



Brand New 2024 Construction | 18+ Years Remaining with 2.00% Annual Increases | \$132,000+ AHHI in 1-Mile



OFFERING MEMORANDUM  
ELGIN, SOUTH CAROLINA (COLUMBIA MSA)

Marcus & Millichap  
THE SULO GROUP

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# OFFERING SUMMARY

## PROPERTY ADDRESS

### Big Blue Marble Academy

900 Commons Drive  
Elgin, SC 29045

### OFFERING SUMMARY

|                          |                |
|--------------------------|----------------|
| Price:                   | \$5,662,000    |
| Cap Rate:                | 6.35%          |
| Net Operating Income:    | \$359,475      |
| Building Square Footage: | 11,953 Sq Ft   |
| Year Built:              | 2024           |
| Lot Size:                | +/- 1.51 Acres |

### LEASE SUMMARY

|                           |                              |
|---------------------------|------------------------------|
| Tenant:                   | Big Blue Marble Academy, LLC |
| Lease Commencement:       | 3/1/2023                     |
| Rent Commencement:        | 1/1/2025                     |
| Lease Expiration:         | 12/31/2044                   |
| Lease Term Remaining:     | 18+ Years                    |
| Lease Type:               | Triple Net                   |
| Structure and Foundation: | Landlord Responsible         |
| Rental Increases:         | 2.00% Annually               |
| Renewal Options:          | Two, Five-Year               |
| Right of First Refusal:   | None                         |

### OPERATING DATA

| Year | Start Date | End Date   | Annual Rent | Cap Rate |
|------|------------|------------|-------------|----------|
| 2    | 1/1/2026   | 12/31/2026 | \$359,475   | 6.35%    |
| 3    | 1/1/2027   | 12/31/2027 | \$366,665   | 6.48%    |
| 4    | 1/1/2028   | 12/31/2028 | \$373,998   | 6.61%    |
| 5    | 1/1/2029   | 12/31/2029 | \$381,478   | 6.74%    |
| 6    | 1/1/2030   | 12/31/2030 | \$389,107   | 6.87%    |
| 7    | 1/1/2031   | 12/31/2031 | \$396,890   | 7.01%    |
| 8    | 1/1/2032   | 12/31/2032 | \$404,827   | 7.15%    |
| 9    | 1/1/2033   | 12/31/2033 | \$412,924   | 7.29%    |
| 10   | 1/1/2034   | 12/31/2034 | \$421,182   | 7.44%    |
| 11   | 1/1/2035   | 12/31/2035 | \$429,606   | 7.59%    |
| 12   | 1/1/2036   | 12/31/2036 | \$438,198   | 7.74%    |
| 13   | 1/1/2037   | 12/31/2037 | \$446,962   | 7.89%    |
| 14   | 1/1/2038   | 12/31/2038 | \$455,901   | 8.05%    |
| 15   | 1/1/2039   | 12/31/2039 | \$465,019   | 8.21%    |
| 16   | 1/1/2040   | 12/31/2040 | \$474,320   | 8.38%    |
| 17   | 1/1/2041   | 12/31/2041 | \$483,806   | 8.54%    |
| 18   | 1/1/2042   | 12/31/2042 | \$493,482   | 8.72%    |
| 19   | 1/1/2043   | 12/31/2043 | \$503,352   | 8.89%    |
| 20   | 1/1/2044   | 12/31/2044 | \$513,419   | 9.07%    |

# INVESTMENT HIGHLIGHTS

- **Brand New 2024 Construction with 20-Year Lease**
  - Big Blue Marble Academy signed a brand new, 20-year lease that doesn't expire until 2044.
  - The lease includes 2.00% annual rent increases to hedge inflation and two, five-year tenant option periods.
  - Aside from structure and foundation, the tenant is responsible for all maintenance as well as real estate taxes, insurance, common areas, utilities, etc making this a prime opportunity for out-of-state investors.
- **Top 15 Operator in the Country (83+ Locations)**
  - Big Blue Marble Academy is one of Top 15 Corporate childcare companies in the country.
  - Big Blue Marble Academy currently operates over 83 locations across eight states.
  - 13th largest childcare brand by number of locations with \$95 million in 2023 reported annual revenue.
- **Big Blue Marble Academy Acquired by Leeds Equity Partners**
  - Leeds Equity is a New York-based private equity firm dedicated exclusively to partnering with management teams in the education, training, and information services industries (the "Knowledge Industries").
  - The firm was founded in 1993 and currently manages approximately \$5 billion of capital across a broad spectrum of companies within the Knowledge Industries.
  - Leeds Equity seeks to leverage its sector-focused expertise and market insights to create long-term value for its partner companies and investors.
- **Columbia MSA – 2nd Largest MSA in South Carolina**
  - With more than 800,000 residents across six counties, the greater metropolitan region (commonly referred to as the Midlands) has the second largest population in South Carolina.
  - Major employers in the health care, government and education sectors include Palmetto Health, Blue Cross Blue Shield and the University of South Carolina.
  - South Carolina was the fastest growing state in 2023 and 10th fastest in 2024 by US Census.



## 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.



# SITE PLAN



# AERIAL OVERVIEW



# AERIAL OVERVIEW



# TENANT PROFILE

At Big Blue Marble Academy, we understand what developing minds need to be successful in preschool and in life. Research shows that the first five years of a child’s life are transformative for growing children’s minds and developing their social-emotional skills. Whether you’re looking for early care, daycare, preschool, or after-school care, we’ve designed our programs around what your child needs for their age and stage of development.

At the core of our curriculum is a focus on global education, which enhances children’s perspective and understanding of the world outside their community. We teach children the importance of giving back and helping others in need, through hands-on activities and “Heart Projects.” We provide the structure children need, while also encouraging their natural curiosity and love of learning. Big Blue Marble Academy provides a true home away from home for your child.

At Big Blue Marble Academy, our Global Passport to Learning combines best practices in early childhood education with a play-based approach that ignites a love of learning and discovery for all ages. As we explore the world with your child, we are preparing them with the necessary skills to succeed in kindergarten and beyond. Through each month-long theme, children explore and celebrate different countries and cultures in lessons prepared by our team of early childhood experts.



**Company Type:** Private  
**Location:** Auburn, Alabama (77+ Locations)  
**Website:** <https://bbmacademy.com>

**#13**  
 Top Ranked  
 Corporate  
 Operator

**\$5B+**  
 Leeds Equity Partners  
 Capital in Knowledge  
 Industries

**\$139M+**  
 2025  
 Annual  
 Revenue

## 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                 |
| <b>13</b> | <b>Big Blue Marble Academy</b> | <b>Alabama</b> | <b>15,149</b>   | <b>83</b>           |
| 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                  |

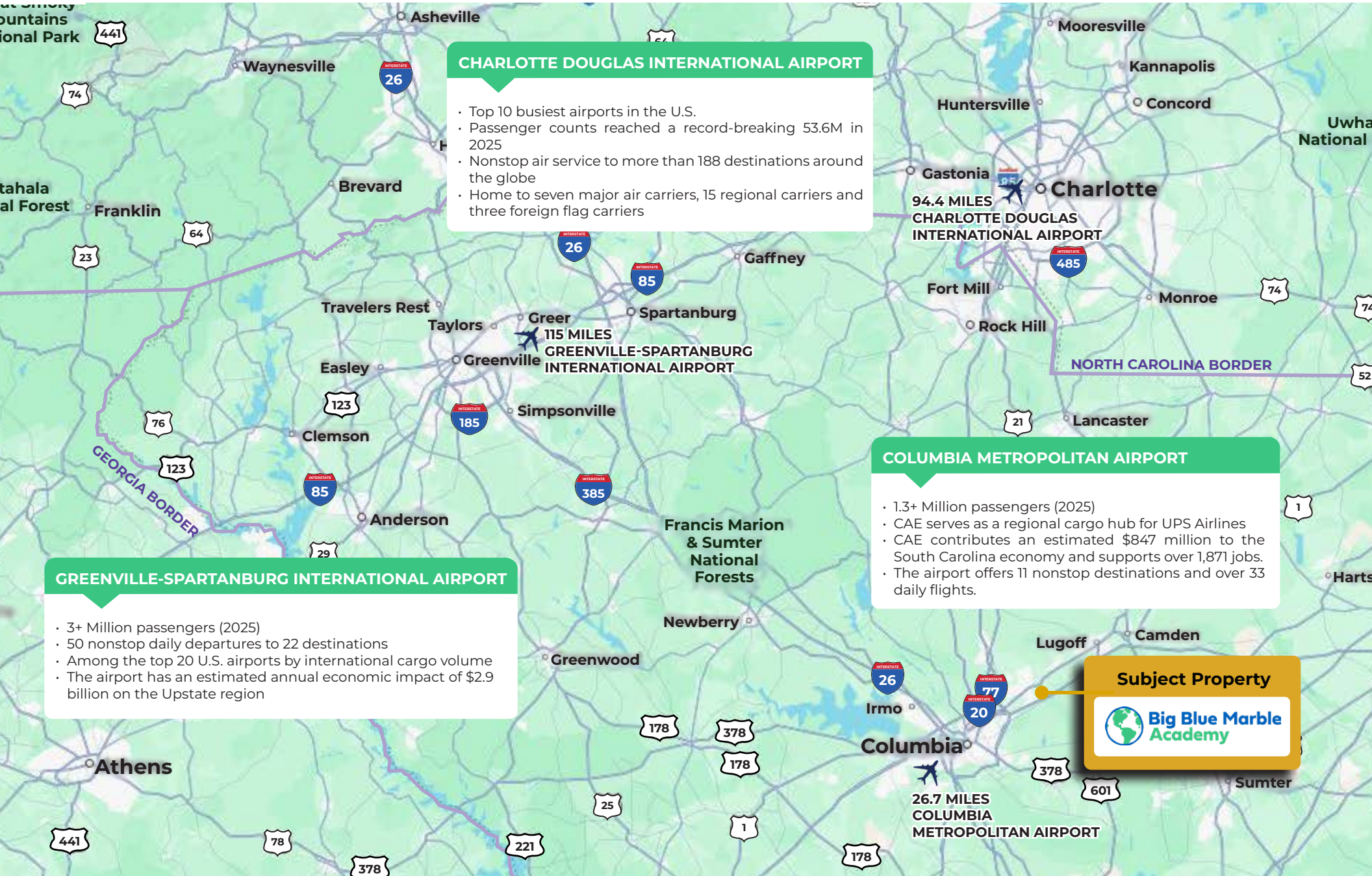
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

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

# PROPERTY PHOTOS



# REGIONAL MAP



### CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

- Top 10 busiest airports in the U.S.
- Passenger counts reached a record-breaking 53.6M in 2025
- Nonstop air service to more than 188 destinations around the globe
- Home to seven major air carriers, 15 regional carriers and three foreign flag carriers

94.4 MILES  
**CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**

### GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 3+ Million passengers (2025)
- 50 nonstop daily departures to 22 destinations
- Among the top 20 U.S. airports by international cargo volume
- The airport has an estimated annual economic impact of \$2.9 billion on the Upstate region

115 MILES  
**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

### COLUMBIA METROPOLITAN AIRPORT

- 1.3+ Million passengers (2025)
- CAE serves as a regional cargo hub for UPS Airlines
- CAE contributes an estimated \$847 million to the South Carolina economy and supports over 1,871 jobs.
- The airport offers 11 nonstop destinations and over 33 daily flights.

26.7 MILES  
**COLUMBIA METROPOLITAN AIRPORT**

**Subject Property**

## AREA OVERVIEW

### ELGIN

- Elgin, South Carolina, is a growing town in Kershaw County with a population of approximately 1,600–2,300, located roughly 25 miles from Columbia.
- Known for its annual “Catfish Stomp” festival in December, this small community serves as a residential area with roots dating back to the late 1800s railroad boom.
- It offers a suburban-rural mix and easy access to US Highway 1.
- Nearby spots include Goat Daddy’s Farm (animal sanctuary), Gorgettes Distillery, and various restaurants like Lugo’s House of Pizza.
- While largely residential, it is close to the economic hub of Columbia and part of the Catawba Regional Council of Governments’ business support area.

### COLUMBIA

- With more than 800,000 residents across six counties, the greater metropolitan region (commonly referred to as the Midlands) has the second largest population in South Carolina.
- In 1917, Fort Jackson (then Camp Jackson) was established for army training during World War I. The installation is now the U.S. Army’s largest and most active Initial Entry Training Center.
- Explore the recently revitalized downtown and several distinct shopping districts where new perspectives mix in amidst old favorites like the Nickelodeon, Mast General Store and King’s Jewelers.
- The Columbia food scene is buzzing with new and exciting restaurants popping up all the time, while seasoned chefs continue to marvel diners with their culinary creations.
- The University of South Carolina’s sporting events are the focus in Columbia, and the school boasts some of the most loyal fans in all of college sports. Rivalries run deep with neighboring state university, Clemson, with the annual USC - Clemson game being the longest running series in the South and third in the nation.
- The Columbia community offers visitors and residents 16 major parks featuring everything from arboretums to zoos with a lot in between.
- Riverfront Park is also popular for picnicking, walking, running, bicycling, and fishing along the historic Columbia Canal. The park is part of the Palmetto Trail, a hiking and biking trail that stretches the entire length of the state, from Greenville to Charleston, South Carolina.

### ECONOMY

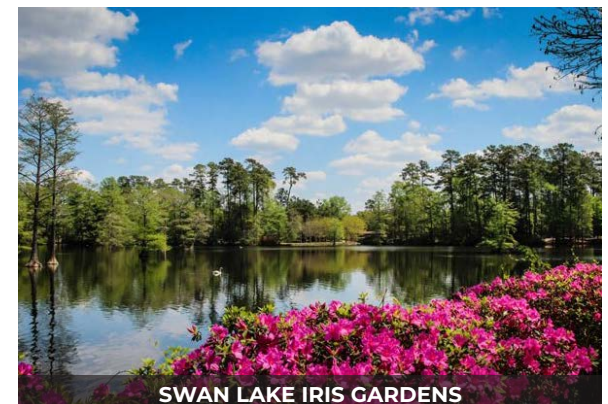
- Major employers in the health care, government and education sectors include Palmetto Health, Blue Cross Blue Shield and the University of South Carolina. The financial and insurance sector is represented by Colonial Life & Accident Insurance Company, AgFirst Farm Credit Bank and Aflac.
- Manufacturers with significant operations in the metro include Schneider Electric, International Paper, Michelin, Westinghouse Electric and Trane.
- United Parcel Service’s southeastern regional hub is at the Columbia Metropolitan Airport.



**UNIVERSITY OF SOUTH CAROLINA**



**PALMETTO TRAIL**




**SWAN LAKE IRIS GARDENS**

# DEMOGRAPHICS


| <b>POPULATION</b>                    | <b>1-MILE</b>    | <b>3-MILE</b>    | <b>5-MILE</b>    |
|--------------------------------------|------------------|------------------|------------------|
| 2010 Population                      | 1,556            | 15,820           | 54,832           |
| 2020 Population                      | 2,811            | 20,349           | 62,904           |
| 2024 Population                      | 3,988            | 23,159           | 66,970           |
| 2029 Population                      | 4,723            | 25,162           | 70,027           |
| <b>HOUSEHOLDS</b>                    |                  |                  |                  |
| 2010 Households                      | 696              | 6,298            | 20,677           |
| 2020 Households                      | 1,193            | 8,183            | 24,249           |
| 2024 Households                      | 1,779            | 9,720            | 26,854           |
| 2029 Households                      | 2,086            | 10,524           | 28,217           |
| <b>OWNER OCCUPIED HOUSING UNITS</b>  |                  |                  |                  |
| 2010 Owner Occupied Housing Units    | 44.1%            | 58.1%            | 68.4%            |
| 2020 Owner Occupied Housing Units    | 59.9%            | 63.2%            | 67.1%            |
| 2024 Owner Occupied Housing Units    | 61.5%            | 64.3%            | 67.4%            |
| 2029 Owner Occupied Housing Units    | 61.8%            | 64.5%            | 67.3%            |
| <b>RENTER OCCUPIED HOUSING UNITS</b> |                  |                  |                  |
| 2010 Renter Occupied Housing Units   | 45.4%            | 34.7%            | 25.2%            |
| 2020 Renter Occupied Housing Units   | 28.2%            | 29.1%            | 26.1%            |
| 2024 Renter Occupied Housing Units   | 26.4%            | 27.4%            | 25.5%            |
| 2029 Renter Occupied Housing Units   | 26.1%            | 27.0%            | 25.3%            |
| <b>AVERAGE HOUSEHOLD INCOME</b>      | <b>\$132,889</b> | <b>\$120,571</b> | <b>\$108,293</b> |

## AREA SNAPSHOT




**66,970**  
POPULATION (5-MILE)

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**52,970**  
DAYTIME POPULATION (5-MILE)

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**3.3%**  
POPULATION GROWTH (2024-2029)

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**\$132,889**  
AVERAGE HOUSEHOLD INCOME (1-MILE)