



KID CITY USA

710 Carpenter Avenue - Leesburg, FL 34748

EXCLUSIVELY MARKETED BY



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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 3,306 SF Kid City USA Located at 710 Carpenter Avenue in Leesburg, FL. This Deal Includes a 12-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities With Corporate and Personal Guarantee, Providing For a Secure Investment.

| | |
|------------|-------------|
| Sale Price | \$1,116,717 |
|------------|-------------|

OFFERING SUMMARY

| | |
|-------------|----------------------|
| Cap Rate: | 6.50% |
| NOI: | \$72,586 |
| Price / SF: | \$337.78 |
| Guarantor: | Personal & Corporate |

BUILDING INFORMATION

| | |
|-------------------|----------------------|
| Street Address: | 710 Carpenter Avenue |
| City, State, Zip: | Leesburg, FL 34748 |
| County: | Lake |
| Building Size: | 3,306 SF |
| Lot Size: | 0.3 Acres |
| Year Built: | 1973 |



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 Over 130 Locations; They Are Rapidly Expanding Due to the Quality of Their Programs
- Leesburg is Located in Central Florida About 45-Miles Northwest of Orlando
- Less Than a 15 Minute Drive From Leesburg International Airport (LEE) and 1 Hour From Orlando International Airport (MCO)
- 12-Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate and Personal Guarantee
- Average Household Income of \$ \$74,252 and a Population of 58,043 Residents Within a 5-Mile Radius
- Florida is an Income Tax Free State
- 6 Elementary Feeder Schools Within a 5-Mile Radius
- Strategically Positioned at Highway 27 and Highway 44, Offering Excellent Connectivity to Nearby Orlando and Gainesville



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

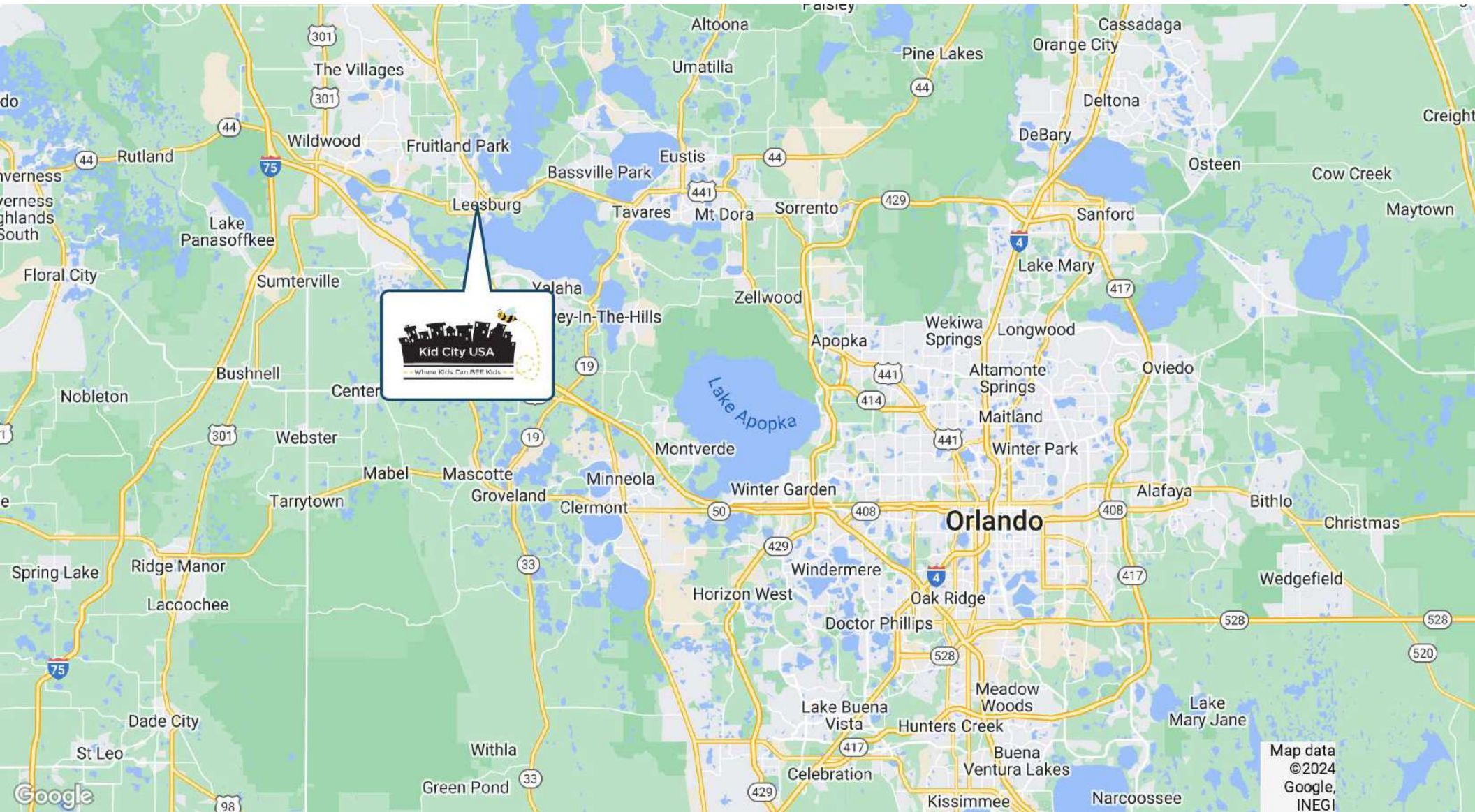
| | |
|-------------------------|-------------------------|
| Tenant: | Kid City USA |
| Premises: | 3,306 SF |
| Base Rent: | \$72,586 |
| Rent Per SF: | \$21.96 |
| Lease Commencement: | 10/05/2021 |
| Lease Expiration: | 09/30/2036 |
| Lease Term: | 12 Years Remaining |
| Renewal Options: | 2 x 5 Years 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: | Personal & Corporate |



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

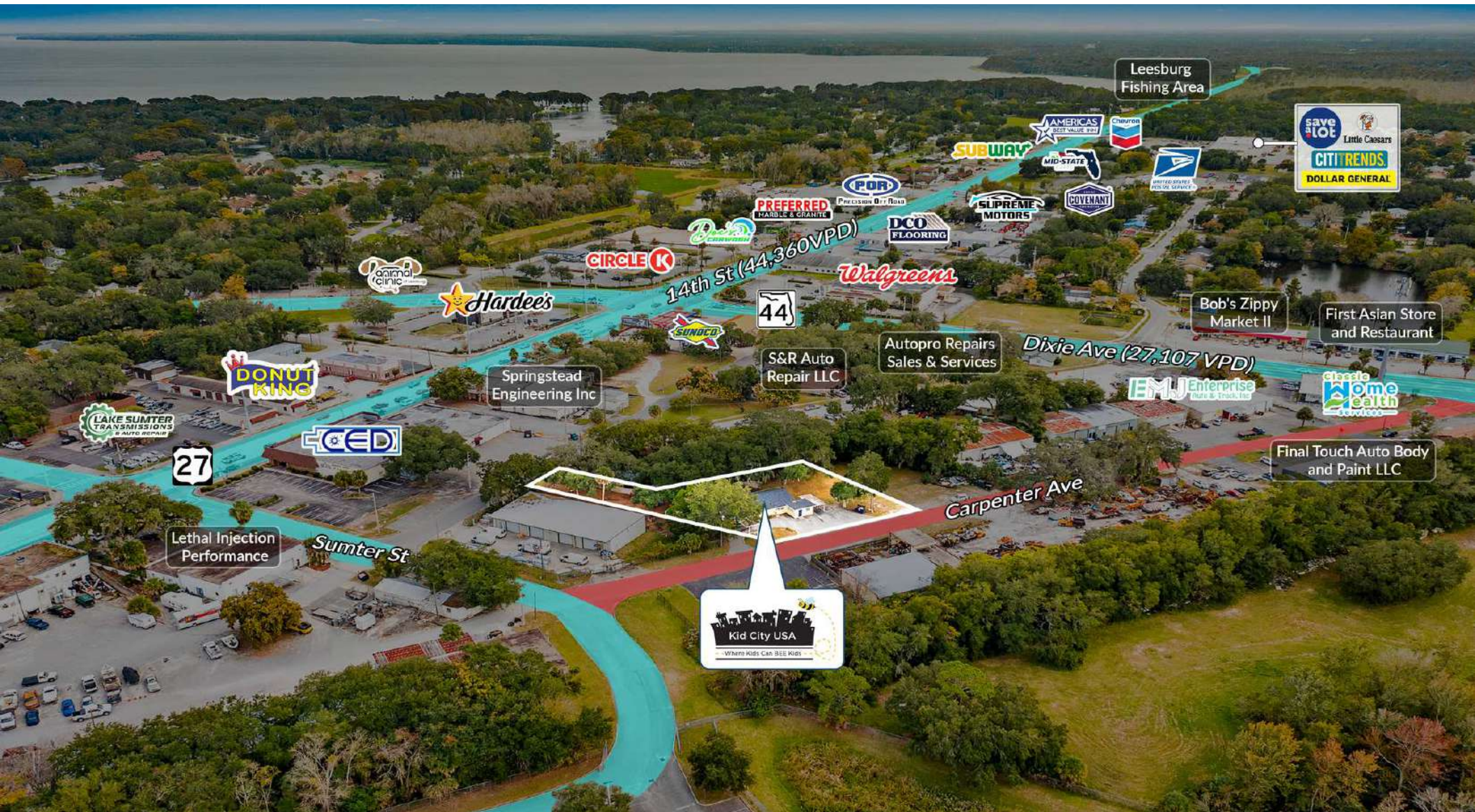


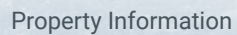
Actual Property Image



Actual Property Image

AERIAL MAP



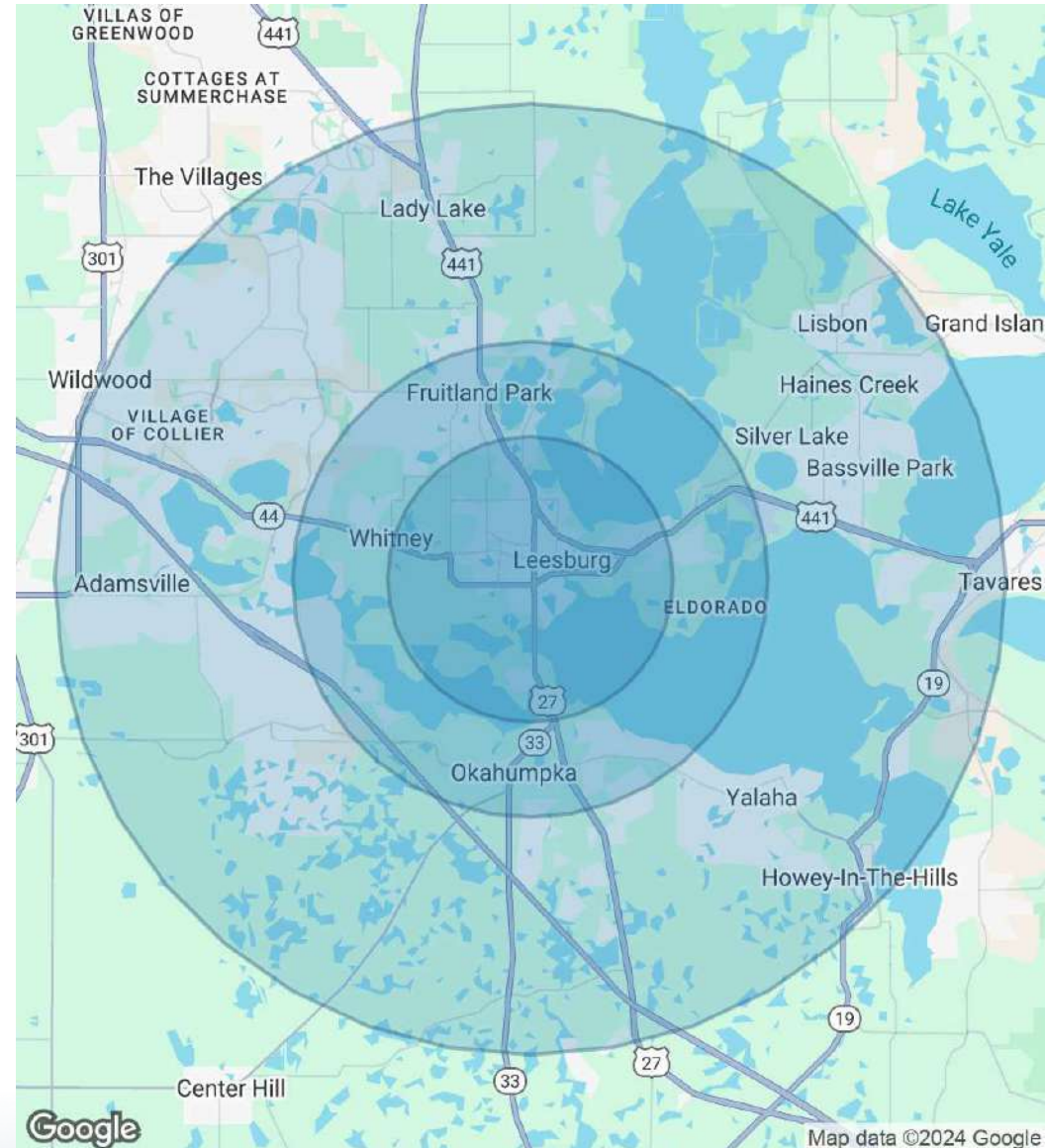


DEMOGRAPHICS MAP & REPORT

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 27,863 | 58,043 | 215,292 |
| Average Age | 44 | 52 | 60 |
| Average Age (Male) | 42 | 51 | 59 |
| Average Age (Female) | 45 | 52 | 60 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,876 | 26,356 | 106,859 |
| # of Persons per HH | 2.4 | 2.2 | 2 |
| Average HH Income | \$60,061 | \$74,252 | \$83,782 |
| Average House Value | \$222,324 | \$295,663 | \$349,844 |

| TRAFFIC COUNTS | |
|----------------|------------|
| N 14th St | 44,360 VPD |
| U.S Hwy 441 | 47,916 VPD |
| Dixie Ave | 27,107 VPD |
| W Main St | 20,972 VPD |





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Leesburg, FL



UF Health Leesburg

LEESBURG, FL

Leesburg is a city located in Lake County Florida. The city is situated between Lake Harris and Lake Griffin in Lake County. Leesburg, Florida is a progressive city. The City of Leesburg had a population of 28,693 as of July 1, 2024. The city has been a part of Lake County since then and is the oldest and second highest populated of the fourteen incorporated municipalities in Lake County. The city occupies a land area of 40 square miles. The city is located in north central Florida midway between the Gulf of Mexico and the Atlantic Ocean, approximately 200 miles southeast of the State Capital, Tallahassee, 80 miles northeast of Tampa, 40 miles northwest of Orlando and 70 miles southwest of Daytona Beach.

Leesburg is a center of commerce ideally located in the center of Florida with prime transportation access, plenty of developable area and award-winning utilities. The city, and Lake County as a whole, have transitioned in recent decades from agricultural roots to a growth-driven economy that is heavily centered in real estate, retail, personal services, and health care. The City's top private sector employer is UF Health Leesburg (f/k/a Central Florida Health Alliance), boasting a labor force of 1,696. Health care, education, personal services, retail, and construction are sectors with the highest employment levels in Lake County. The Leesburg area is positioned at the crossroads of geographic expansion, as the retirement market continues to push from the north and family households sustain the market segment to the south. This area has embraced both market segments and, as a result, has become one of the emerging economic submarkets in all of Central Florida.

Known as the "Lakefront City," Leesburg is a central hub for commerce in Lake County, attracting 50,000 people to work each weekday. Year round events and festivals such as Black Heritage Festival, Mardi Gras, Leesburg Art Festival, Bikefest, 4th of July and Christmas activities attract thousands of visitors each year. There are also sporting events such as bass fishing and softball tournaments. The Leesburg Lightning, a team in the Florida Collegiate Summer League, plays baseball each summer at historic Pat Thomas Stadium. The City Leesburg Resource Center, is an 8,900 square-foot multipurpose facility that includes meeting rooms, computer-training space, resource offices, and a central meeting hall. The City's geographic location enables it to offer three parks that include lake access to the beautiful Harris Chain of Lakes, one on Lake Griffin (Herlong Park) and two on Lake Harris (Venetian Gardens and Singletary Park).



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

| | |
|---------------|--|
| Company: | Private |
| Founded: | 2000 |
| Locations: | 130+ |
| Headquarters: | DeLand, 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 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



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CONFIDENTIALITY AGREEMENT

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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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