



Corporate Guaranty (NYSE: KLC) | AHHI Exceeds \$192,000+ in a 1-Mile Radius | Synergistic Tenancy w/ Long-Term Historical Occupancy



OFFERING MEMORANDUM  
COLLEGEVILLE, PENNSYLVANIA (PHILADELPHIA MSA)

Marcus & Millichap  
THE SULO GROUP



# CONFIDENTIALITY & DISCLAIMER

## Exclusively Listed by:

### Dominic Sulo

Senior Managing Director  
CHICAGO OAKBROOK  
Tel: (630) 570-2171  
DSulo@marcusmillichap.com  
License: IL 475.134920

### Sam Malato

Director Investments  
CHICAGO OAKBROOK  
Tel: (630) 570-2263  
SMalato@marcusmillichap.com  
License: IL 475.179469

### Patrick Dluzniewski

Associate Investments  
CHICAGO OAKBROOK  
Tel: (630) 570-2213  
PDluzniewski@marcusmillichap.com  
License: IL 475.194110

## Broker of Record:

Timothy Stephenson, Jr.  
Regional Manager  
Philadelphia, PA  
License: RMRO06104  
Firm License: RBO62197C

## Marcus & Millichap

Oakbrook, IL  
1 Mid America Plaza #200  
Oakbrook Terrace, IL 60181  
P: +1 630-570-2200

Information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

### ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

### MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.**

# OFFERING SUMMARY

## PROPERTY ADDRESS

### KinderCare | Nemours duPont Pediatrics

100 Campus Drive

Collegeville, PA 19426

## OFFERING SUMMARY

Price: \$5,294,000

Cap Rate: 7.65%

Net Operating Income: \$404,742

Building Square Footage:

KinderCare: 9,126 Sq Ft

Nemours duPont Pediatrics: 7,831 Sq Ft

Price Per Square Foot \$312.20

Year Built: 1995

Lot Size: +/- 4.00 Acres

## LEASE SUMMARY - KINDERCARE

Guaranty: Corporate

Lease Commencement: 5/21/1999

Rent Commencement: 8/1/2024

Lease Expiration: 7/31/2032

Lease Term Remaining: 6+ Years

Lease Type: Double Net

Rental Increases: See Rent Roll

Renewal Options: Three, Five-Year

## LEASE SUMMARY - NEMOURS DUPONT PEDIATRICS

Guaranty: Corporate

Lease Commencement: 3/1/2016

Rent Commencement: 8/1/2026

Lease Expiration: 7/31/2031

Lease Term Remaining: 5+ Years

Lease Type: Double Net

Rental Increases: See Rent Roll

Renewal Options: One, Five-Year

# RENT ROLL

TENANT	GLA	% OF GLA	LEASE COMMENCEMENT	LEASE TERM START	LEASE TERM END	BEGIN	MINIMUM RENT PSF	MINIMUM RENT ANNUAL	EXPENSE RECOVERY METHOD
KinderCare	9,126	53.82%	5/21/1999	8/1/2024	7/31/2032	Current	\$22.90	\$208,967	NN
Options - Three, Five-Year									
Option 1 - 8/1/2032								\$223,594	
Option 2 - 8/1/2037								\$239,246	
Option 3 - 8/1/2042								\$255,993	
Nemours duPont Pediatrics	7,831	46.18%	3/1/2016	8/1/2026	7/31/2031	Current	\$25.00	\$195,775	NN
8/1/2026 - 7/31/2027								\$195,775	
8/1/2026 - 7/31/2028								\$199,691	
8/1/2026 - 7/31/2029								\$203,606	
8/1/2026 - 7/31/2030								\$207,522	
8/1/2026 - 7/31/2031								\$211,437	
Options - One, Five-Year								Fair Market Rate (not exceeding 3.5% bump)	
OCCUPIED	16,957	100.00%					\$23.87	\$404,742	
VACANT	0	0.00%					\$0.00	\$0	
TOTAL	16,957	100.00%					\$23.87	\$404,742	

# INVESTMENT HIGHLIGHTS

- **Corporate Guaranty (NYSE: KLC) from the #1 Corporate Operator in the Country**
  - KinderCare is the largest provider of high-quality early childhood education in the US by center capacity with the ability to serve over 200,000 children across its more than 2,400 centers and sites.
  - KinderCare currently operates in over 40 states across the United States.
  - #1 largest childcare brand with \$2.66 billion in 2024 reported annual revenue.
- **KinderCare Completed IPO in October 2024**
  - KinderCare completed its IPO in October 2024, raising approximately \$616M in proceeds and receiving a credit rating upgrade as a result.
  - FY 2024 revenues of \$2.66B, a 5.9% increase over the previous year.
- **Nemours Children's Health is One of the Largest Integrated Pediatric Health Systems in the US**
  - Nemours' clinical programs are repeatedly ranked among the best in the nation by U.S. News & World Report, with multiple specialties earning national recognition.
  - With 8,000+ employees and national recognition as a top employer—ranking on multiple Forbes lists such as America's Best Employers for Healthcare Professionals (2025)—Nemours demonstrates organizational stability and strong workforce depth.
  - Nemours continues to expand strategically into high growth markets. Recent expansions include a specialty care and ambulatory surgical center in Malvern, Pennsylvania—demonstrating ongoing investment in the region and long-term demand for outpatient pediatric services.
- **Extremely Affluent Suburb of Philadelphia (\$192,000+ AHHI in 1-Mile)**
  - Collegeville is located in Montgomery County one of the strongest and most economically dynamic counties in Pennsylvania.
  - Montgomery County benefits from a competitive, highly educated workforce supported by a balanced and diversified industry ecosystem, including professional services, management operations, finance and insurance, manufacturing, education, and healthcare.
  - The region is also home to rapidly expanding sectors such as healthcare and life sciences, driven by a combination of aging demographics, leading medical institutions, and a growing biotech and pharmaceutical innovation presence.
  - Situated within the greater Philadelphia metropolitan area, Montgomery County benefits from excellent transportation access, high household incomes, and a high quality of life.





## WHY BUY A DAYCARE CENTER?

The U.S. child care market is expected to grow at a compound annual growth rate of 4.18% from 2023 to 2030 and is expected to reach USD 83.6 billion by 2030.

The key factors driving the U.S. child care market growth include increasing government funding for childcare, rising demand for daycare centers; and an increase in the number of women employment.

The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

The market is benefiting from the advancement of learning technologies for children. Educational tools like Starfall, based on advanced technology, are transforming the U.S. childcare market by providing engaging activities and games for children to learn art, languages, and mathematics.



**4.18%**  
**Annual  
Growth**

Expected Growth Rate  
from 2023 to 2030



**\$60.4B**  
**Industry**

Expected to Grow to  
\$83.6B by 2030



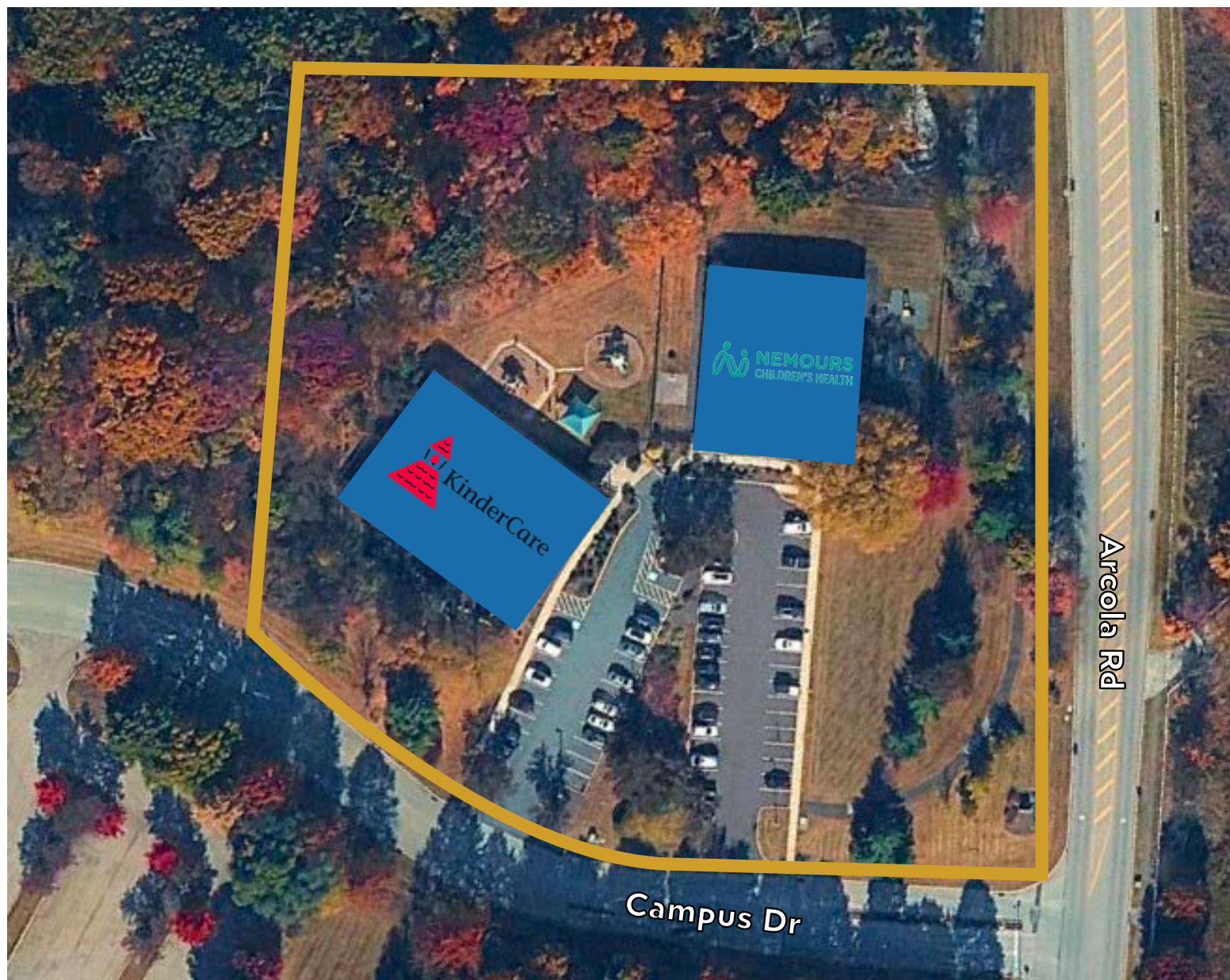
**47%**  
**Market  
Share**

U.S. ECE Segment  
in 2022



## SITE PLAN

---





# AERIAL OVERVIEW





# AERIAL OVERVIEW





## TENANT PROFILES

---



In 1969, the first KinderCare opened its doors in Montgomery, Alabama, to support record numbers of mothers entering the workforce. Over 50 years later, we take pride in providing safe, nurturing care for children of modern working parents so they can pursue their dreams.

Today, KinderCare Learning Companies helps organizations and their employees better integrate work with life as the nation's leading provider of employer-sponsored child care benefits. We've partnered with over 600 organizations to answer their working parents' call for quality child care in the communities where they work and live nationwide.

Explore opportunities across our family of brands—KinderCare® Learning Centers, Champions®, and Crème de la Crème®! We also offer child care solutions that organizations can add to employee benefit packages. And we partner with schools and entire districts to bring extended-day programs to their learning communities, including before- and after-school programs and seasonal break camps.

With over 37,000 teachers and staff across more than 2,400 locations in 40 states and Washington, D.C., there's no limit to what you can achieve here and what we can achieve together. Think competitive, family-friendly benefits, professional development, generous paid time off, and a work-life balance that helps you thrive.

**Company Type:** Public  
**Location:** Lake Oswego, Oregon (2,400+ Locations)  
**Website:** <https://www.kindercare.com/>



Nemours Children's Health is committed to improving the health of children. As a non-profit children's health organization, we consider the health of every child to be a sacred trust.

Through family-centered care in our children's hospitals and clinics in Delaware, New Jersey, Pennsylvania and Florida, as well as world-changing research, education and advocacy, Nemours fulfills the promise of a healthier tomorrow for all children — even those who may never enter our doors.

Nemours began more than 80 years ago with the vision of Alfred I. duPont to improve the lives of children and to do whatever it takes to prevent and treat even the most disabling childhood conditions. Today, through our children's hospitals and health system, we directly care for 250,000 children annually in Delaware Valley and Florida, including families who travel from across the country and world to see our specialists — treating every child as we would our own.

We also reach beyond the walls of our hospitals and clinics to be a voice for children on a national and international level, and to lead the way in prevention, intervention, education, and research. Nemours is growing to better serve the children and families in our care. We have 1.1 million square feet of space currently devoted to providing children's healthcare or under construction, all designed with significant input and advice from our patients and families.

**Company Type:** Non-Profit  
**Location:** Jacksonville, Florida (70+ Locations)  
**Website:** <https://www.nemours.org/about.html>



## 2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	KinderCare Learning Centers	Oregon	200,000	2,400
2	Learning Care Group	Michigan	167,000	1,103
3	Bright Horizons	Massachusetts	115,000	1,028
4	Cadence Education	Arizona	53,400	326
5	Child Development Schools	Texas	46,916*	272*
6	Spring Education Group	California	39,488**	182**
7	Busy Bees North America	Canada	32,784	223
8	Premier Early Education	Illinois	25,000	160
9	Endeavor Schools	Florida	22,000	110
10	The Sunshine House	South Carolina	21,000	140
11	Kids and Company, Ltd.	Canada	14,612	159
12	New Horizon Academy	Minnesota	15,673	103
13	Big Blue Marble Academy	Alabama	15,149	83
14	O2B Kids	Florida	14,078	75
15	Early Learning Academies	Virginia	13,294	77
16	Otter Learning	South Carolina	10,500	76
17	The Nest Schools	Florida	9,300	54
18	The Gardner School	Tennessee	7,600	39
19	LLE Educational Group	Virginia	7,000	47
20	Never Grow Up, Inc.	Tennessee	6,613	46

Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

\*Data from January 2024 report. \*\*Data from January 2023 report.



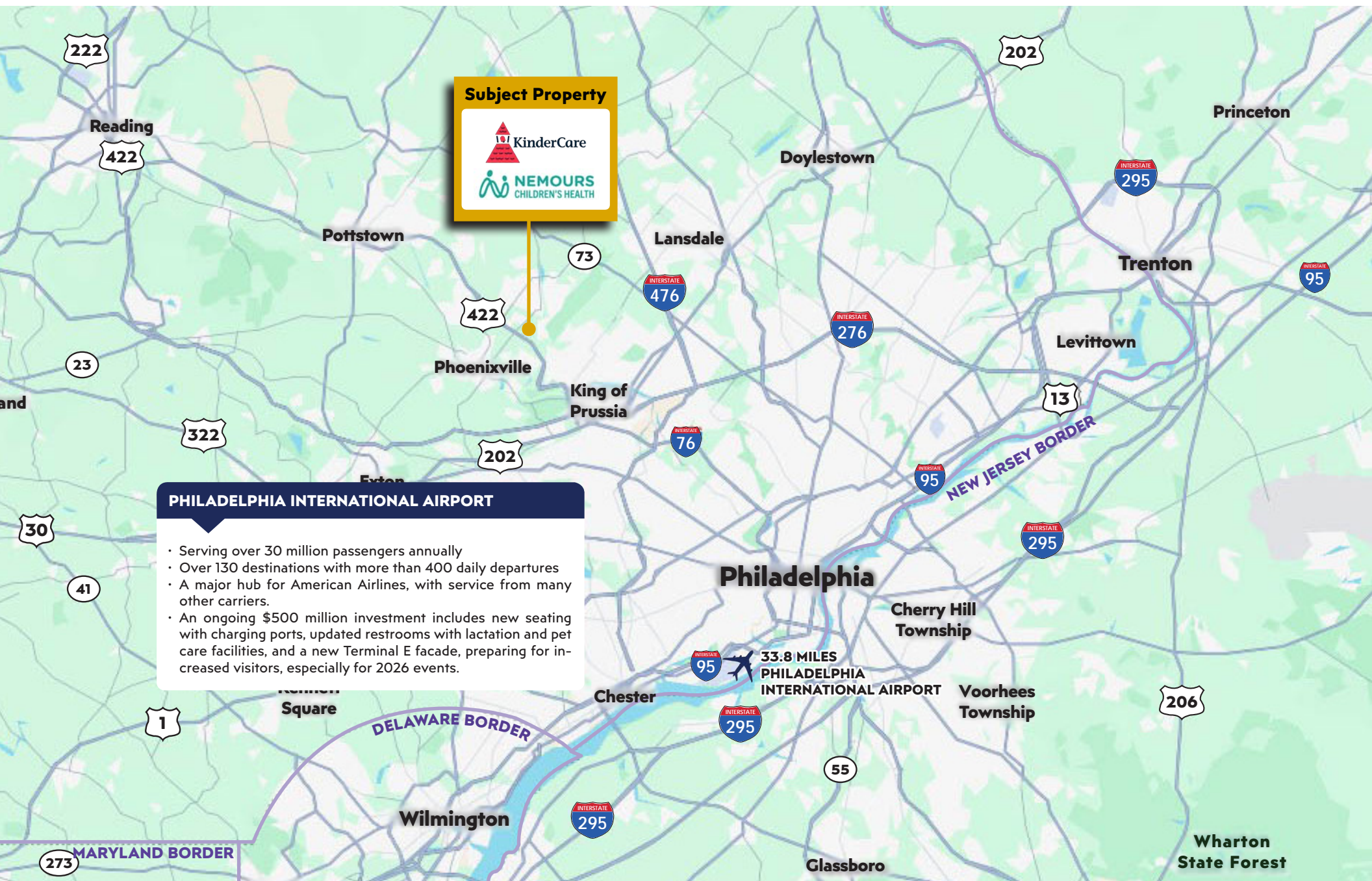
## PROPERTY PHOTOS

---





## REGIONAL MAP





## AREA OVERVIEW

### COLLEGEVILLE

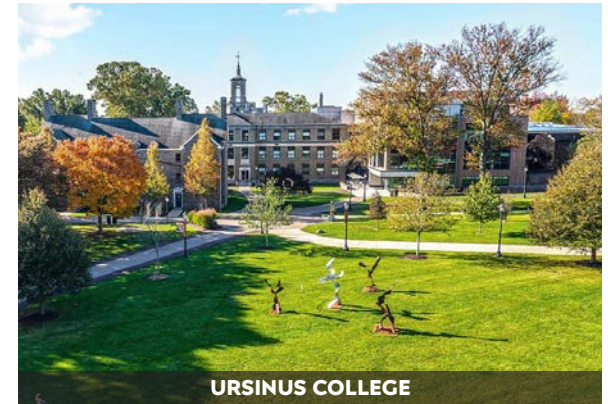
- Collegeville has the charm and hospitality of a small town. The area was once part of the original William Penn purchase of “All the land lying on the Pahkehoma” in 1684.
- Ranked among the best places to live in Montgomery County, Collegeville combines a lively suburban vibe with convenient access to big-city amenities in Philadelphia and other urban centers.
- The borough is home to Ursinus College, a private liberal arts college with 1,600 undergraduate students.
- Beyond its strong community spirit and excellent schools, the area offers the perfect mix of urban perks and small-town charm, allowing you to shop and dine one moment and go hiking or fishing the next.
- The Perkiomen Trail connects locals with nature, offering miles of pathways for biking, walking, and running. Additionally, residents may access nearby recreation areas, thanks to over 6,000 acres of parks, trails, and historic sites managed by Montgomery County that serve as excellent venues for exploration and connecting with nature.
- Collegeville hosts a variety of community events year-round, fostering camaraderie. These include the Halloween and Memorial Day parades, farmers’ markets, and park gatherings. Highlights include the Art and Food Truck Festival, showcasing artists and fundraisers to support local talent and businesses.

### PHILADELPHIA

- Philadelphia offers its residents an attractive package of economic, educational, cultural and recreational advantages. Its transformation from a manufacturing-based economy to one more reliant on information will continue to provide greater economic opportunities.
- The cost of living in Philadelphia is much less than in other major East Coast markets.
- Philadelphia provides both visitors and locals with a wide array of destinations. Art and science museums are plentiful, and the restaurant and nightclub scene is alive in the Center City area.
- Philadelphia has one of the largest concentrations of higher-learning institutions in the nation, including the University of Pennsylvania, Temple University and Drexel University
- The metro houses major professional sports teams, including the Eagles, 76ers, Phillies, Flyers and Union, in addition to numerous golf courses, bike paths and water-related activities.

### ECONOMY

- Drivers of the region’s economy include pharmaceuticals, biotechnology, financial services, education, logistics, advanced manufacturing and telecommunications.
- The Philadelphia area is home to numerous Fortune 500 companies that operate across a broad spectrum of industries, including Cencora, Comcast, Inc., UGI, Toll Brothers, and Aramark.
- Philadelphia is headquarters to the Federal Reserve’s Third District, which, along with the U.S. Mint, the Philadelphia Stock Exchange and companies like Lincoln Financial Group and Vanguard, helps shape a formidable financial sector.



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,257	42,417	117,652
2020 Population	2,766	45,319	126,840
2024 Population	2,873	45,121	126,743
2029 Population	2,909	45,452	128,233
HOUSEHOLDS			
2010 Households	783	13,797	44,829
2020 Households	1,056	15,756	49,807
2024 Households	1,092	15,996	50,923
2029 Households	1,118	16,169	51,734
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	88.2%	79.3%	69.9%
2020 Owner Occupied Housing Units	74.4%	73.8%	67.0%
2024 Owner Occupied Housing Units	74.3%	73.8%	67.2%
2029 Owner Occupied Housing Units	74.2%	73.8%	67.2%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	9.5%	17.3%	24.9%
2020 Renter Occupied Housing Units	19.3%	21.6%	28.3%
2024 Renter Occupied Housing Units	19.5%	21.7%	28.2%
2029 Renter Occupied Housing Units	19.6%	21.7%	28.2%
AVERAGE HOUSEHOLD INCOME	\$192,621	\$174,462	\$150,907

### AREA SNAPSHOT



**126,743**  
POPULATION (5-MILE)



**130,476**  
DAYTIME POPULATION (5-MILE)



**1.4%**  
POPULATION GROWTH (2025-2029)



**\$192,621**  
AVERAGE HOUSEHOLD INCOME (1-MILE)