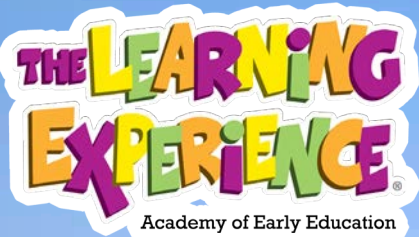


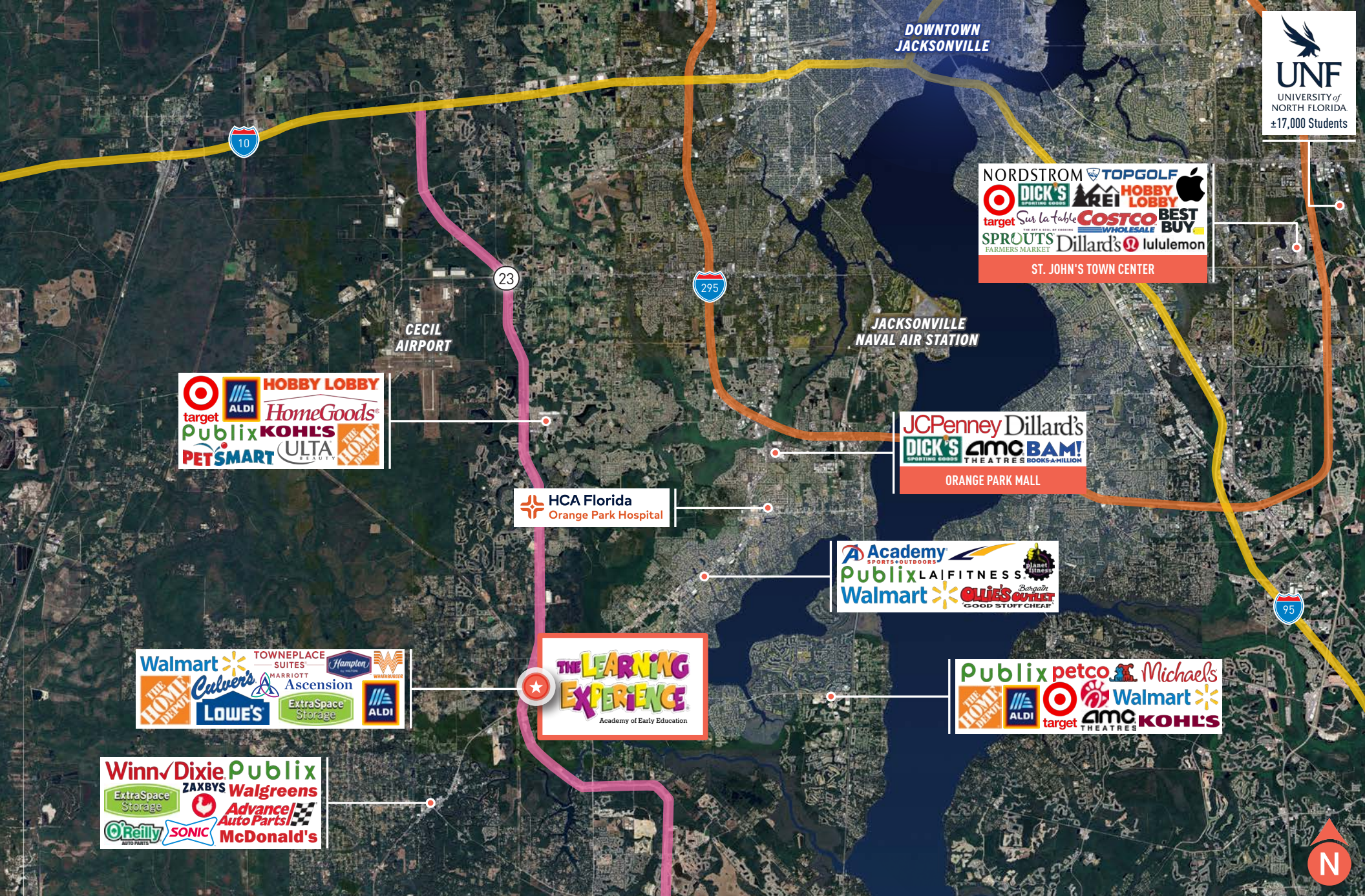
THE LEARNING EXPERIENCE

3758 JACOBS XING, MIDDLEBURG, FL 32068



OFFERING MEMORANDUM

Marcus & Millichap



ST. JOHN'S TOWN CENTER

NORDSTROM TOPGOLF
 target DICK'S SPORTING GOODS HOBBY LOBBY Apple
 Sur la table COSTCO BEST BUY
 SPROUTS FARMERS MARKET Dillard's lululemon

CECIL AIRPORT

target ALDI HOBBY LOBBY
 Publix HomeGoods
 KOHL'S ULTA BEAUTY
 PETSMART THE HOME DEPOT

ORANGE PARK MALL

JCPenney Dillard's
 DICK'S SPORTING GOODS AMC BAM! THEATRES BOOKS-A-MILLION

HCA Florida
Orange Park Hospital

Academy Planet Fitness
 Publix LA FITNESS
 Walmart CLUE'S OUTLET BARGAIN GOOD STUFF CHEAP

THE LEARNING EXPERIENCE
Academy of Early Education

Walmart TOWNEPLACE SUITES Hampton
 The Home Depot Culver's MARRIOTT Ascension WHATABurger
 Lowe's ExtraSpace Storage ALDI

Publix petco Michaels
 The Home Depot ALDI target AMC KOHL'S

Winn-Dixie Publix
 ExtraSpace Storage ZAXBYS Walgreens
 O'Reilly Auto Parts Advance Auto Parts
 SONIC McDonald's



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap

23 14,000 CPD
STATE ROUTE 23 N

21 64,500 CPD
BLANDING BLVD

Winn-Dixie

WING STOP
MATTRESS Warehouse
FIREHOUSE SUBS

ASCEND
CLAY TOWN CENTER
300 Apartment Homes

TSC TRACTOR SUPPLY CO
U-HAUL

ANNUNCIATION CATHOLIC SCHOOL
±340 Students

THE LEARNING EXPERIENCE
Academy of Early Education

LOWE'S

Ascension
COUNTY HOSPITAL
134 Beds

THE HOME DEPOT

TSC TRACTOR SUPPLY CO

ALDI

Walmart
Supercenter

WHATABURGER
tropical SMOOTHIE CAFE

COPPERGATE ELEMENTARY SCHOOL
±605 Students

DOLLAR GENERAL

RIDEOUT ELEMENTARY SCHOOL
±700 Students



Executive Summary

3758 Jacobs Xing, Middleburg, FL 32068

FINANCIAL SUMMARY

| | |
|---------------|--------------------|
| Price | \$6,153,846 |
| Cap Rate | 6.50% |
| Building Size | 10,000 SF |
| Net Cash Flow | 6.50% \$400,000 |
| Year Built | 2026 |
| Lot Size | 1.52 Acres |

LEASE SUMMARY

| | |
|------------------------------|-------------------------|
| Lease Type | Double-Net (NN) Lease |
| Tenant | The Learning Experience |
| Guarantor | Corporate* |
| Est. Lease Commencement Date | September 2026 |
| Est. Lease Expiration Date | September 2041 |
| Lease Term | 15 Years |
| Rental Increases | 6% Every 5 Years |
| Renewal Options | 2, 5 Year Options |

FOOTNOTE:

*Corporate Guaranty shall be limited to a maximum liability of \$800,000 in the aggregate. This maximum amount shall be reduced by \$134,000 on each anniversary of the Effective Date.

ANNUALIZED OPERATING DATA

| Lease Years | Annual Rent | Cap Rate |
|--------------------------|--------------------|-----------------|
| Years 1 - 5 | \$400,000.00 | 6.50% |
| Years 6 - 10 | \$424,000.00 | 6.89% |
| Years 11 - 15 | \$449,440.00 | 7.30% |
| Renewal Options | Annual Rent | Cap Rate |
| Option 1 (Years 16 - 20) | \$476,406.40 | 7.74% |
| Option 2 (Years 21 - 25) | \$504,990.78 | 8.21% |

| | |
|-----------------------------|------------------------|
| Base Rent | \$400,000 |
| Net Operating Income | \$400,000 |
| Total Return | 6.50% \$400,000 |





ANNUNCIATION CATHOLIC SCHOOL
±340 Students

ASSISTED LIVING FACILITY

CHURCH

21 **64,500 CPD**
BLANDING BLVD

ATLANTIC SELF STORAGE

MACIE CREEK APARTMENTS

TSC TRACTOR SUPPLY CO

ExtraSpace Storage

ASCEND
CLAY TOWN CENTER
300 Apartment Homes

7-Eleven

ALDI

URGENT CARE

Chick-fil-&

LOWE'S

ExtraSpace Storage

THE LEARNING EXPERIENCE
Academy of Early Education

THE CLAY TOWN CENTER MEDICAL PARK

Hampton
by HILTON





Culver's

Tires Plus

URGENT CARE

Auto Zone

21 64,500 CPD
BLANDING BLVD

23 14,000 CPD
STATE ROUTE 23 N

Walmart Supercenter

HEARTLAND

WHATABURGER

THE HOME DEPOT

Pep Boys
Auto Service & Tires

PB

tropical SMOOTHIE CAFE
Davita
AT&T MATTRESS FIRM

DOLLAR TREE

Ascension COUNTY HOSPITAL
134 Beds

THE LEARNING EXPERIENCE
Academy of Early Education

14,000 CPD
BRANAN FIELD RD

Optimal Imaging

ExtraSpace Storage

Hampton
by HILTON

THE CLAY TOWN CENTER MEDICAL PARK



 **Ascension**
COUNTY HOSPITAL
134 Beds

 **Walmart**
Supercenter

23 **14,000 CPD**
STATE ROUTE 23 N

MATTRESS Warehouse 
FIREHOUSE SUBS 

14,000 CPD
BRANAN FIELD RD

Optimal Imaging

 **Hampton**
by HILTON

THE LEARNING EXPERIENCE
Academy of Early Education

THE CLAY TOWN CENTER MEDICAL PARK

 **ExtraSpace**
Storage



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand-New 15-Year Corporate Lease**
- » 6% Rental Increases Every 5 Years With Multiple Renewal Options
- » **The Learning Experience is One of the Fastest-Growing Early Childhood Education Franchisors in the U.S. with 600 Centers Open or Under Development**
- » Situated within Clay Town Center, a Mixed-Use Development with Retail, Hotels, Restaurants, Professional Offices, Residential, and Self-Storage
- » **91,559 Residents within a 5-Mile Radius - Growing Trade Area in the Jacksonville MSA**
- » Surrounded by National Tenants: Walmart, Lowe's, ALDI, The Home Depot, and More
- » **Average Household Income Exceeds \$115,000 Within 5 Miles**
- » Across from Ascension St. Vincent's Clay County, a Full-Service 134-Bed Hospital



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

| | | | |
|--------------------|-------|--------|--------|
| 2030 Projection | 5,931 | 35,587 | 96,889 |
| 2025 Estimate | 5,570 | 33,611 | 91,559 |
| Growth 2025 - 2030 | 6.47% | 5.88% | 5.82% |

Households

| | | | |
|--------------------|-------|--------|--------|
| 2030 Projections | 2,290 | 13,080 | 35,199 |
| 2025 Estimate | 2,122 | 12,310 | 33,183 |
| Growth 2025 - 2030 | 7.93% | 6.26% | 6.08% |

Income

| | | | |
|------------------------------------|----------|-----------|-----------|
| 2025 Est. Average Household Income | \$88,232 | \$108,068 | \$115,259 |
| 2025 Est. Median Household Income | \$85,377 | \$96,526 | \$102,255 |

Tenant Overview



Academy of Early Education



DEERFIELD BEACH, FLORIDA

Headquarters



THELEARNINGEXPERIENCE.COM

Website



600+

Centers Open or Under Development



2002

Founded

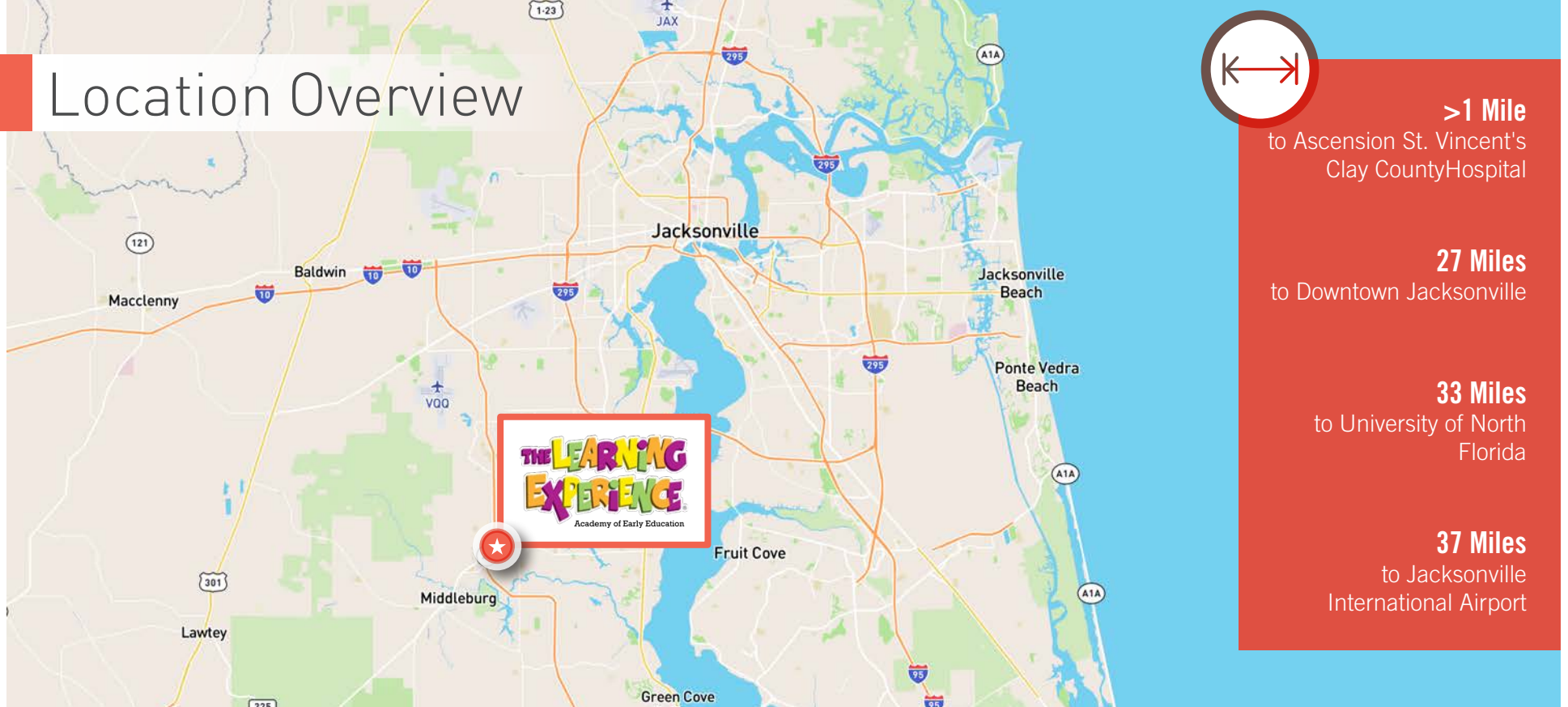
The Learning Experience ("TLE") is one of the fastest-growing early childhood education franchisors in the U.S. With more than 40 years of experience developing best-in-class childcare brands, the Weissman family founded TLE in 2002. Currently, TLE has roughly 600 centers open or under development. In 2020, TLE opened its first United Kingdom location as part of a strategic growth plan to expand the TLE footprint to 70+ centers in the U.K. over the next five years and grow its global presence. TLE serves 50,000 students daily and collaborates with 1,000 corporate partners. The company's 2023 system-wide sales totaled \$700 million. System-wide sales growth between 2018 and 2023 is projected to be 22%.

TLE locations feature approximately 10,000 square-foot centers with separate classrooms specifically designed to meet the needs of children of all ages, as well as spacious, fenced-in playgrounds with designated areas for infants, toddlers, and preschoolers. For the last 10 years, TLE has partnered with Make-A-Wish Southern Florida to teach its children the value of kindness and generosity in class, at home, and in their communities through its philanthropy curriculum.

Property Photos



Location Overview



Middleburg is a community in Clay County, Florida, located 26 miles southwest of downtown Jacksonville and 16 miles northwest of Green Cove Springs, the county seat of Clay County. Part of the Jacksonville metropolitan area, Middleburg is home to roughly 13,000 residents.

JACKSONVILLE METROPOLITAN AREA

The Jacksonville metro is in the northeastern corner of Florida, just south of the Georgia border. It is composed of five counties, with the Atlantic Ocean providing its eastern border. Jacksonville's access to road, rail, sea and air transportation has made it an intermodal hub for the Southeast. JAXPORT is one of the largest ports in the region and is equipped to handle cargo, as well as cruise ships and the local ferry service. Naval Air Station Jacksonville and Naval Station Mayport contribute to a strong military presence in the market.

The metro houses 1.7 million people, with almost 986,000 residents in the city of Jacksonville. No other city in the market contains more than 50,000 citizens, though suburbs in St. Johns County, such as Fruit Cove and Palm Valley, have been growing rapidly in recent years. The metro is projected to add roughly 111,000 people through 2029, resulting in the formation of about 47,000 households. In past decades, the metro's population growth has outpaced that of the nation, a trend projected to continue over the next five years.

The metro is home to four Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial, CSX Corp. and Landstar System. A lower cost of doing business than other nearby cities and a skilled labor pool help draw relocating and expanding companies to the region. Institutes of higher education in the area include Florida State College and the University of North Florida.

[exclusively listed by]

Zack House

Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Ryan Nee

Broker of Record
Marcus & Millichap Real Estate
Investment Services of Florida, Inc.
(954) 245-3400
Lic #: BK3154667

For financing options, please reach out to:

JOSH SCIOTTO

602-687-6647

josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

Marcus & Millichap

Offices Nationwide
www.marcusmillichap.com