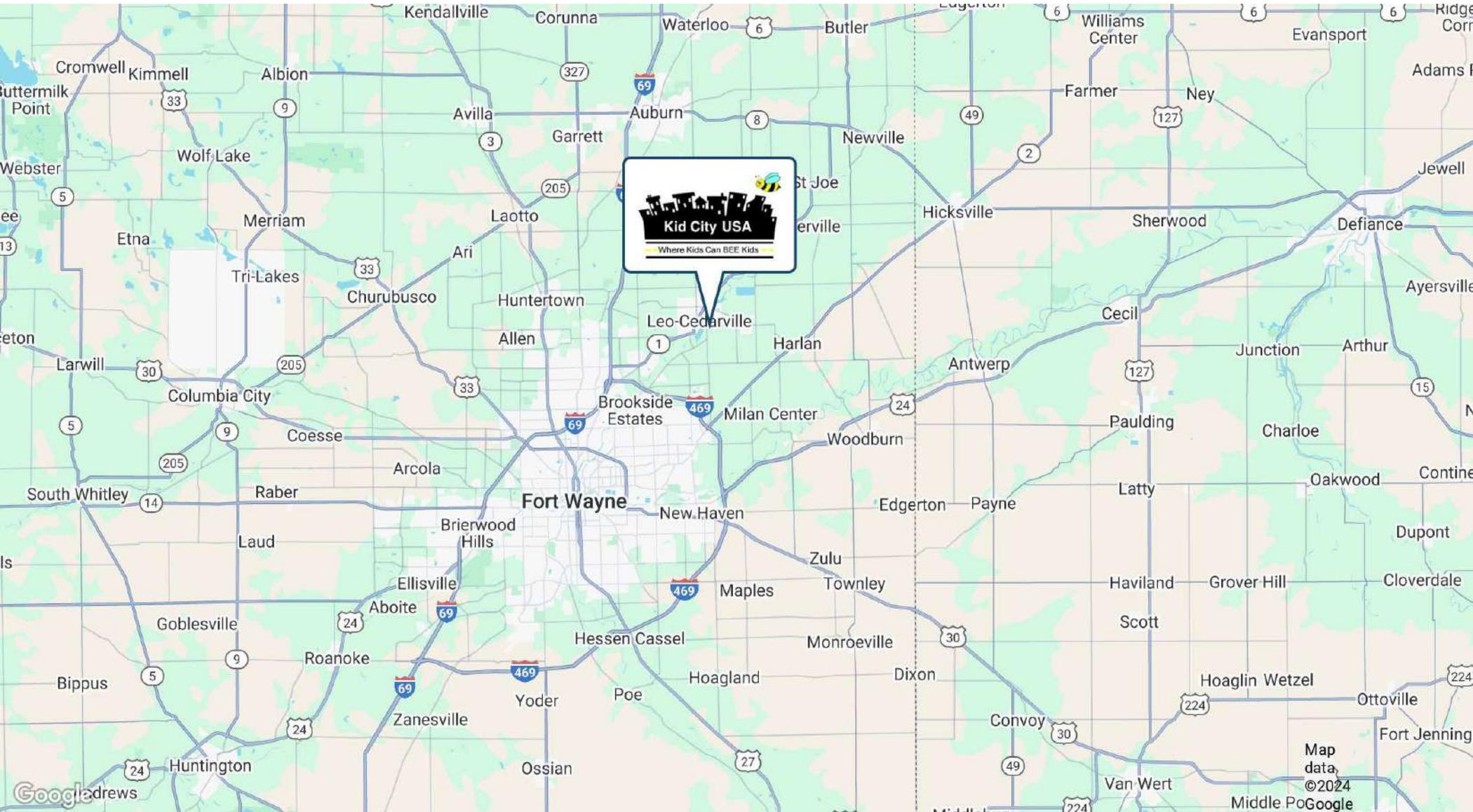
Tenant:	Kid City USA
Premises:	10,400 SF
Base Rent:	\$158,004
Rent Per SF:	\$15.19
Rent Commencement:	06/01/2024
Lease Expiration:	06/30/2039
Lease Term:	15 Years Remaining
Renewal Options:	2 x 5 Year Options
Rent Increases:	2% Annually
Lease Type:	Triple Net (NNN)
Use:	Early Education
Property Taxes:	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:	No
Guarantor:	Corporate



SECTION 3

# PROPERTY INFORMATION

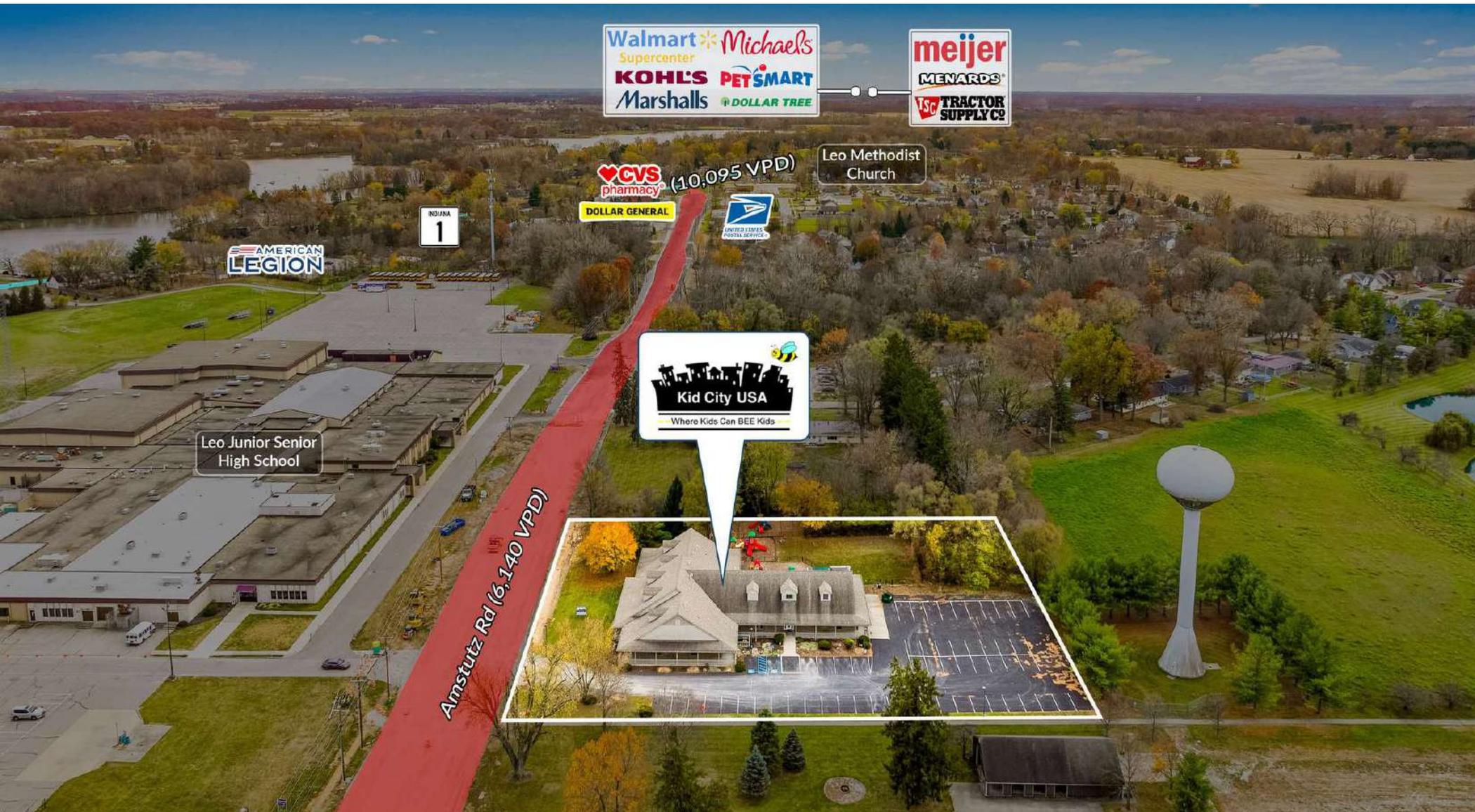
# LOCATION MAP



# PROPERTY IMAGES



# AERIAL MAP



# AERIAL MAP

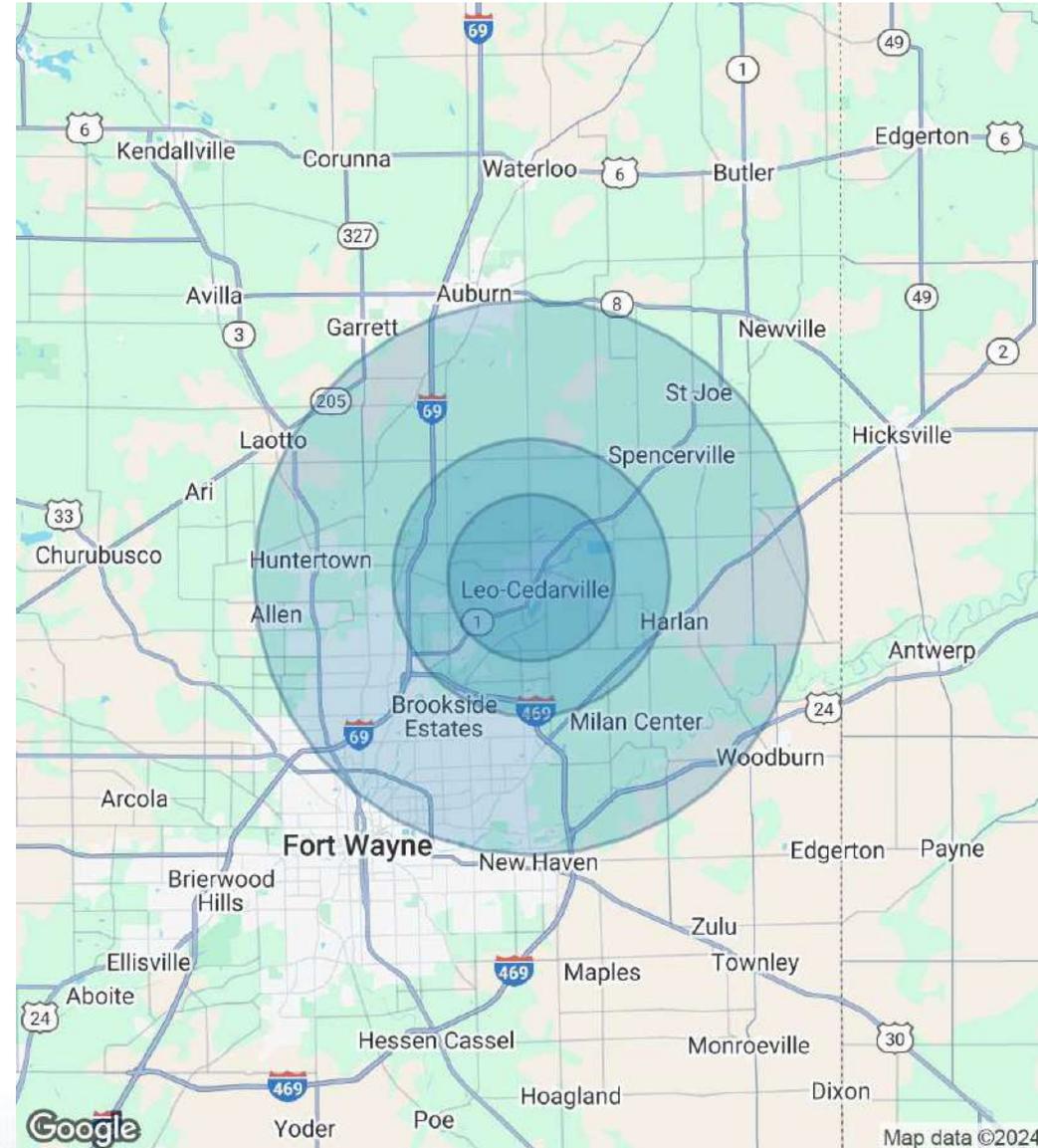


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,804	31,020	184,937
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,656	11,053	71,853
# of Persons per HH	3	2.8	2.6
Average HH Income	\$121,591	\$123,706	\$103,190
Average House Value	\$391,205	\$373,245	\$264,872

TRAFFIC COUNTS	
Amstutz Rd	6,140 VPD
Ste Hwy 1	10,095 VPD
Halter Rd	10,463 VPD
Grabill Rd	10,066 VPD





SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Fort Wayne, IN



Fort Wayne International Airport

## LEO, IN

Leo-Cedarville, often referred to simply as Leo, is a small town in Allen County, Indiana, located in the northeastern part of the state. Known for its tight-knit community, scenic landscapes, and proximity to Fort Wayne, Leo offers a blend of rural charm and modern amenities. Situated along the St. Joseph River, about 10 miles northeast of Fort Wayne. Covers around 4.5 square miles, with a mix of residential neighborhoods and open spaces. The Town of Leo-Cedarville had a population of 3,872 as of July 1, 2024.

It is part of the Fort Wayne metropolitan area, which influences its local economy. Leo's economy is shaped by its suburban nature, proximity to larger economic hubs, and its blend of agriculture, small businesses, and residential development. Leo-Cedarville is surrounded by fertile farmland, which contributes to its economy through crop production (corn, soybeans, wheat) and livestock farming. The town has a range of local businesses, including restaurants, retail shops, and professional services, that cater to residents and visitors. Many residents commute to Fort Wayne for work in industries like healthcare, manufacturing, education, and technology. The nearest major airport to Leo-Cedarville, Indiana, is Fort Wayne International Airport (FWA), located approximately 20 miles southwest of Leo in Fort Wayne. Proximity to FWA makes it easier for local businesses in Leo and nearby areas to connect with clients, suppliers, and partners nationally and internationally.

Leo-Cedarville, Indiana, offers several attractions that showcase its natural beauty, community spirit, and historical charm. Riverside Gardens Park is a beautiful park along the St. Joseph River, perfect for outdoor activities and family outings. St. Joseph River is a central feature of the town, offering water-based recreational opportunities. Leo-Cedarville Historic Covered Bridge is a charming historical landmark that connects visitors to the town's past. Cedar Creek is a serene waterway surrounded by wooded areas, ideal for nature enthusiasts. Metea County Park is located just south of Leo-Cedarville, this Allen County park offers extensive natural beauty and educational opportunities. Leo-Cedarville Freedom Festival is held during the summer, this festival features a parade, live music, fireworks, and family-friendly activities. Leo-Cedarville's combination of natural attractions, community events, and historic charm makes it a delightful place to visit or explore.



SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



Actual Property Image



Actual Property Image



## TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	130+
Headquarters:	DeLand, FL
Website:	<a href="http://kidcityusa.com">kidcityusa.com</a>

## 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 itself 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 led 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. Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs at more than 130 locations nationwide. 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.

# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



**Miguel Jauregui**  
Managing Director  
Capital Markets  
310.421.0374  
[miguel@SIGnn.com](mailto:miguel@SIGnn.com)



**Ty Reiley**  
Senior Associate  
Capital Markets  
512.649.2421  
[treiley@SIGnn.com](mailto:treiley@SIGnn.com)



**Harrison Timberlake**  
Associate  
Capital Markets  
404.282.3047  
[htimberlake@SIGnn.com](mailto:htimberlake@SIGnn.com)

# 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

14621 Amstutz Road - Leo, IN 46765

Exclusively Marketed by:

Seth Krepistman // TX #744270

512.543.7437 // [skrepistman@SIGnnn.com](mailto:skrepistman@SIGnnn.com)

Connor Brady // CalDRE #02153951

310.241.3677 // [connor@SIGnnn.com](mailto:connor@SIGnnn.com)

Elan Sieder // TX #678407

512.649.5185 // [elan@SIGnnn.com](mailto:elan@SIGnnn.com)

Max Freedman // TX #644481

512.766.2711 // [max@SIGnnn.com](mailto:max@SIGnnn.com)