



#2 Corporate Operator in the Country | 9+ Years Remaining | AHHI Exceeds \$204,000 in a 1-Mile Radius



OFFERING MEMORANDUM

WAXHAW, NORTH CAROLINA (CHARLOTTE MSA)

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OFFERING SUMMARY

PROPERTY ADDRESS

Everbrook Academy

2925 Providence Road S

Waxhaw, NC 28173

OFFERING SUMMARY

Price:	\$6,241,929
Cap Rate:	7.00%
Net Operating Income:	\$436,935
Building Square Footage:	12,779 Sq Ft
Year Built:	2021
Lot Size:	+/- 1.63 Acres

LEASE SUMMARY

Tenant:	Everbrook Academy, LLC
Guaranty:	Corporate
Lease Commencement:	8/20/2019
Rent Commencement:	1/25/2021
Lease Expiration:	1/31/2036
Lease Term Remaining:	9+ Years
Lease Type:	Double Net
Structure and Foundation:	Landlord Responsible
Rental Increases:	10.00% Increase Every 5 Years
Renewal Options:	Three, Five-Year
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
6-10	2/1/2026	1/31/2031	\$436,935	7.00%
11-15	2/1/2031	1/31/2036	\$480,628	7.70%
16-20 (Option 1)	2/1/2036	1/31/2041	\$528,691	8.47%
21-25 (Option 2)	2/1/2041	1/31/2046	\$581,560	9.32%
26-30 (Option 3)	2/1/2046	1/31/2051	\$639,716	10.25%

Notes: Landlord is responsible for repair and replacement of the roof and the structure, including foundation, load-bearing walls, and utility lines up to the point of entry. Landlord is responsible for of the HVAC, but not repairs and maintenance.

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from the #2 Corporate Operator in the Country**
 - Learning Care Group (LCG) is officially recognized as the second-largest for-profit early childhood education and care provider in North America.
 - The company operates over 1,150 schools across the United States. Its network spans across 40 states and Washington, D.C.
 - LCG has the collective capacity to care for and educate over 165,000 children daily, ranging in age from 6 weeks to 12 years old.
 - Unlike some competitors that operate under a single name, LCG achieves its massive scale by maintaining a diverse portfolio of 11 unique brand identities. This multi-brand approach allows them to target various market segments, educational philosophies, and geographic regions.
 - Driven by its massive footprint, LCG generates an estimated \$4.1 billion in annual revenue.
- **9+ Years Remaining with 10.00% Increases Every 5 Years**
 - The Learning Care Group corporately guaranteed lease has over 9 years remaining.
 - The lease features rental increases every 5 years of 10.00% and continuing into the option periods, growing NOI and hedging against inflation.
 - The lease features limited landlord responsibilities, allowing for a passive investment for a new landlord.
- **Charlotte MSA – Nearly 3,000,000 People**
 - Located between the Blue Ridge Mountains and coastal plains, the Charlotte metro stretches 3,198 square miles across the Piedmont region of the Southeastern United States.
 - A strong financial presence has helped the local population grow to more than 2.8 million citizens, becoming one of the nation's fastest-growing metros over the past 15 years.
 - The Charlotte metro benefits from North Carolina's low-tax business environment, for which it is frequently ranked among the top states for competitiveness.
- **Over \$97,000,000 Spent on Education and Daycare in a 5-Mile Radius**
 - A strong focus on education and early childhood development can make a city more attractive to businesses and skilled workers, contributing to overall economic growth.
 - Participants in early childhood programs are more likely to enroll in college and potentially experience higher earnings in adulthood.



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



DEMOGRAPHICS

POPULATION (2024):

1-Mile Radius	5,899
3-Mile Radius	37,002
5-Mile Radius	83,768

HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	\$204,923
3-Mile Radius	\$186,929
5-Mile Radius	\$185,907

Subject Property

Providence Rd S
 24,049 CPD

AERIAL OVERVIEW



Subject Property

Providence Rd S
 24,049 CPD

TENANT PROFILE

With more than 55 years of experience, we pride ourselves on being a trusted, supportive, reliable provider of early education and child care. Our top priority is keeping children safe, healthy, and learning in clean, secure environments across 1,110+ schools and 11 unique brands in 40 states, Washington, D.C., and internationally. Our 24k+ educators can support more than 165k children.

Learning Care Group, Incorporated is the second-largest for-profit child care provider in North America and a leader in early education. Our programs are designed for children aged six weeks to 12 years. Across our seven unique brands, we're committed to creating state-of-the-art facilities with the latest technology and expert-driven curricula created by our own education team.

Here, teachers get to know children so they can plan personalized learning experiences that help develop academic skills (literacy, math, etc.) and life skills (communicating, making friends, etc.) Then, we share children's progress with families through portfolios and conferences.

Company Type: Private
Location: Novi, Michigan (1,110+ Locations)
Website: <https://www.learningcaregroup.com>

1,100+
 Locations
 Nationwide

#2
 Top Ranked
 Corporate Operator

165,000+
 Children
 Served



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



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

- Serves over 53 million passengers annually
- Offering nonstop service to more than 190 destinations world-wide
- The world's seventh-busiest airport by aircraft movements and the second-largest hub for American Airlines
- The airport completed its major \$608 million Terminal Lobby Expansion, featuring new security checkpoints and dining, and continued construction on a fourth parallel runway.

Subject Property

AREA OVERVIEW

WAXHAW

- A charming and rapidly growing suburb just 20 minutes south of Charlotte.
- The downtown is a pedestrian-friendly Main Street is listed on the National Register of Historic Places. It is packed with local boutiques, antique shops, cafes, and is famous for its iconic water tower.
- The town hosts lively seasonal gatherings, including First Fridays and the summer Jammin' by the Tracks concert series.
- Residents enjoy Cane Creek Park, a 1,000+ acre space offering disc golf, fishing, hiking, and horseback riding.
- The area has seen massive growth and diversification over the last decade, transitioning from a hidden rural gem to a highly desired Charlotte-area community.

CHARLOTTE

- Located between the Blue Ridge Mountains and coastal plains, the Charlotte metro stretches 3,198 square miles across the Piedmont region of the Southeastern United States.
- A strong financial presence has helped the local population grow to more than 2.8 million citizens, becoming one of the nation's fastest-growing metros over the past 15 years.
- Air travel is served by Charlotte Douglas International Airport — the sixth-busiest airport in the country.
- Charlotte is within day-trip distance of the Pisgah and Uwharrie national forest, as well as the man-made Lake Norman.
- Cultural amenities include the Bechtler Museum of Modern Art, Historic Rosedale Plantation, Wells Fargo History Museum, Charlotte Symphony Orchestra, Opera Carolina and the Carolina Renaissance Festival.
- The Carolina Panthers and Charlotte Hornets both have stadiums in Uptown Charlotte. The metro includes the legendary Charlotte Motor Speedway that hosts major NASCAR races.
- Barbecue joints that have been perfecting their craft for generations, chefs pushing Southern flavors in new directions and fresh seafood that tastes like the ocean is right outside the door.

ECONOMY

- Although the finance sector is a large driver of the economy, manufacturing, health care and energy industries also play vital roles.
- Seven Fortune 500 firms have headquarters in the Charlotte metro: Bank of America, Lowe's, Duke Energy, Honeywell, Nucor, Brighthouse Financial, Truist Financial, LPL Financial, Albemarle and Sonic Automotive.
- The Charlotte metro benefits from North Carolina's low-tax business environment, for which it is frequently ranked among the top states for competitiveness.



CANE CREEK PARK



UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE




CHARLOTTE MOTOR SPEEDWAY


DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,948	18,841	48,907
2020 Population	5,547	33,844	76,587
2024 Population	5,899	37,002	83,768
2029 Population	6,211	39,689	89,428
HOUSEHOLDS			
2010 Households	930	5,939	15,444
2020 Households	1,614	10,194	23,937
2024 Households	1,791	11,784	27,523
2029 Households	1,884	12,615	29,396
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	87.7%	85.2%	85.9%
2020 Owner Occupied Housing Units	89.2%	88.2%	88.8%
2024 Owner Occupied Housing Units	89.4%	87.6%	88.6%
2029 Owner Occupied Housing Units	89.4%	87.5%	88.6%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	5.9%	7.7%	7.3%
2020 Renter Occupied Housing Units	8.0%	8.9%	8.0%
2024 Renter Occupied Housing Units	7.8%	9.4%	8.2%
2029 Renter Occupied Housing Units	7.8%	9.6%	8.2%
AVERAGE HOUSEHOLD INCOME	\$204,923	\$186,929	\$185,907


AREA SNAPSHOT




83,768
POPULATION (5-MILE)



55,826
DAYTIME POPULATION (5-MILE)



5.5%
POPULATION GROWTH (2025-2029)



\$204,923
AVERAGE HOUSEHOLD INCOME (1-MILE)