



Corporate Guaranty (272+ Locations) | 10.00% Increase in 1+ Year | AHFI Exceeds \$148,000 in 5-Miles



OFFERING MEMORANDUM  
DALLAS, GEORGIA (ATLANTA MSA)

Marcus & Millichap  
THE SULO GROUP

# OFFERING SUMMARY



## PROPERTY ADDRESS

### Childcare Network

1070 Cedarcrest Rd  
Dallas, GA 30132

## OFFERING SUMMARY

Price:	\$2,802,800
Cap Rate:	7.50%
Net Operating Income:	\$210,210
Building Square Footage:	14,297 Sq Ft
Year Built   Renovated:	2006   2017
Lot Size:	+/- 1.72 Acres

## LEASE SUMMARY

Tenant:	Child Development Schools, Inc.
Guaranty:	Corporate
Rent Commencement:	10/1/2017
Lease Expiration:	9/30/2032
Lease Term Remaining:	6+ Years
Lease Type:	Absolute Net
Roof and Structure:	Tenant Responsible
Rental Increases:	10.00% Increase Every 5 Years
Renewal Options:	Four, Five-Year
Right of First Refusal:	None

## OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
6-10	10/1/2022	9/30/2027	\$210,210	7.50%
11-15	10/1/2027	9/30/2032	\$231,231	8.25%
16-20 <b>(Option 1)</b>	10/1/2032	9/30/2037	\$254,354	9.07%
21-25 <b>(Option 2)</b>	10/1/2037	9/30/2042	\$279,790	9.98%
26-30 <b>(Option 3)</b>	10/1/2042	9/30/2047	\$307,768	10.98%
31-25 <b>(Option 4)</b>	10/1/2047	9/30/2052	\$338,545	12.08%

# INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from Top 5 Operator in the Country (272+ Locations)**
  - Child Development Schools, Inc. is one of the Top 5 Corporate childcare companies in the country.
  - Child Development Schools, Inc. currently operates over 272 locations across eleven states.
- **6+ Years Remaining | Absolute NNN Lease**
  - The CDS Inc. corporately guaranteed lease, has over 6 years remaining with four, five-year options to extend.
  - The lease features 10.00% rental increases every 5 years and continuing into the option periods, growing NOI and hedging against inflation.
  - The lease features zero landlord responsibilities, allowing for a passive investment for a new landlord.
- **Atlanta MSA – Most Populous City in Georgia**
  - Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
  - With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.0 million people. Over the next five years the region is expected to add approximately 316,000 residents.
  - The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in downtown Atlanta.
- **Demand For Child Care Remains Extremely Strong**
  - The U.S. child care market size was valued at USD 60.4 billion in 2022 and is expected to grow at a compound annual growth rate (CAGR) of 4.18% from 2023 to 2030.
  - The key factor driving the growth is the rising demand for early daycare & education services with more parents returning to working in offices, the rising number of single & working mothers, advancements in learning technologies for children, and the accessibility of government funding.
  - The expenditure on daycare in the U.S. is very high. As per the cost of care survey facilitated by the U.S. Department of Health and Human Services, the expenditure on these services reached up to 7% of the household income in 2021.
  - Families in the U.S. are willing to spend more on child care services, indicating the high service demand in the U.S.



# 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.



 <p><b>4.18%</b> Annual Growth</p> <p>Expected Growth Rate from 2023 to 2030</p>	 <p><b>\$60.4B</b> Industry</p> <p>Expected to Grow to \$83.6B by 2030</p>	 <p><b>47%</b> Market Share</p> <p>U.S. ECE Segment in 2022</p>
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# AERIAL OVERVIEW



# TENANT PROFILE

Childcare Network was founded in 1988 in Columbus, Georgia with the initial acquisition of just two schools. Today, Childcare Network is the fourth largest private child care provider in the United States.

Comprised of over 260 schools in 11 southern states—with an enrollment of 30,000+ children—Childcare Network is committed to being the “Working Parent’s Best Friend!” We achieve this mission by providing high quality services at an affordable price and utilizes a proprietary curriculum known as High Reach that is individualized for each age group.

At Childcare Network, our goal is to give every child a strong start in life by providing a safe and caring environment while they are with us. We focus on offering an innovative educational experience that will benefit them for years to come. We believe that we are more than just a daycare; we create a nurturing and supportive space that helps children grow not only academically but also socially and emotionally. Our dedicated and passionate teachers work hard to help each child reach their full potential, sparking their curiosity and imagination while encouraging a lifelong love of learning.

Our child-centric educators are adventure-architects. They help your child grow by creating exciting adventures, crafting engaging activities and sparking curiosity to ignite a sense of wonder in every child. Our proprietary HighReach Learning curriculum is based around the idea that children learn best when they are actively engaged in hands-on experiences, exploration and play. Through a combination of structured activities and child-initiated play, we foster a love for learning and help children develop essential skills.



**Company Type:** Private  
**Location:** Austin, Texas (272+ Locations)  
**Website:** <https://childcarenetwork.com/>

**#5**  
 Top Ranked  
 Corporate Operator

**30,000+**  
 Serving Children  
 Aged 6-12

**272+**  
 Locations in  
 11 States

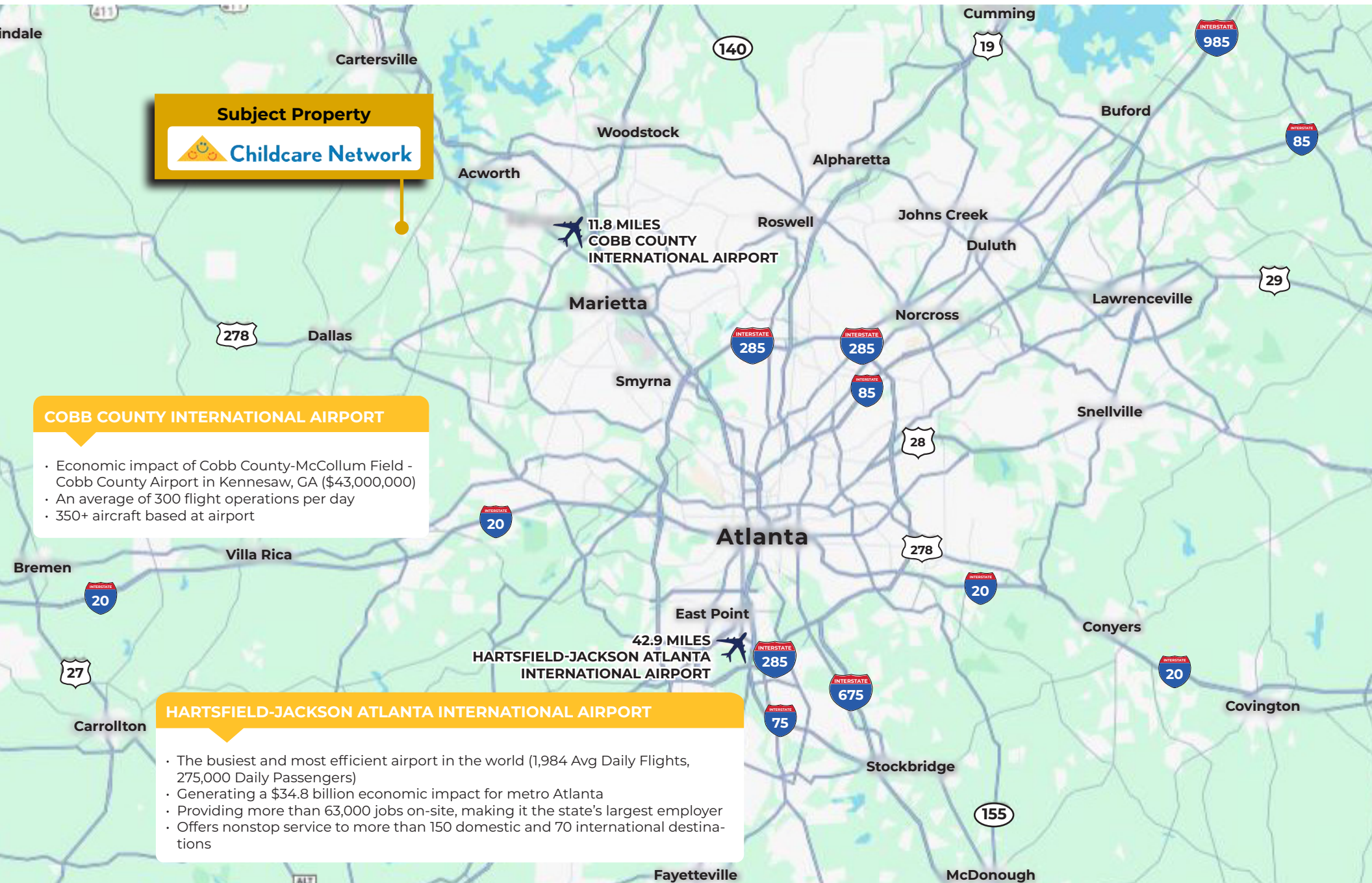
# 2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

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
<b>5 Child Development Schools</b>	<b>Texas</b>	<b>46,916*</b>	<b>272*</b>
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





**Subject Property**  
 **Childcare Network**

**COBB COUNTY INTERNATIONAL AIRPORT**

- Economic impact of Cobb County-McCollum Field - Cobb County Airport in Kennesaw, GA (\$43,000,000)
- An average of 300 flight operations per day
- 350+ aircraft based at airport

**HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT**

- The busiest and most efficient airport in the world (1,984 Avg Daily Flights, 275,000 Daily Passengers)
- Generating a \$34.8 billion economic impact for metro Atlanta
- Providing more than 63,000 jobs on-site, making it the state's largest employer
- Offers nonstop service to more than 150 domestic and 70 international destinations

## DALLAS

- Located about 30 miles northwest of Atlanta, it offers a charming historic downtown, affordable housing, and access to the 61-mile Silver Comet Trail.
- Key attractions include the Silver Comet Trail for hiking and biking, as well as the renovated Dallas Theater.
- It is known for its small-town, southern charm and close proximity to Civil War history sites.
- On the outskirts of town is one of the best preserved Civil War battlefields, Pickett's Mill State Historic Site, with a museum, interpretive film, earthworks and walking trails.
- The city is experiencing rapid growth, transitioning from its roots in agriculture to a bustling residential suburb with local shops and dining.

## ATLANTA

- The Atlanta metro encompasses 29 counties in northwestern Georgia. The region now has a population of roughly 6.1 million people.
- Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta, while Truist Park has prompted new development northwest of downtown Atlanta.
- The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities.
- More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College.
- Ted Turner's media empire was based in Atlanta, and many related production companies still have a presence in the metro today. Georgia's film and TV production tax credits have helped to retain entertainment industry jobs. As music production has dispersed across the country in the internet age, Atlanta's cultural influence has grown as well.
- Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta.
- Atlanta is home to professional sports franchises in the NFL, MLB, NBA, NHL, MLS and WNBA.

## ECONOMY

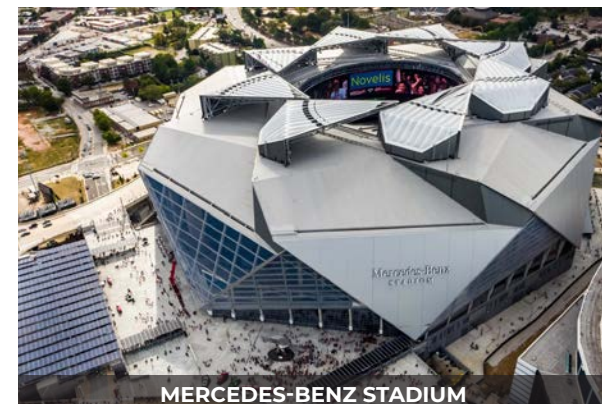
- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- Besides being the seat of state administrative business, Atlanta is also host to a Federal Reserve Bank branch and the headquarters for the Center for Disease Control.
- Hartsfield-Jackson airport is the world's busiest by passenger volume.
- Atlanta's location makes it a logistics hub in the present, as it was in its early days when railroads dominated cargo transport.



SILVER COMET TRAIL



KENNESAW STATE UNIVERSITY




MERCEDES-BENZ STADIUM

# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	3,738	24,842	60,985
2020 Population	5,728	35,682	77,145
2024 Population	6,880	41,140	84,946
2029 Population	7,641	44,718	90,362
HOUSEHOLDS			
2010 Households	1,300	7,802	19,513
2020 Households	1,752	10,992	24,572
2024 Households	2,216	13,135	28,032
2029 Households	2,458	14,256	29,844
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	86.2%	87.0%	86.7%
2020 Owner Occupied Housing Units	86.5%	88.0%	87.3%
2024 Owner Occupied Housing Units	85.8%	87.5%	87.0%
2029 Owner Occupied Housing Units	85.7%	87.3%	86.9%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	7.7%	7.4%	7.9%
2020 Renter Occupied Housing Units	10.4%	8.8%	9.3%
2024 Renter Occupied Housing Units	11.1%	9.4%	9.6%
2029 Renter Occupied Housing Units	11.3%	9.5%	9.7%
AVERAGE HOUSEHOLD INCOME	<b>\$117,740</b>	<b>\$142,563</b>	<b>\$148,299</b>


AREA SNAPSHOT



84,946

POPULATION (5-MILE)


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47,690

DAYTIME POPULATION (5-MILE)


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3.3%

POPULATION GROWTH (2025-2029)

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\$117,740

AVERAGE HOUSEHOLD INCOME (1-MILE)

## Exclusively Listed by:

### Dominic Sulo

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## Broker of Record:

John Leonard  
Regional Manager  
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