



The Learning Experience.

A new-construction, 20-year NNN childcare investment.

3615 S Blair Stone Road · Southwood · Tallahassee, FL 32301

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A Brand-New NNN Childcare Investment.

Under construction for a national operator—in Southwood, Tallahassee's premier master plan.

3615 South Blair Stone Road is a brand-new net-lease investment opportunity featuring a ±10,000 SF, purpose-built childcare facility currently under construction for The Learning Experience — a nationally recognized early-childhood-education brand. The property will be occupied under a 20-year lease with 10% rental increases every five years, delivering stable, growing NNN income. The site sits within Southwood, one of Tallahassee's premier master-planned communities, directly across from a Publix-anchored shopping center. With D.R. Horton — the nation's largest homebuilder — actively delivering thousands of new homes at Southwood, the trade area is set to grow alongside the lease.

AT A GLANCE

Sale Price	\$7,330,000
Cap Rate	6.0%
NOI	\$440,000
Building Size	±10,000 SF
Price / SF	\$733
Lease Term	20 Years
Rent Bumps	10% every 5 yrs
Status	New Construction

\$7.33M

SALE PRICE

6.0%_{CAP}

NEW-CONSTRUCTION NNN

20_{YR}

LONG-TERM LEASE TERM

DIRECTLY ACROSS FROM

Publix *anchored shopping center · daily-needs traffic*

Inside Southwood · one of Tallahassee's premier master-planned communities
D.R. Horton — the nation's largest homebuilder — actively building at Southwood

PROPERTY TYPE

Single-Tenant Net-Lease Retail · New Construction

TENANT

The Learning Experience · national early-childhood-education brand

LOCATION

3615 S Blair Stone Road · Southwood · Tallahassee, FL 32301



Why The Learning Experience, Why Now.

01 **New Construction NNN**
A brand-new, ±10,000 SF purpose-built childcare facility under construction at 3615 S Blair Stone Road – the investor takes delivery of a new asset with zero deferred maintenance.

02 **20-Year Lease, Built-In Growth**
A 20-year lease provides long-term income stability, with 10% rental increases every five years – predictable, contractual income growth across the entire term.

03 **A Nationally Recognized Operator**
The Learning Experience is a national early-childhood-education brand with hundreds of locations and a proven, family-trusted format – a strong, well-known name backing the lease.

04 **Across from a Publix Anchor**
The site sits directly across from a Publix-anchored shopping center – daily-needs traffic that doubles as a marketing channel for a daily-needs childcare service.

05 **The Southwood Master Plan**
Located within Southwood, one of Tallahassee's premier master-planned communities, known for strong demographics, family-oriented neighborhoods and continued growth.

06 **D.R. Horton Growth Pipeline**
D.R. Horton – the nation's largest homebuilder – has thousands of new homes planned and under development at Southwood, expanding the childcare trade area year over year.

INVESTMENT THESIS

A new-construction, 20-year NNN childcare asset by a nationally recognized brand – in the path of D.R. Horton's residential growth at Southwood, Tallahassee.



SOUTHWOOD

One of Tallahassee's premier master-planned communities — and a growing one.

Inside Southwood, Tallahassee's Master Plan.

01 Southwood

Southwood is one of Tallahassee's premier master-planned communities, known for strong demographics, family-oriented neighborhoods and continued residential growth on the city's southeast side.

02 Across from Publix

The site sits directly across from a Publix-anchored shopping center, placing it in the daily flow of every nearby family — strong cross-shopping for a daily-needs childcare service.

03 D.R.Horton Growth

D.R. Horton — the nation's largest homebuilder — is actively building thousands of new homes at Southwood. The childcare trade area is set to grow alongside the lease, year over year.

DEMOGRAPHICS

Dense, growing, family-oriented.

<p>101,592 PEOPLE POPULATION IN 5 MILES</p>	<p>\$87,370 AHI AVERAGE HH INCOME</p>	<p>41,213 HH HOUSEHOLDS IN 5 MILES</p>
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	1 MILE	3 MILES	5 MILES
Total Population	4,754	36,210	101,592
Total Households	2,250	16,455	41,213
Average HH Income	\$87,370	\$77,551	\$81,863
Average Home Value	\$317,928	\$261,177	\$272,444

Source: 2023 American Community Survey (ACS) — U.S. Census

In Excellent Company.

Southwood retail—grocery, dining, services and a family trade area.

GROCERY & RETAIL ANCHORS

- Publix (across the street)
- Target
- Walmart
- Aldi
- Governor's Square Mall

DINING

- Panera Bread
- Chipotle
- Starbucks
- Zaxby's
- Culver's
- McDonald's
- Sonny's BBQ

DAILY NEEDS & FITNESS

- CVS Pharmacy
- Dollar Tree
- PetSmart
- Anytime Fitness
- Club Pilates Southwood

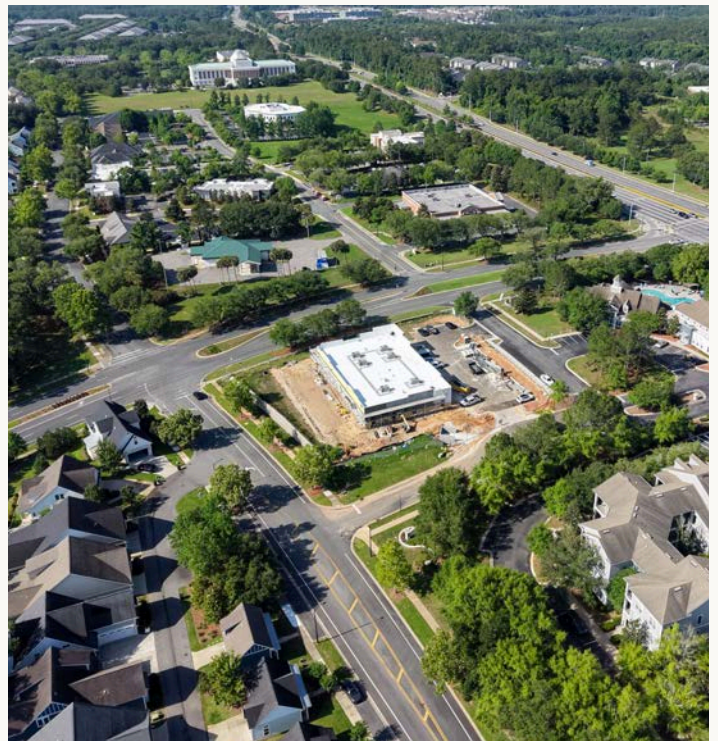


ESTABLISHED FAMILY TRADE AREA

Southwood pairs a Publix anchor with the area's strongest residential pipeline — every new D.R. Horton home is a new household in The Learning Experience's trade area.

A Closer Look.

The building under construction at 3615 S Blair Stone Road.



GET IN TOUCH

Let's talk about The Learning Experience.

Offering at \$7,330,000 · 6.0% cap rate · 20-year NNN.
Inquiries welcome from qualified investors.



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