



Absolute NNN Lease | 8+ Years Remaining | #2 Corporate Operator in the Country



OFFERING MEMORANDUM

**NORTH PORT, FLORIDA (FORT MYERS MSA)**

Marcus & Millichap  
THE SULO GROUP

# OFFERING SUMMARY

## PROPERTY ADDRESS

### La Petite Academy

2600-2700 Bobcat Village Center Road

North Port, FL 34288

## OFFERING SUMMARY

Price:	\$3,649,481
Cap Rate:	6.75%
Net Operating Income:	\$246,340
Building Square Footage:	20,218 Sq Ft
Year Built   Renovated:	2000   2019
Lot Size:	+/- 2.00 Acres

## LEASE SUMMARY

Tenant:	La Petite Academy, Inc.
Guaranty:	Corporate
Lease Commencement:	10/25/2019
Rent Commencement:	10/25/2019
Lease Expiration:	10/31/2034
Lease Term Remaining:	8+ Years
Lease Type:	Absolute Net
Roof and Structure:	Tenant Responsible
Rental Increases:	9.00% 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	11/1/2024	10/31/2029	\$246,340	6.75%
11-15	11/1/2029	10/31/2034	\$268,511	7.36%
16-20 <b>(Option 1)</b>	11/1/2034	10/31/2039	\$292,677	8.02%
21-25 <b>(Option 2)</b>	11/1/2039	10/31/2044	\$319,017	8.74%
26-30 <b>(Option 3)</b>	11/1/2044	10/31/2049	\$347,729	9.53%

# INVESTMENT HIGHLIGHTS

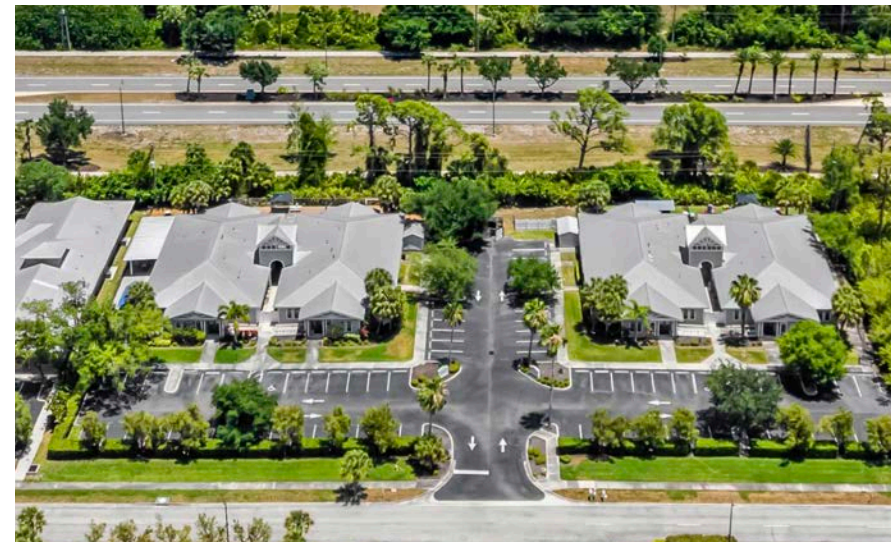
- **Corporate Guaranty from the #2 Corporate Operator in the Country**

  - 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.
  
- **8+ Years Remaining with Increases Every 5 Years**

  - The Learning Care Group corporately guaranteed lease has over 8 years remaining.
  - The lease features rental increases every 5 years of 9.00% 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.
  
- **Fort Myers MSA**

  - The region is one of the nation's fastest-growing metros, surging from roughly 620,000 residents in 2010 to over 875,000 in recent years.
  - A massive chunk of this growth is fueled by inbound domestic migration. States like Illinois, New York, and Ohio serve as the primary feeders for new residents.
  - Cape Coral—the MSA's largest city by land mass—is highly unique because it is a pre-platted community. It is currently less than half developed, meaning the area possesses massive runway for future residential construction.
  
- **Over \$54,000,000 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, including Tulsa's universal pre-K program, 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.

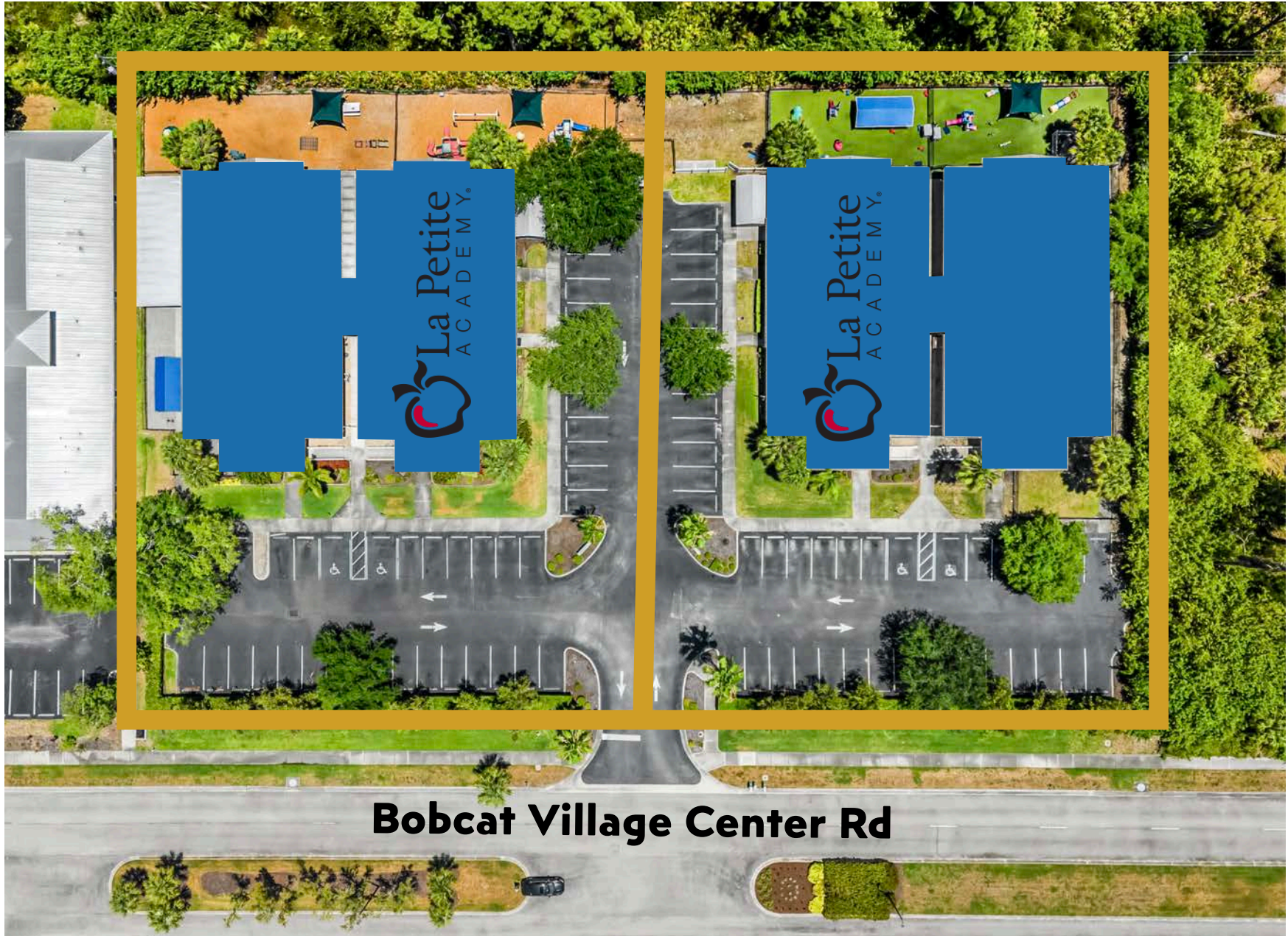
The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

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.

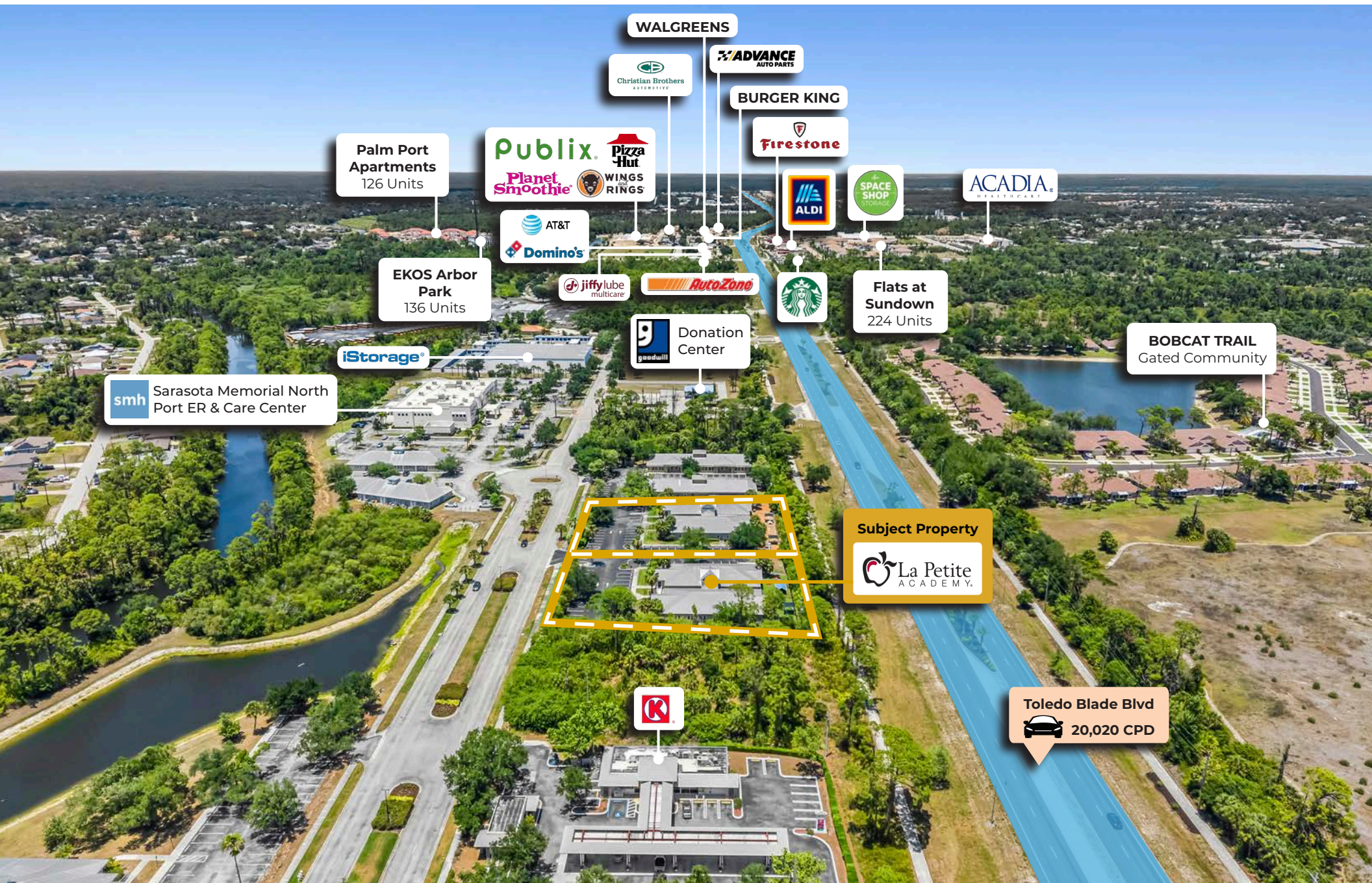


 <p><b>4.18% Annual Growth</b></p> <p>Expected Growth Rate from 2023 to 2030</p>	 <p><b>\$60.4B Industry</b></p> <p>Expected to Grow to \$83.6B by 2030</p>	 <p><b>47% Market Share</b></p> <p>U.S. ECE Segment in 2022</p>
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# SITE PLAN



# AERIAL OVERVIEW



**Palm Port Apartments**  
126 Units

**EKOS Arbor Park**  
136 Units

**smh** Sarasota Memorial North Port ER & Care Center

**iStorage**

**Publix**  
**Planet Smoothie**  
**Pizza Hut**  
**WINGS**

**AT&T**  
**Dominos**

**jiffy lube**  
multicare

**AutoZone**

**goodwill** Donation Center

**WALGREENS**

**Christian Brothers**  
AUTOMOTIVE

**ADVANCE**  
AUTO PARTS

**BURGER KING**

**Firestone**

**ALDI**

**SPACE SHOP**  
STORAGE

**Flats at Sundown**  
224 Units

**ACADIA**  
HEALTHCARE

**BOBCAT TRAIL**  
Gated Community

**Subject Property**  
**La Petite ACADEMY**

**Toledo Blade Blvd**  
20,020 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
<b>2</b>	<b>Learning Care Group</b>	<b>Michigan</b>	<b>167,000</b>	<b>1,103</b>
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

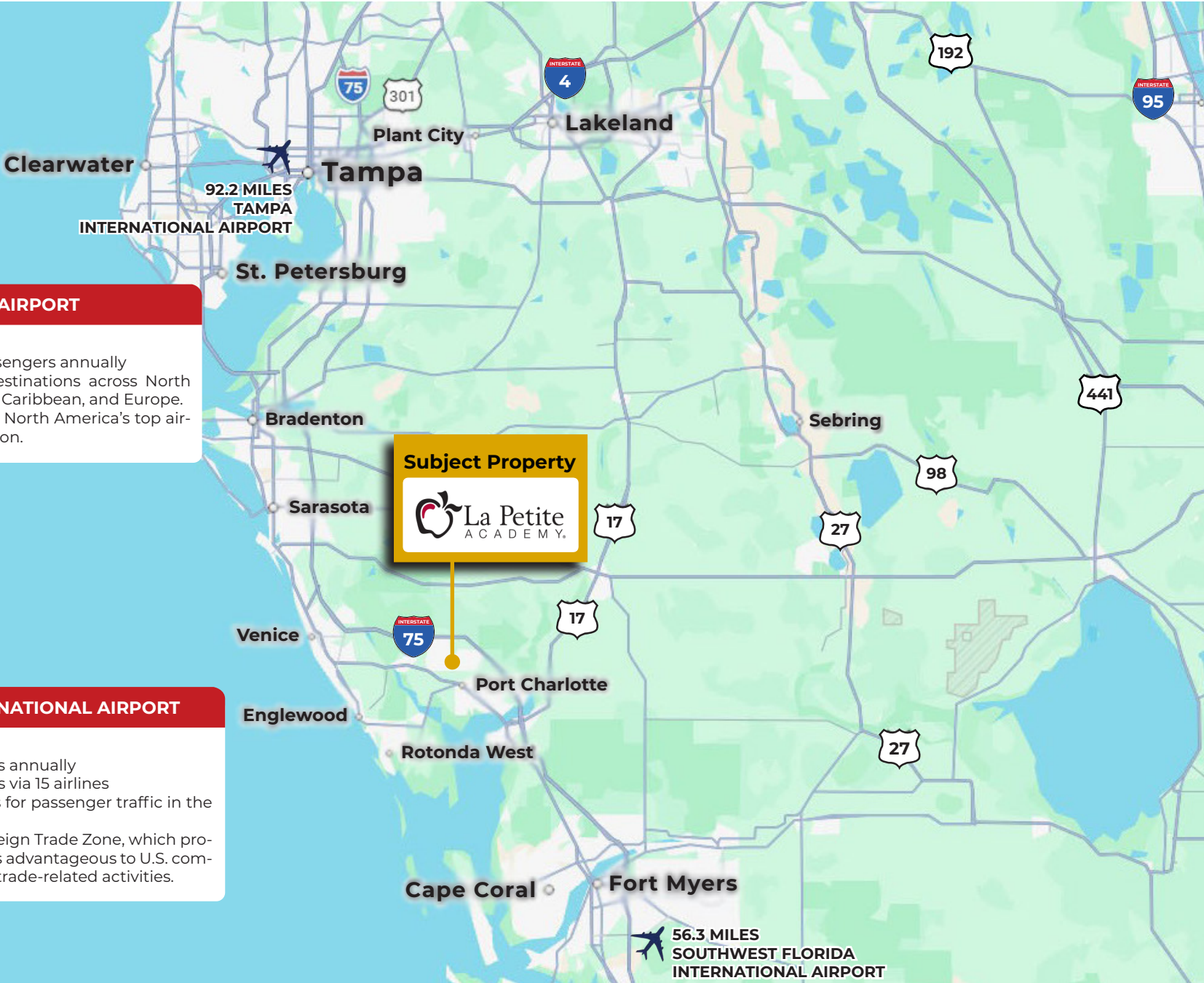
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

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

# PROPERTY PHOTOS



# REGIONAL MAP



## TAMPA INTERNATIONAL AIRPORT

- Handles over 25 million passengers annually
- Offers over 100 nonstop destinations across North America, Latin America, the Caribbean, and Europe.
- Consistently rated as one of North America's top airports for customer satisfaction.

**Subject Property**



## SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

- Serving over 11 million passengers annually
- Nonstop flights to 78 destinations via 15 airlines
- Ranks among the top 50 airports for passenger traffic in the United States
- Entire airport is a designated Foreign Trade Zone, which provides special customs procedures advantageous to U.S. companies engaged in international trade-related activities.

# AREA OVERVIEW

## NORTH PORT

- A rapidly growing city in Sarasota County, located between Tampa and Fort Myers.
- Home to the state's only warm spring and boasting more than 80 miles of freshwater canals and miles of nature trails for hiking, biking, and horseback riding.
- Other parks to explore in the area include Myakkahatchee Creek Environmental Park, Myakka State Forest, Marina Park, Oaks Park, McKibben Park, and Blue Ridge Park for birding, fishing, paddling, mountain biking, and more.
- CoolToday Park is the the official spring training home of the MLB's Atlanta Braves.
- North Port's thriving arts and culture scene means there is plenty to see and experience, from live performances by the North Port Symphony to gallery shows at North Port Art Center.
- For shopping and dining, Wellen Park offers a variety of options close to CoolToday Park and Warm Mineral Springs.
- North Port is relatively more affordable than many other coastal Florida cities, with an active real estate and housing market.

## FORT MYERS

- The largest employer is Lee Health, with more than 14,000 workers employed through the organization's many locations in the region.
- Regional and national retailers, such as Publix, Winn-Dixie, Walmart and Home Depot, support tens of thousands of jobs in Lee County.
- The metro is home to spring training facilities for the Boston Red Sox and Minnesota Twins, drawing tourists from New England and the Midwest.
- Downtown River District is a highly walkable hub filled with local boutiques, craft breweries, rooftop bars, and monthly art festivals.
- Spot manatees at Manatee Park or explore the boardwalks and trails at the Six Mile Cypress Slough Preserve.
- The city is home to Edison Community College (1962), and Florida Gulf Coast University opened there in 1997.

## ECONOMY

- Florida Gulf Coast University and Nova Southeastern University provide the local economy with a broad base of educated workers.
- With miles of beaches, Fort Myers and the surrounding area is continually ranked as a top gulf coast travel spot, funneling tourism dollars into the local economy.
- The education, health care and social assistance services, along with the retail trade sector, are the largest sources of employment, accounting for roughly one-third of jobs.



WARM MINERAL SPRINGS



COOLTODAY PARK




FLORIDA SOUTHWESTERN STATE COLLEGE - CHARLOTTE CAMPUS

# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	3,818	29,965	65,995
2020 Population	4,706	37,419	78,626
2024 Population	6,113	47,628	96,157
2029 Population	6,819	53,117	105,830
HOUSEHOLDS			
2010 Households	1,513	11,047	26,576
2020 Households	1,981	14,073	31,399
2024 Households	2,545	18,083	38,786
2029 Households	2,841	20,185	42,657
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	59.5%	62.5%	62.6%
2020 Owner Occupied Housing Units	70.4%	74.8%	72.6%
2024 Owner Occupied Housing Units	69.6%	73.9%	72.1%
2029 Owner Occupied Housing Units	69.4%	73.7%	72.1%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	20.7%	18.7%	18.2%
2020 Renter Occupied Housing Units	18.2%	16.7%	16.6%
2024 Renter Occupied Housing Units	19.0%	17.5%	17.2%
2029 Renter Occupied Housing Units	19.2%	17.7%	17.3%
AVERAGE HOUSEHOLD INCOME	<b>\$95,693</b>	<b>\$96,142</b>	<b>\$90,715</b>


## AREA SNAPSHOT



96,157

POPULATION (5-MILE)


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78,435

DAYTIME POPULATION (5-MILE)


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7.5%

POPULATION GROWTH (2024-2029)

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\$95,693

AVERAGE HOUSEHOLD INCOME (1-MILE)

# CONFIDENTIALITY & DISCLAIMER



## Exclusively Listed by:

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