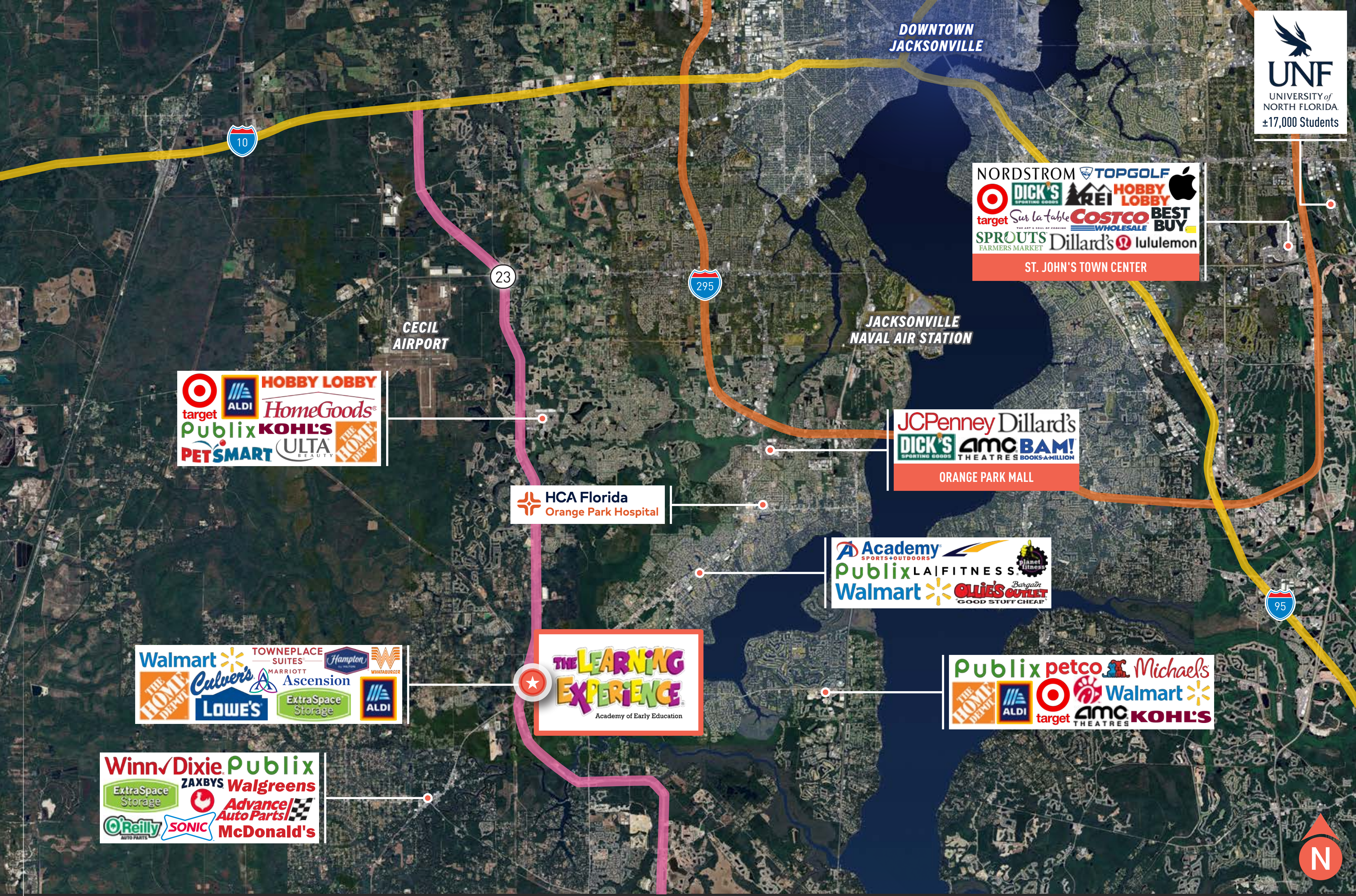
THE LEARNING EXPERIENCE

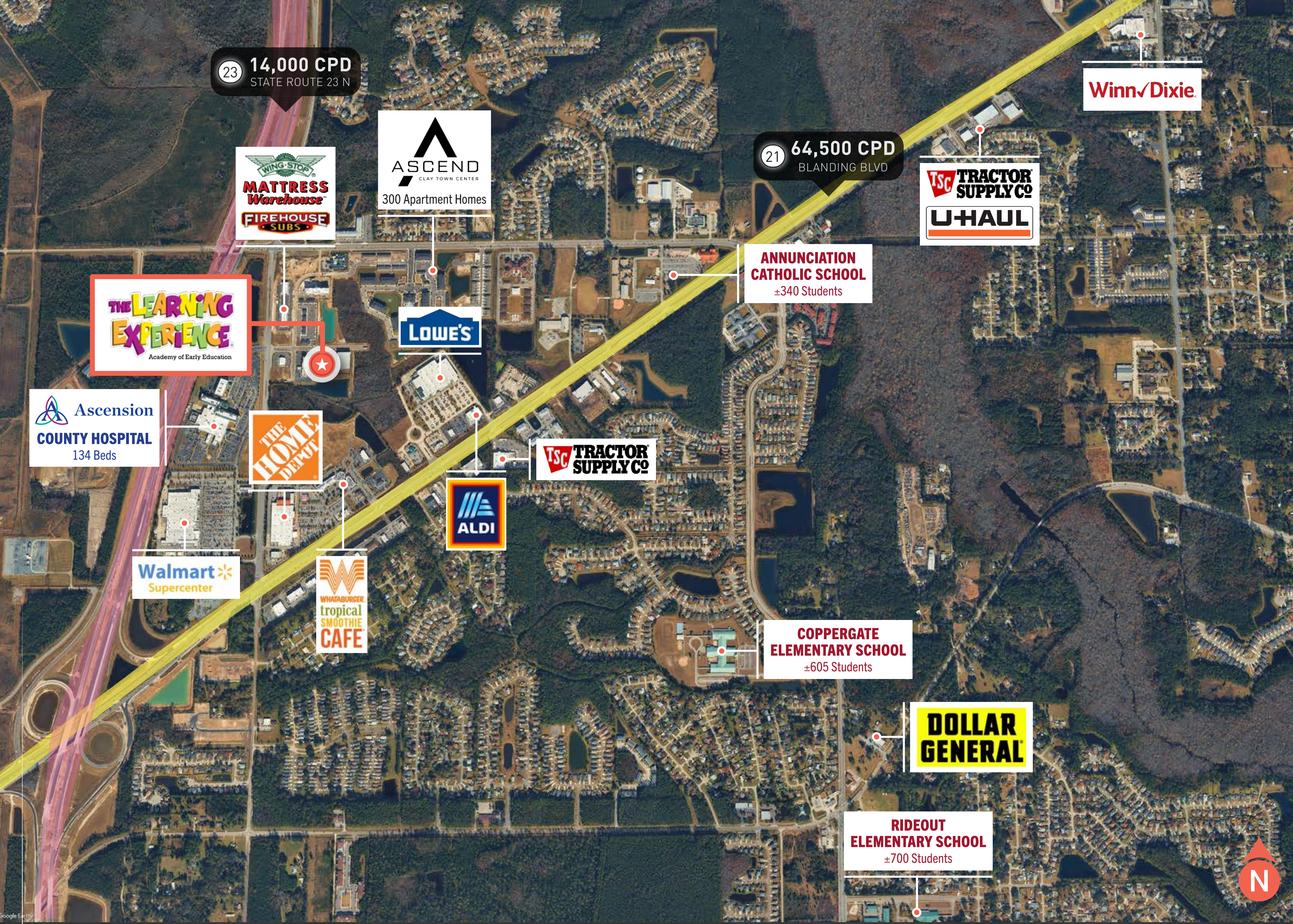
3758 JACOBS XING, MIDDLEBURG, FL 32068

Construction as of July 30, 2026
Est. Completion September

OFFERING MEMORANDUM

Marcus & Millichap


DOWNTOWN JACKSONVILLE
UNF
UNIVERSITY of NORTH FLORIDA
±17,000 Students
10
23
295
95
NORDSTROM
TOPGOLF
target
DICK'S SPORTING GOODS
REI
HOBBY LOBBY
Sur la table
COSTCO WHOLESALE
BEST BUY
SPROUTS FARMERS MARKET
Dillard's
lululemon
ST. JOHN'S TOWN CENTER
CECIL AIRPORT
JACKSONVILLE NAVAL AIR STATION
target
ALDI
HOBBY LOBBY
HomeGoods
Publix
KOHL'S
PETSMART
ULTA BEAUTY
THE HOME DEPOT
JCPenney
Dillard's
DICK'S SPORTING GOODS
AMC THEATRES
BAM! BOOKS-A-MILLION
ORANGE PARK MALL
HCA Florida
Orange Park Hospital
Academy SPORTS + OUTDOORS
Publix
LA FITNESS
planet fitness
Walmart
OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP
Walmart
TOWNEPLACE SUITES MARRIOTT
Hampton
WHATABURGER
THE HOME DEPOT
Culver's
Ascension
LOWE'S
ExtraSpace Storage
ALDI
THE LEARNING EXPERIENCE
Academy of Early Education
Publix
petco
Michaels
THE HOME DEPOT
ALDI
target
Walmart
AMC THEATRES
KOHL'S
Winn Dixie
Publix
ExtraSpace Storage
ZAXBYS
Walgreens
Advance Auto Parts
O'Reilly AUTO PARTS
SONIC
McDonald's
N


23 14,000 CPD
STATE ROUTE 23 N
21 64,500 CPD
BLANDING BLVD
WING STOP
MATTRESS Warehouse
FIREHOUSE SUBS
ASCEND
CLAY TOWN CENTER
300 Apartment Homes
Winn Dixie
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
TRACTOR SUPPLY CO
ALDI
Walmart
Supercenter
WHATABURGER
tropical SMOOTHIE CAFE
COPPERGATE ELEMENTARY SCHOOL
±605 Students
DOLLAR GENERAL
RIDEOUT ELEMENTARY SCHOOL
±700 Students
N

Executive Summary

3758 Jacobs Xing, Middleburg, FL 32068

FINANCIAL SUMMARY

Price	**$5,925,000**
Cap Rate	6.75%
Building Size	10,000 SF
Net Cash Flow	6.75% $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	6.75%
Years 6 - 10	$424,000.00	7.16%
Years 11 - 15	$449,440.00	7.59%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (Years 16 - 20)	$476,406.40	8.04%
Option 2 (Years 21 - 25)	$504,990.78	8.52%

Base Rent	**$400,000**
Net Operating Income	**$400,000**
Total Return	**6.75% $400,000**


ANNUNCIATION CATHOLIC SCHOOL
±340 Students
ASSISTED LIVING FACILITY
CHURCH
21 64,500 CPD
BLANDING BLVD
ATLANTIC SELF STORAGE
MACIE CREEK APARTMENTS
TRACTOR SUPPLY CO
ExtraSpace Storage
ASCEND
CLAY TOWN CENTER
300 Apartment Homes
ALDI
URGENT CARE
LOWE'S
Chick-fil-A
ExtraSpace Storage
THE LEARNING EXPERIENCE
Academy of Early Education
THE CLAY TOWN CENTER MEDICAL PARK
Hampton by HILTON
N

14,000 CPD
STATE ROUTE 23 N
64,500 CPD
BLANDING BLVD
URGENT CARE
Walmart Supercenter
Culver's
TIRES PLUS
Auto Zone
THE HOME DEPOT
HEARTLAND
WHATABURGER
Pep Boys Auto Service & Tires
PB
tropical SMOOTHIE CAFE
DaVita
MATTRESS FIRM
AT&T
DOLLAR TREE
Ascension
COUNTY HOSPITAL
134 Beds
14,000 CPD
BRANAN FIELD RD
THE LEARNING EXPERIENCE
Academy of Early Education
Optimal Imaging
Hampton by HILTON
ExtraSpace Storage
THE CLAY TOWN CENTER MEDICAL PARK
N


Ascension
COUNTY HOSPITAL
134 Beds
Walmart
Supercenter
23 14,000 CPD
STATE ROUTE 23 N
14,000 CPD
BRANAN FIELD RD
MATTRESS Warehouse
WING STOP
FIREHOUSE SUBS
Domino's
Optimal Imaging
Hampton by HILTON
THE CLAY TOWN CENTER MEDICAL PARK
THE LEARNING EXPERIENCE
Academy of Early Education
ExtraSpace Storage
N

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-feet 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

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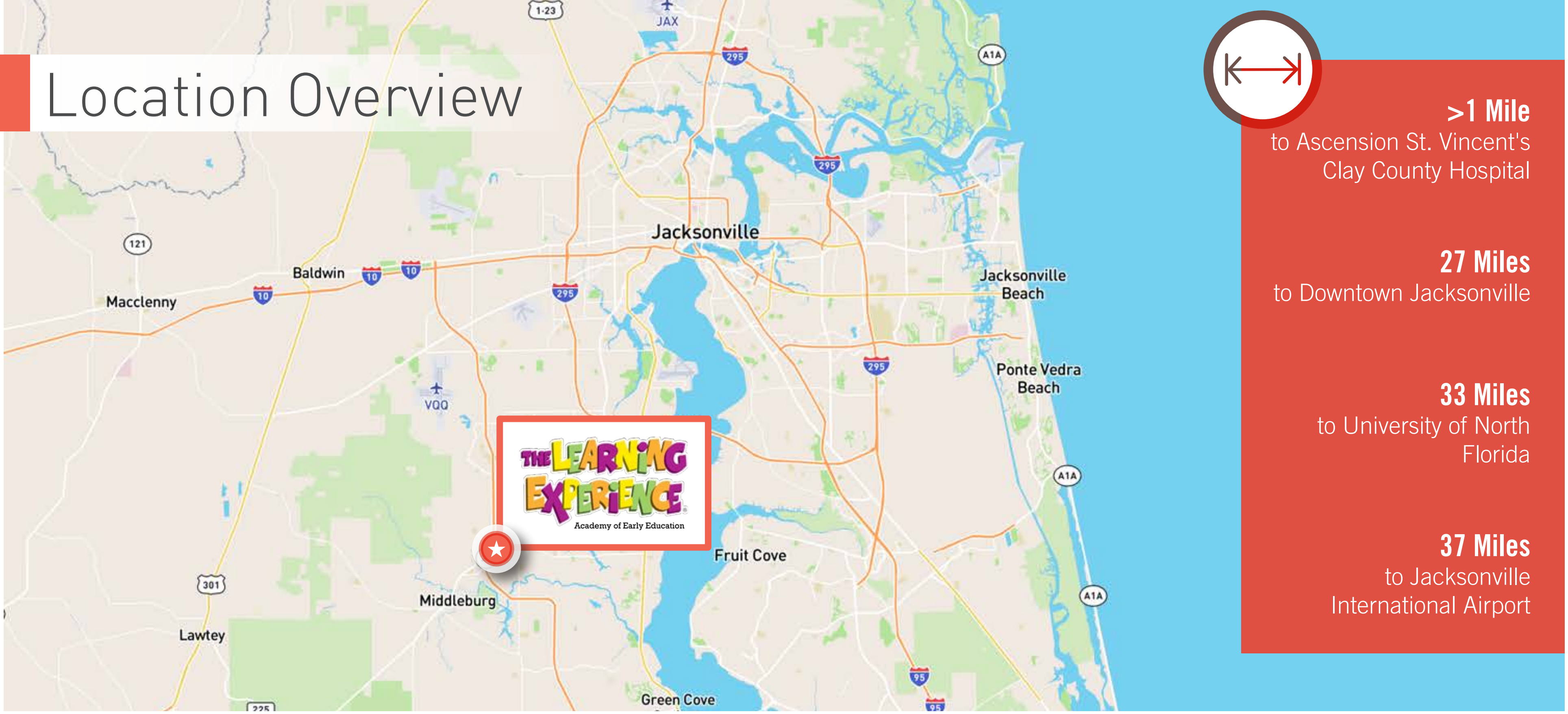
Location Overview



>1 Mile
to Ascension St. Vincent's Clay County Hospital

27 Miles
to Downtown Jacksonville

33 Miles
to University of North Florida

37 Miles
to Jacksonville International Airport

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]

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