



JDS Real Estate Services, Inc.
DE Lic. # RB-0020183

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Kiddie Academy
915 Boyds Corner Road
Middletown, DE 19709



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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

We are pleased to offer for sale the 8,200 SF Kiddie Academy located at 915 Boyd's Corner Road in Middletown, Delaware. This opportunity includes the chance to acquire both the facility and operations of a premier private learning center.

OFFERING SUMMARY

PRICE \$2,971,268

PRICE PER SF \$362.35

*Please Inquire For More Information on Business Operations

PROPERTY SUMMARY

ADDRESS 915 Boyds Corner Road

Middletown, DE 19709

COUNTY New Castle

BUILDING AREA 8,200 SF

LAND AREA 1.53 AC

YEAR BUILT 2008




HIGHLIGHTS

- Opportunity to Acquire Both the Operations and Real Estate of a Well-Established National Association For the Education of Young Children Accredited Childcare Center
- Kiddie Academy is One of the Largest Childcare Providers in the Country With Over 246 Locations Nationally and a 40 Year Operating History
- Well-Established Childcare Center That Has Been Operating For 12 Years With a High Family Retention Rate
- Middletown is Known as One of the Fastest Growing Cities in Delaware With Affluent Housing Developments Surrounding the City Which Attracts Commuters From Wilmington, Philadelphia, New York and Washington D.C.
- Strong Demographics - Population Growth of Over 7.19% In the Next 5 Years Within a 3-Mile Radius
- Located in the Appoquinimink School District Which is the Top District in the State of Delaware; Transportation Feeder Schools in the District Include: Cedar Lane Elementary and Early Childhood Center, Lorewood Grove Elementary, Spring Meadow Early Childhood Center, Old State Elementary and MOT Charter K-8 Academy
- Affluent Neighborhoods With Over 14,500 Residents With an Average Household Income of \$129,227 Within a 3-Mile Radius
- Located Less Than 1-Mile From US-301 Which Has Experienced Significant Growth From the New Development of Both National Retail and Food Chain Stores and Sees Over 20,500 Vehicles Per Day
- Situated 1-Mile From Delaware Route 1 Which Sees Over 43,200 Vehicles Per Day





KIDDIE 
ACADEMY
EDUCATIONAL CHILD CARE

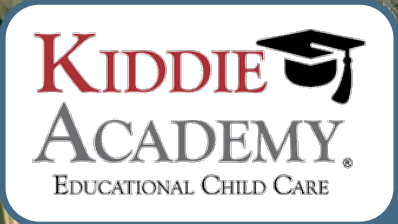


St. Georges Technical High School



Dupont Hwy

Bayberry Town Center –
A 559,204 SF Town Center
Planning to House Shops,
Offices and an Athletic Club



Alfred G Waters Middle School

Boys Corner Rd

MOT Charter High School

Cedar Lane Elementary School



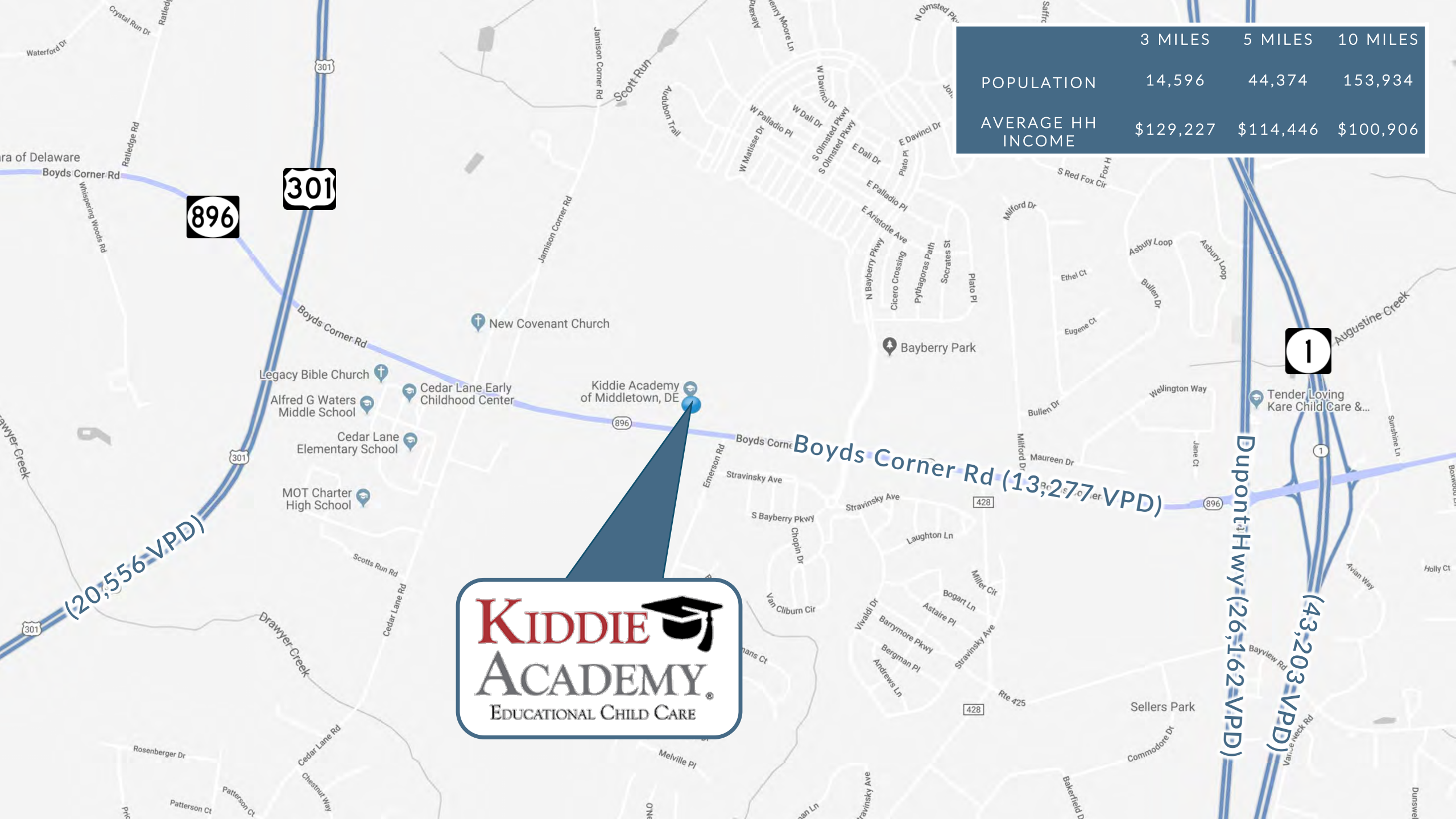
MIDDLETOWN | NEW CASTLE COUNTY | DE

Middletown is a town in New Castle County in the state of Delaware. The county is home to about 559,335 residents according to the 2018 estimate census. Middletown's commerce has grown accordingly. The city is home to an Amazon fulfillment center. Many families enjoy the quiet life of Middletown and commute to work to cities in Philadelphia and New York. Due to many work commuters the city of Middletown provides an easy access to transportation to bigger metropolitan areas. The New Castle county ranges from the southern city limits of Wilmington to the north, the Delaware River to the East, Wrangle Hill Road to the South, and Bear and Christiana to the West. Middletown is located about 25 miles south of Wilmington, situated on the Delaware River. Wilmington is the largest and most populous city in the U.S. state of Delaware.

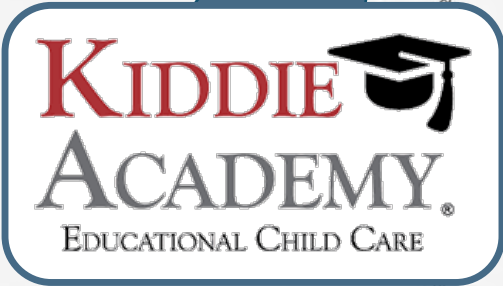
Due to the cities close proximity, Wilmington's economy affects Middletown's. Much of Wilmington's economy is based on its status as the most populous and readily accessible city in Delaware, a state that made itself attractive to corporations with business-friendly financial laws and a longstanding reputation for a fair and effective judicial system. Contributing to the economic health of the downtown and Wilmington Riverfront regions has been the presence of Wilmington Station. Wilmington has become a national financial center for the credit card industry, Wilmington's other notable industries include insurance, retail banking, and legal services. Wilmington is home to one Fortune 500 company, E.I. du Pont de Nemours and Company. Science and Technology are also thriving as companies such as Incyte and ZipCode call Wilmington home. In addition, the city is the corporate domicile of more than 50% of the publicly traded companies in the United States, and over 60% of the Fortune 500.

Middletown is near the First State National Historic Park which is a park and museum on the landmark site. The city is also near the New Castle Battery Park which is great for a riverside stroll or for a fun picnic. The county is home to the New Castle Court House Museum which is a 1732 building with state artifacts that visitors can visit and earn more about the whole county. Middletown is only about a 30 minute drive to Wilmington, which is home to numerous fun activities for families to enjoy. Wilmington is home to the Delaware Art Museum, the Brandywine Zoo, the Delaware Children's Museum, the Hagley Museum, the DuPont Building, and much more.





	3 MILES	5 MILES	10 MILES
POPULATION	14,596	44,374	153,934
AVERAGE HH INCOME	\$129,227	\$114,446	\$100,906



KIDDIE ACADEMY

TENANT PROFILE

Kiddie Academy has been shaping, fueling and nurturing children's natural curiosity since they opened the first Academy almost 40 years ago. They company has driven—through their passion for early childhood education, community commitment and Life Essentials® philosophy—to prepare children for school and for life. They are there to educate and encourage children to do more and be more—not just while they're at the academy, but outside the classroom. Kiddie Academy believes curiosity and learning generate their own momentum, and they are dedicated to developing what's unique in every child they care for.

Baltimore-based Kiddie Academy®, a nationally recognized provider of comprehensive educational child care programs, celebrates the conclusion of its most expansive year in company history. Founded in 1981 with a single location in Baltimore County, the rapidly expanding family-owned business grew to 246 locations across 29 states, including the District of Columbia, with a total of 35 Academies opened, 81 franchise agreements signed, and achieved over \$350 million in total systemwide revenue in 2019. Kiddie Academy expects to open an additional 35 franchised locations across the country by the end of 2020, bringing its total Academy locations to 280, and systemwide sales increasing by 21 percent to \$440 million. In 2019, Kiddie Academy celebrated 17 straight years on Entrepreneur Magazine's "Franchise 500" list, 4 years as one of Franchise Gator's "Top 100 Franchises" and 3 years of inclusion on Franchise Times' "Fast & Serious" list.



COMPANY TYPE
Private



FOUNDED
1981



OF LOCATIONS
246+



HEADQUARTERS
Baltimore, MD



WEBSITE
kiddieacademy.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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