



Pewaukee, WI (Milwaukee MSA)

The Learning Experience

#1 Ranked Childcare Franchisee In The U.S.
Significant Nine-Figure Corporate Revenue
10+ Unit Franchisee Operator



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid | A Licensed Wisconsin
Broker #938545-91



Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively “CPP”) to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



Contact the Team

John Andreini

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
WI LIC#58772-90

In Association with
ParaSell, Inc.
A Licensed Wisconsin
Broker #938545-91



Surrounding Retail

The Learning Experience

2031 Meadow Ln, Pewaukee, WI 53072 ➔

PRICE: **\$5,850,000** CAP RATE: **7.50%**

NOI	\$438,785
LEASE TYPE	Corporate NNN
LEASE TERM REMAINING	17+ Years
RENT INCREASES	11% Every 5 Years
OPTIONS	Two, 5-Year
BUILDING SIZE	10,087 SF
LOT SIZE	0.99 AC



Affluent demos – \$115K average household incomes and 105K residents in a 5-mile radius

Over 17 years remaining on a corporately guaranteed Learning Experience lease with a **10+ unit franchisee operator** that features **above market 11% rental increases every 5 years** throughout the base term and options. Subject property is ideally **located along the I-94 interchange** (83,000+ VPD) and **surrounded by numerous national retailers** driving traffic to the direct trade area including Metro Market (Kroger), Walgreens, CVS, Starbucks, Culver's, and Panda Express.



The Offering

- 17+ years remaining in the base term featuring above market 11% rental increases every 5 years
- Experienced 10+ unit franchisee operator
- Corporate guaranty from tenant's parent company – The Learning Experience Corp. (see below)
- 2024 build-to-suit construction with 20-year roof warranty in place
- Strong enrollments (ask Agent for more details)

About The Guarantor

- Significant nine-figure estimated revenues – \$655M in FY 2025
- 420+ locations in their system across 35 states and the United Kingdom
- #1 ranked Child Care Franchise in the U.S. according to *Entrepreneur's* Franchise 500

Market Highlights

- Affluent parent demos – \$115K average household incomes within a 5-mile radius of the subject property
- Dense residential area – 105K residents within a 5-mile radius of the subject property
- GE Healthcare consolidating their Milwaukee and Wauwatosa locations and moving 1,000 employees to their campus just 1 mile from the subject property
- Nearby national retailers driving traffic to the direct trade area include Metro Market (Kroger), Walgreens, CVS, Starbucks, Culver's, and Panda Express
- Subject property positioned just off I-94 interchange with heavy exposure to the 83,000+ vehicles per day

CURRENT		
Price		\$5,850,000
Capitalization Rate		7.50%
Building Size (SF)		10,087
Lot Size (AC)		0.99
Stabilized Income		
Scheduled Rent		\$438,785
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$438,785

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	The Learning Experience
Lease Guarantor	The Learning Experience Corp.
Lease Type	Corporate NNN
Lease Term Remaining	17+ Years
Rent Increases	11% Every 5 Years
Rent Commencement	9/1/2024
Options	2, 5-Year
Year Built	2024
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility*
*20-year roof warranty in place	

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
The Learning Experience	10,087	9/1/2024	8/31/2029	\$438,785	\$36,565	\$438,785
	11% Increase	9/1/2029	8/31/2034		\$40,592	\$487,101
	11% Increase	9/1/2034	8/31/2039		\$45,055	\$540,663
	11% Increase	9/1/2039	8/31/2044		\$50,015	\$600,177
	Option 1	9/1/2044	8/31/2049		\$55,521	\$666,246
	Option 2	9/1/2049	8/31/2054		\$61,632	\$739,579
TOTALS:	10,087			\$438,785	\$36,565	\$438,785

LEGEND



Property
Boundary

10,087

Rentable SF

0.99

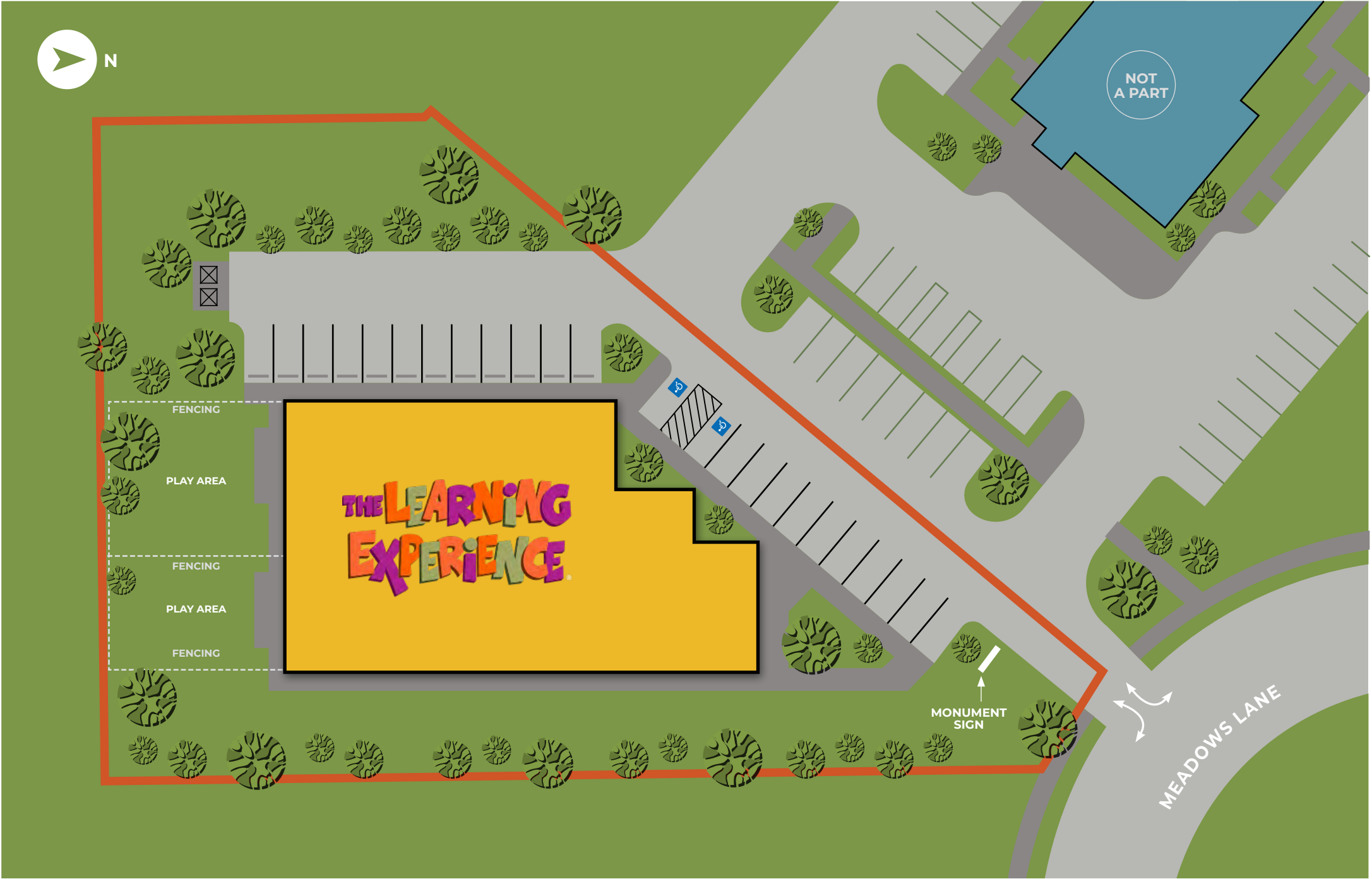
Acres

24

Parking Spaces



Egress





420+

LOCATIONS IN THE UNITED
STATES & UNITED KINGDOM

\$655 Million

FY 2025 REVENUES
(ESTIMATED)

The Learning Experience

Overview

- Founded in 2002, The Learning Experience is a rapidly growing early education and childcare franchise with over 420 locations in 35 states across the United States and several in the United Kingdom
- The Learning Experience operates on a successful franchising model with strong unit-level economics and consistent expansion into high-growth suburban and major metro markets, currently on a trajectory to open 40-70 daycare centers a year
- The company is dedicated to providing children with a safe, nurturing environment that promotes early learning and development through a proprietary curriculum focused on cognitive, social, and emotional growth
- Their L.E.A.P® (Learning Experience Academic Program) Curriculum uses fun, hands-on activities throughout early education to help children develop intellectually, socially, and cognitively, or as they say: “Learn, Play, and Grow”
- Significant nine-figure estimated revenues – \$655M in FY 2025
- In 2023, The Learning Experience ranked #1 Childcare Franchise on *Entrepreneur Magazine’s* Franchise 500

[TENANT WEBSITE](#) ➤



MILWAUKEE
19.7 MILES



94

metro market
Pick 'n Save
DOLLAR TREE
ups

avid
AN IHG® HOTEL

Kwik Trip
CAT SCALE

Wendy's

CASET LAND
Hawatha HOBBIES
Rocky Rococo
BioLife
H&R BLOCK

ID TECHNOLOGY
KENDA

BW | Best Western
Hotels & Resorts

Arby's

HARKEN

Valvoline
Tire & Oil Change

Associated Bank

Denny's

verizon
starbucks
BUFFALO WILD WINGS

Waukesha County
Airport

McDonald's

usbank

Firestone
COMPLETE AUTO CARE

Subject Property
THE LEARNING
EXPERIENCE
Academy of Early Education

BatteriesPlus

CLUB PILATES

bp

QDOBA
MEXICAN EATS
JJ
SMOOTHIE KING

goodwill

Immediate Trade Area | 10



DOWNTOWN PEWAUKEE
(4.3 MILES FROM
SUBJECT PROPERTY)



10,947 VPD



16,907 VPD

16

14,588 VPD

-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

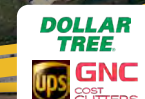
83,456 VPD

94

99,380 VPD

94

6,240 VPD



MEADOW LANE

20,951 VPD

N GRANDVIEW BLVD

MEADOW LANE



Subject Property

THE LEARNING EXPERIENCE

Academy of Early Education



Waukesha County
Airport





Subject Property
THE LEARNING EXPERIENCE
Academy of Early Education

40,873 VPD

14,366 VPD

77,762 VPD

127,013 VPD

16,832 VPD

15,684 VPD

29,850 VPD

171,782 VPD

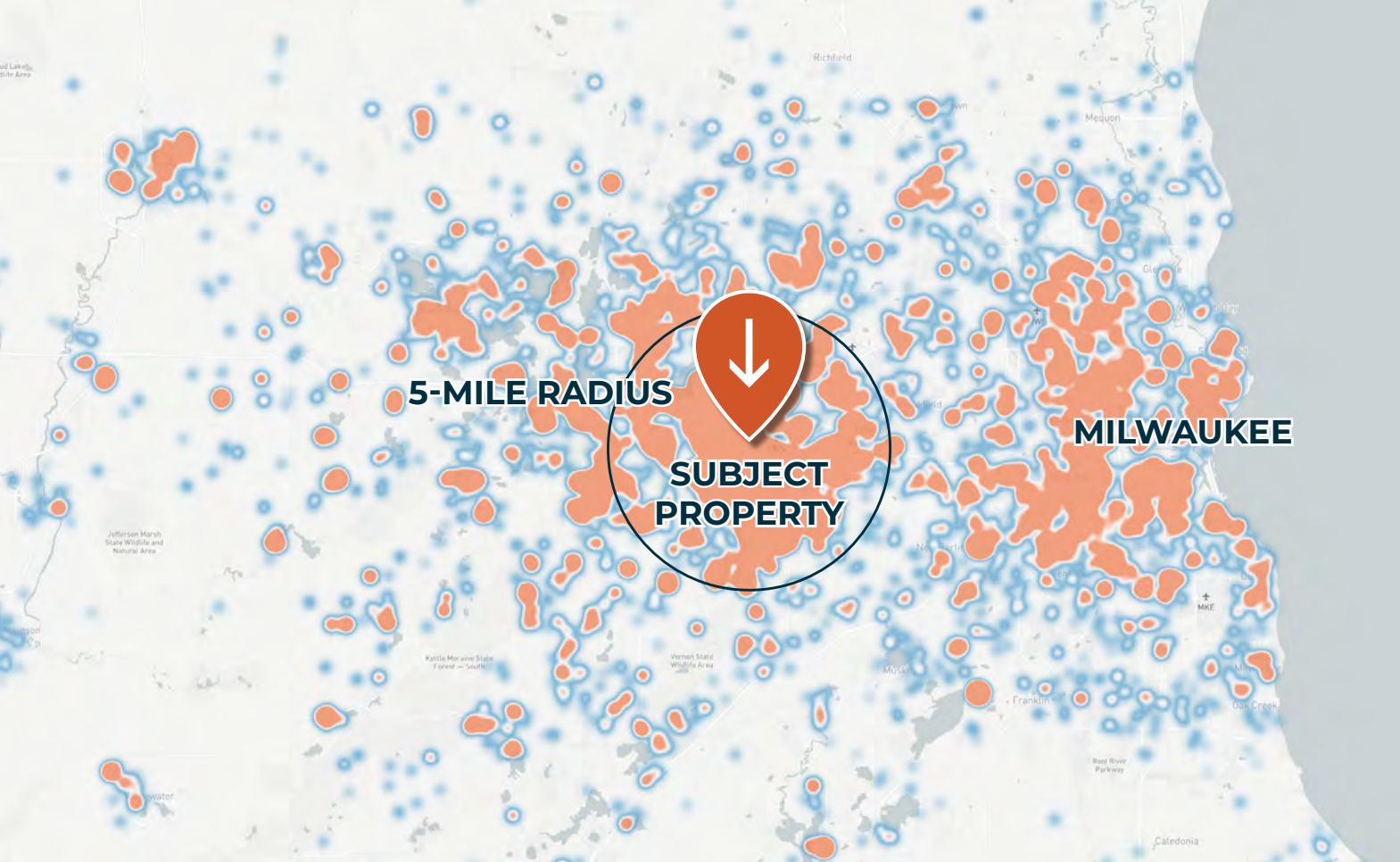
59,913 VPD

132,558 VPD

- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



DOWNTOWN MILWAUKEE
19.7 MILES



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the adjacent McDonald's** over the past 12 months, signaling strong visitation to the immediate trade area

Visitation Data

354.7K Visits

OVER THE PAST 12 MONTHS TO
THE ADJACENT MCDONALD'S

10 Min

AVERAGE DWELL TIME AT
THE ADJACENT MCDONALD'S

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

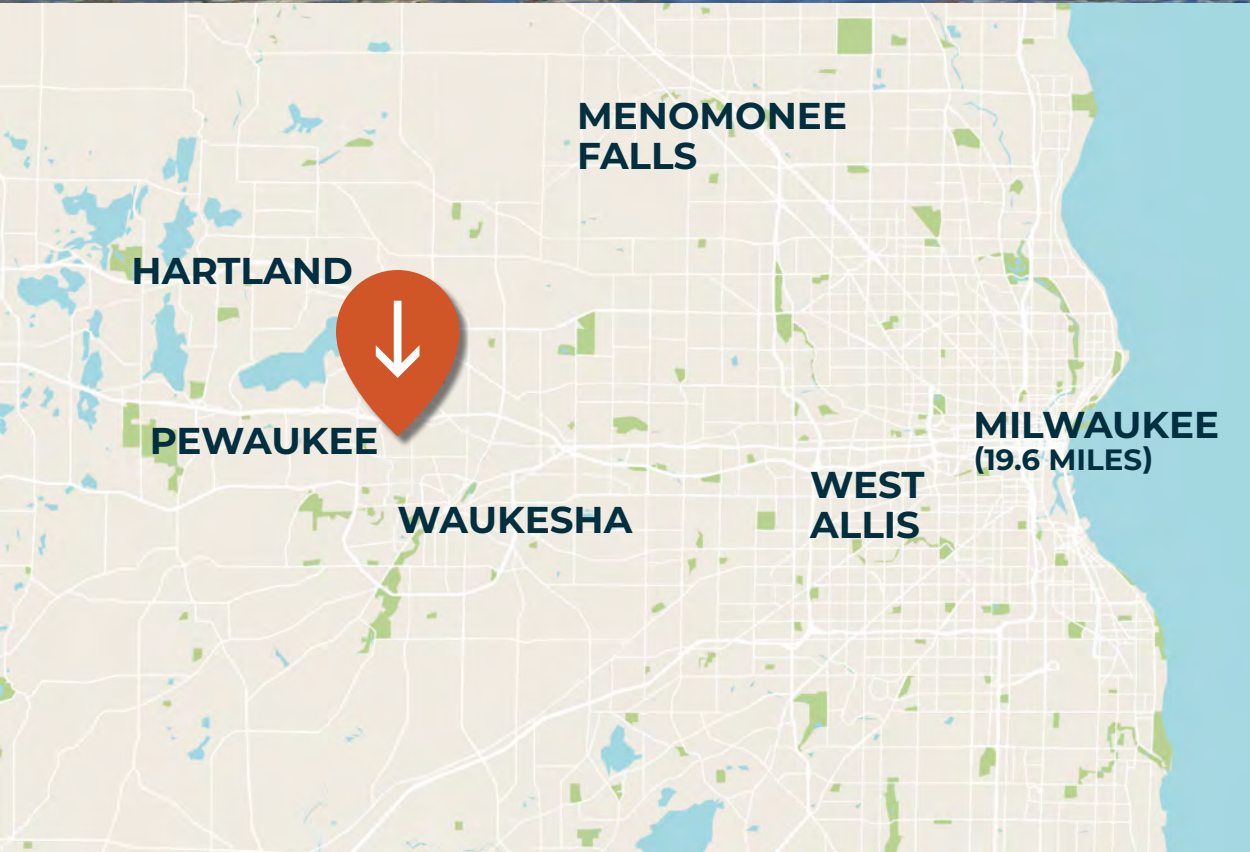
	1-Mile	3-Mile	5-Mile
2025	7,110	52,640	107,570
2030 PROJ.	7,148	53,115	108,630



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$97,626	\$110,698	\$125,592
MEDIAN	\$85,274	\$86,243	\$95,467

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Pewaukee, WI



A Charming and Scenic Community

A Hub for Outdoor Recreation

- Pewaukee is a family-oriented suburban community of 16,293 residents in the heart of Waukesha County, part of the greater Milwaukee MSA
- Located in Waukesha County, in the heart of Wisconsin’s “Lake Country” region, roughly 17 miles west of downtown Milwaukee
- The city has direct access to Interstate 94, a primary east-west corridor connecting Milwaukee to Madison
- It is best known for its rolling green hills and Pewaukee Lake, the largest inland lake in Waukesha County at 2,437 acres, serving as a year-round destination for boating, fishing, swimming, inland sailing, and water skiing
- The lakefront village area offers a walkable downtown with boutiques, shops, and restaurants
- Home to GE HealthCare’s global training center, one of the region’s most prominent employers, alongside a strong base of light-industrial and corporate park users

1.5 Million

MILWAUKEE MSA ESTIMATED
POPULATION (2025)

\$130 Billion

MILWAUKEE MSA GDP



CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
WI LIC#58772-90

In Association with
ParaSell, Inc.
A Licensed Wisconsin
Broker #938545-91