

SINGLE TENANT NET LEASE

Investment Opportunity



New 20-Year Lease | \$100K+ Average Household Incomes | 3-Acre Lot Next to High Performing Publix Shopping Center



6215 U.S. Highway 17-92 | Davenport, Florida

ORLANDO MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





Davenport High School
2,481 Students

Davenport School
of the Arts

Pointe Grand
Apartment Complex
300 Units

RONALD REAGAN PKWY
29,500 VPD

DUNKIN'

DENTAL CARE
Loughman Crossing

Loughman Crossing

Publix AT&T
BO FITNESS
Great Clips® IT'S GONNA BE GREAT®
ups

BURGER KING

Walmart
Distribution Center

amazon
Warehouse

USPS.COM

DOLLAR GENERAL

MATER ACADEMY
DAVENPORT
802 Students

THE LEARNING EXPERIENCE
Academy of Early Education

O'Reilly AUTO PARTS

22,500 VPD





SITE OVERVIEW



OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Pricing	\$6,072,000
Net Operating Income	\$425,000
Cap Rate	7.00%

PROPERTY SPECIFICATIONS

Property Address	6215 U.S. Highway 17-92, Davenport, Florida 33896
Rentable Area	10,000 SF
Land Area	3.00 Acres
Year Built	2025 (Opened October 2025)
Tenant	The Learning Experience
Guaranty	Corporate - Burnoff Over 6 Year Period
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Foundation and Underground Utility Lines Only
Lease Term	20 Years
Increases	8% Every 5 Years
Options	2 (5-Year)
Rent Commencement	October 2025
Lease Expiration	October 2045

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
The Learning Experience	10,000	Oct. 2025	Oct. 2045	Current	-	\$35,417	\$425,000	2 (5-Year)
(Corporate Guaranty)				Year 6	8%	\$38,250	\$459,000	
				Year 11	8%	\$41,130	\$495,720	
				Year 16	8%	\$44,615	\$535,378	

8% Rental Increase at the Beg. of Each Option

New 20-Year Lease | Corporate Guaranty | Options To Extend | Scheduled Rental Increases | Experienced Operator

- The Learning Experience Corporate guarantees the lease for the first 6 years of the initial term
- 20 years remaining with 2 (5-year) option periods to extend
- The lease features 8% rental increases every 5 years throughout the initial term and at the beginning of each option period
- The Learning Experience is a highly-ranked early education brand with over 600 centers operating or under development across 22 states
- Large 3.00 acre lot allows for long-term viability in the real estate and future repositioning or redevelopment potential
- **This building was thoughtfully designed and constructed with adaptive re-use potential and can be backfilled or subdivided to host a wide range of tenancies**

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities (Roof, Structure, Foundation and Underground Utility Lines Only)
- Ideal, low management investment for a passive investor

Loughman Crossing | Mater Academy Davenport | High Traffic Intersection

- The subject property is located within Loughman Crossing, a Publix anchored center with other tenants including Dunkin', 7-Eleven, AT&T, Burger King, and many others
- Located in close proximity to Mater Academy Davenport, a private charter school with over 800 students
- The asset is located near the intersection of U.S. 17-92 and Ronald Reagan Parkway, which combine to average more than 52,000 vehicles passing by daily
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-mile Trade Area | High Growth Area

- More than 62,000 residents and 9,800 employees support the trade area
- \$107,984 average household income
- **Davenport is currently growing at a rate of 10.58% annually and its population has increased by 91.67% since the most recent census**

BONUS DEPRECIATION

100% Bonus Depreciation

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Most investors are unaware that single tenant retail properties offer substantial tax benefits.

Maximize Your Returns

100% bonus depreciation allows for the immediate deduction of all non-structural assets in year one of ownership that have been identified by a cost segregation study (compared with the traditional 39-year schedule for commercial buildings).

Substantial Tax Benefits

By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment.

For more information, please contact:

Tom Brodie

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Tom.Brodie@CSSIServices.com



SRS recommends that the prospective Purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of bonus depreciation.

Subject Property Example

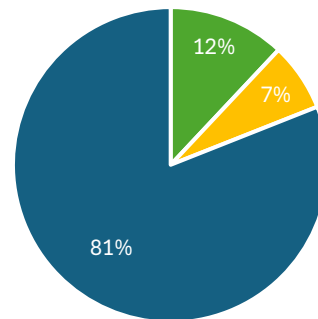
Estimated Building Cost - \$4,503,840

2026 Range of Benefits - Year of Application

	Conservative	High End
2026 Dep. - Accelerated Method	\$867,440	\$1,226,591
2026 Dep. - Straight Line Method	\$14,457	\$14,457
2026 Increased Deduction	\$852,983	\$1,212,133
2026 Tax Savings (37%)	\$315,604	\$448,489
ROI: 2026	56 : 1	80 : 1

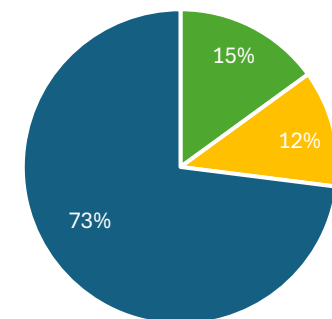
Estimated Allocation of Property

Conservative



■ 5 Year ■ 15 Year ■ 39 Year

High End



■ 5 Year ■ 15 Year ■ 39 Year

This property offers potential for **~\$1.22M** in bonus depreciation benefits!

PROPERTY PHOTOS



WATCH DRONE VIDEO



BRAND PROFILE



THE LEARNING EXPERIENCE

thelearningexperience.com

Company Type: Private

Locations: 600+

The Learning Experience is the nation's fastest-growing Academy of Early Education franchise, educating and enhancing the lives of more than 25,000 children ages 6 weeks to 6 years old each year. With more than 600 company-owned and franchise centers operating or under development across 22 states. The Learning Experience's proprietary curriculum places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.

THE LEARNING EXPERIENCE
Academy of Early Education



Source: prnewswire.com, thelearningexperience.com

PROPERTY OVERVIEW

LOCATION



Davenport, Florida
Polk County
Lakeland-Winter Haven-Orlando MSA

ACCESS



U.S. Highway 17 & 92/State Highway 600: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 17 & 92/State Highway 600: 22,500 VPD
Ronald Reagan Parkway: 29,500 VPD
Interstate 4/State Highway 400: 140,500 VPD

IMPROVEMENTS



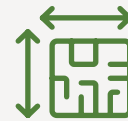
There is approximately 10,000 SF of existing building area

PARKING



There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 4.5 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 2726127035080000080
Acres: 3.00 Acres

CONSTRUCTION



Year Built: 2025

ZONING



CACX

LOCATION MAP

2025 Estimated Population

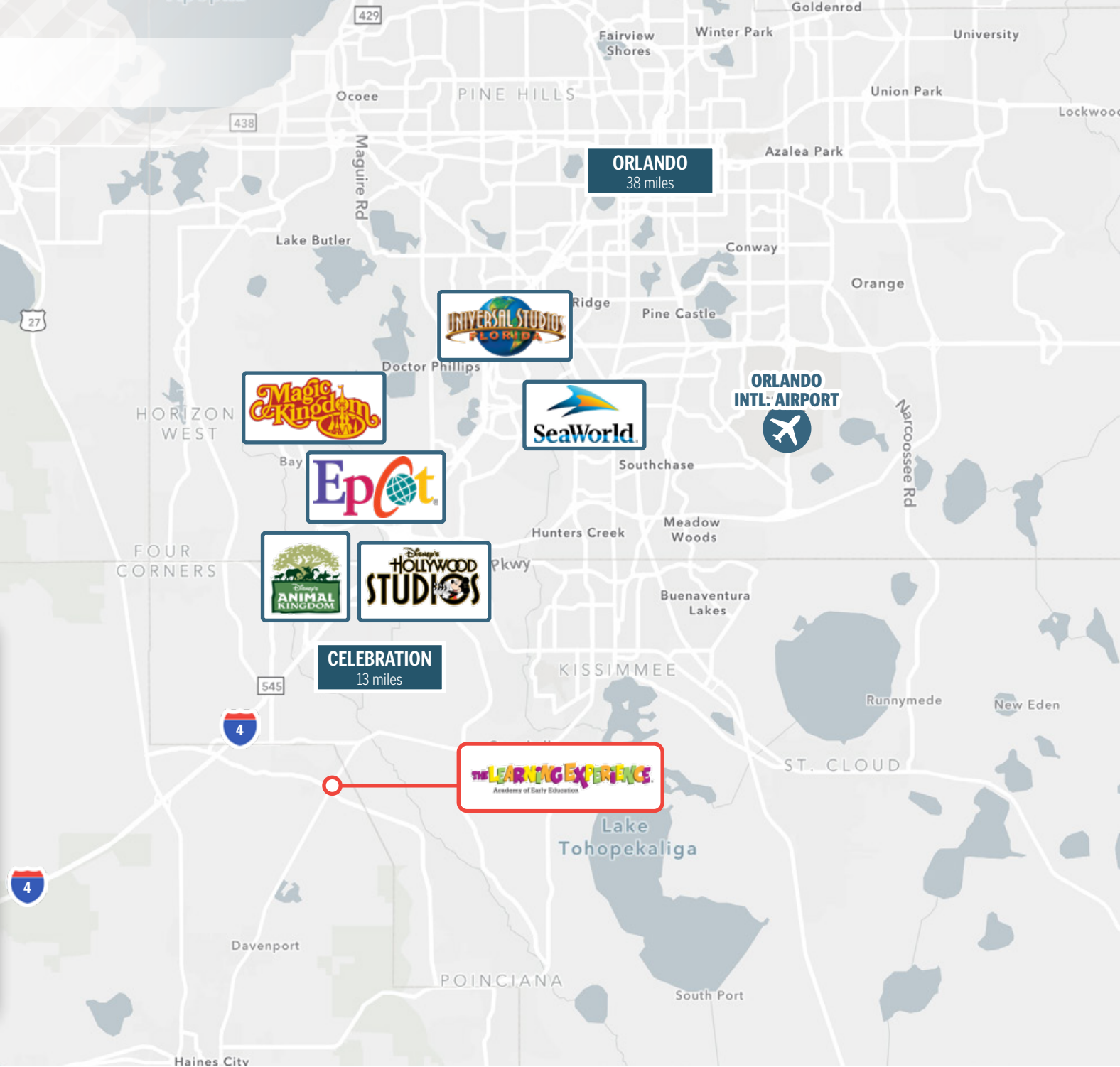
1 Mile	3,922
3 Miles	29,095
5 Miles	62,031

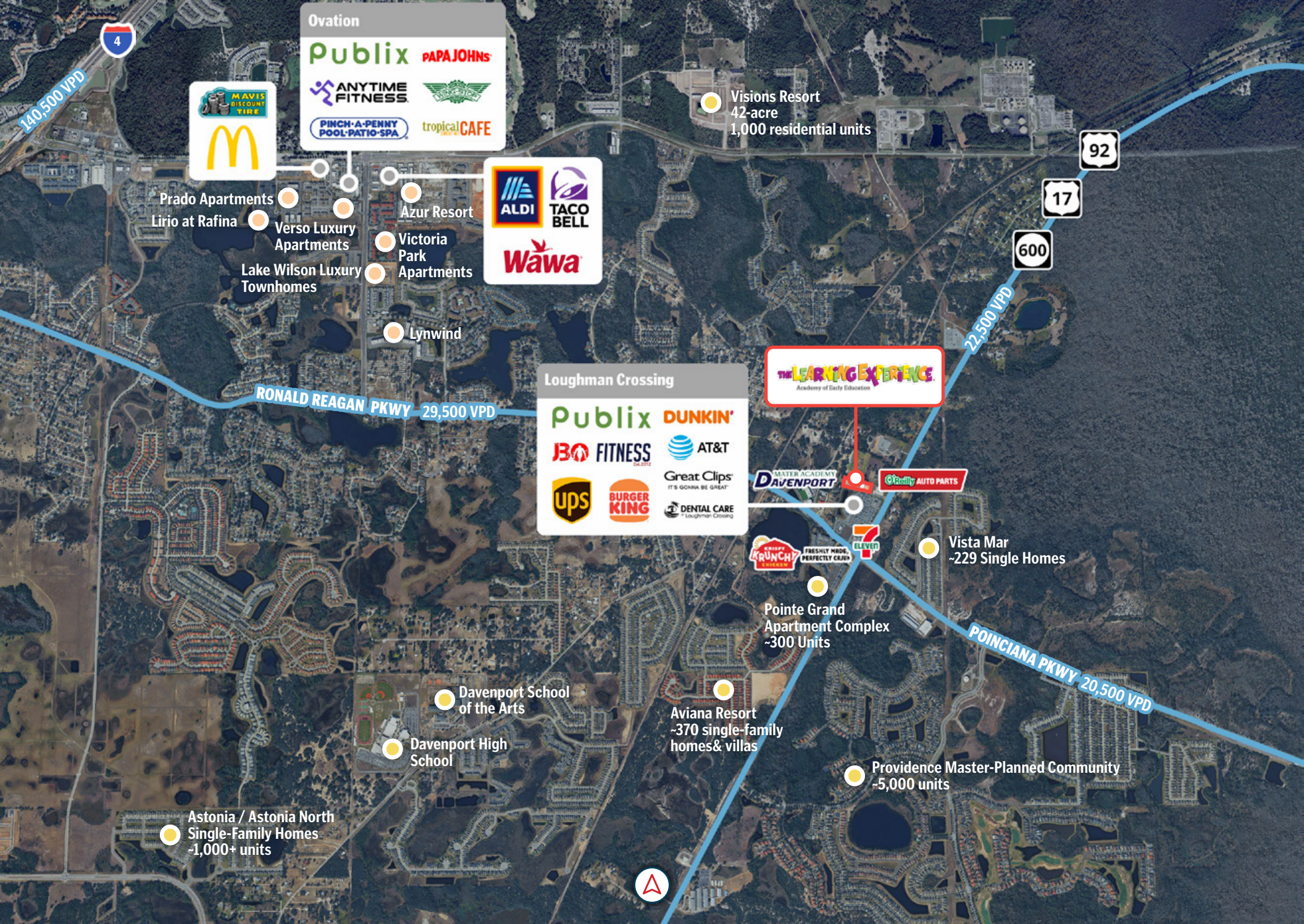
2025 Average Household Income

1 Mile	\$99,287
3 Miles	\$101,633
5 Miles	\$107,984

2025 Estimated Total Employees

1 Mile	233
3 Miles	2,571
5 Miles	9,846







AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,922	29,095	62,031
2030 Projected Population	4,446	35,369	72,876
2025 Median Age	36.5	36.7	38.6
Households & Growth			
2025 Estimated Households	1,274	10,449	22,479
2030 Projected Households	1,457	12,842	26,550
Income			
2025 Estimated Average Household Income	\$99,287	\$101,633	\$107,984
2025 Estimated Median Household Income	\$87,116	\$84,162	\$85,521
Businesses & Employees			
2025 Estimated Total Businesses	44	383	1,109
2025 Estimated Total Employees	233	2,571	9,846



DAVENPORT, FLORIDA

Davenport is a city in Polk County, Florida, United States. The City of Davenport had a population of 13,090 as of July 1, 2025. While the city of Davenport itself is very small, the area north of the city close to Interstate 4 and US 27 is experiencing explosive growth. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area.

The largest sector of industry and employment in Davenport is accommodation and food service, most of which are restaurants located along US 27. The accommodation and food source sector are followed by Retail Trade. The growing amount of manufacturing warehouses and distribution centers will soon take over Davenport's industry and economy. This large industrial center at the corner of US 27 and Deen Still Road is a large contribution to the recent exponential development of Davenport, including the 270,000 square foot Amazon sorting facility, MC05. Some other distributions and large-scale warehouses include Huttig Building Products, CTDI (global engineering, repair, and logistics), Kuehne & Nagel (freight forwarding services), Best Buy Distribution Center, and Exel (freight forwarding services).

Davenport is a vacation destination in northeastern Polk County that is popular because of its close proximity to the Walt Disney World theme park. Davenport has its own attractions that should not be missed. Visit Lake Kissimmee State Park and partake in nature trails, horse trails, and boating activities. Play a round on one of Davenport's two large golf courses: the Highlands Reserve Golf Club and the Ridgewood Lakes Golf & Country Club.

The nearest airport to Davenport is Orlando International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



OF GOING THE EXTRA MILE

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