

# THE LEARNING EXPERIENCE

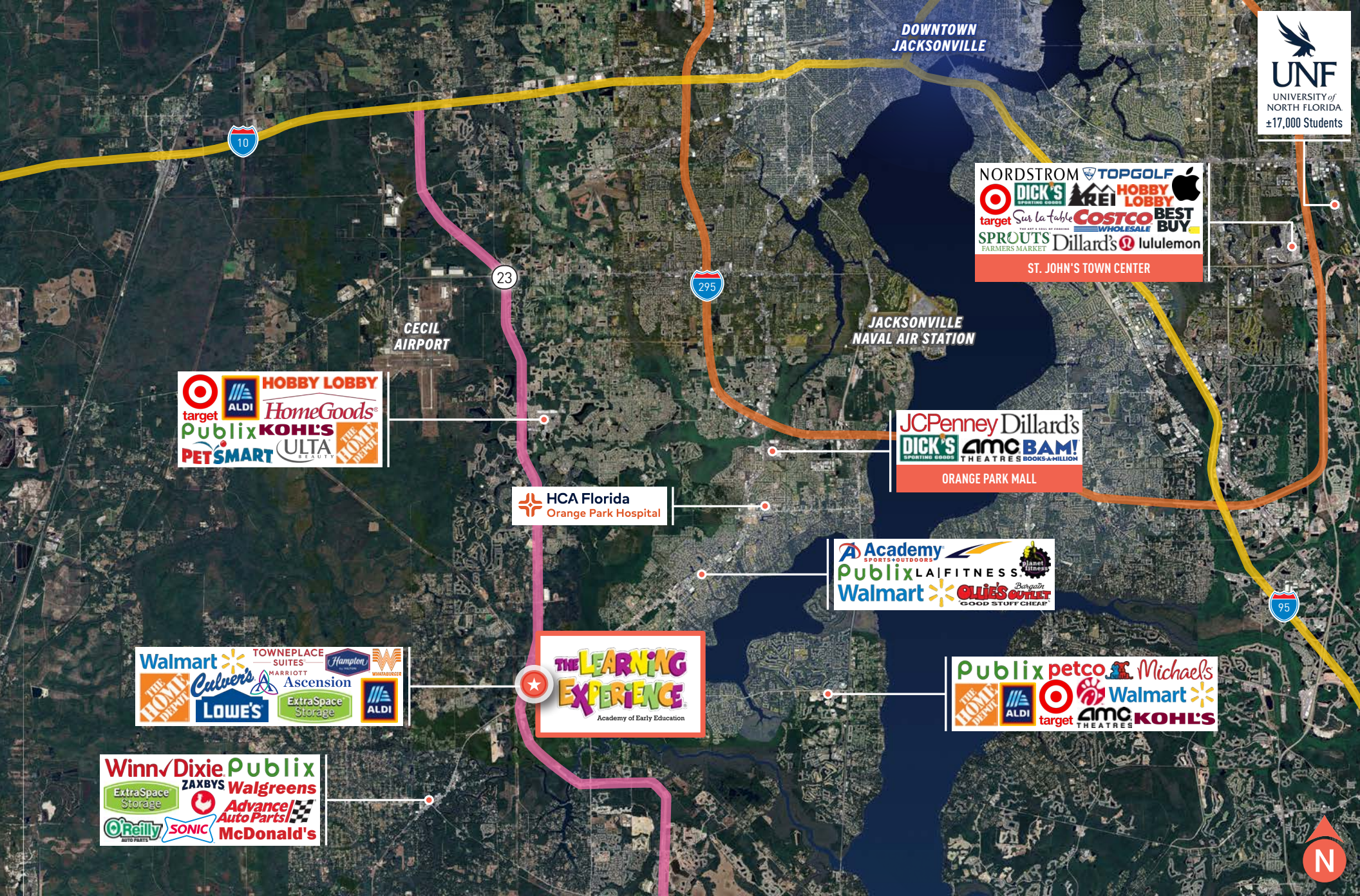
3758 JACOBS XING, MIDDLEBURG, FL 32068



Construction as of July 30, 2026  
Est. Completion September

OFFERING MEMORANDUM

Marcus & Millichap



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23 14,000 CPD  
STATE ROUTE 23 N

Winn/Dixie

21 64,500 CPD  
BLANDING BLVD

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

|               |                    |
|---------------|--------------------|
| <b>Price</b>  | <b>\$5,925,000</b> |
| 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

| <b>Lease Years</b>       | <b>Annual Rent</b> | <b>Cap Rate</b> |
|--------------------------|--------------------|-----------------|
| Years 1 - 5              | \$400,000.00       | 6.75%           |
| Years 6 - 10             | \$424,000.00       | 7.16%           |
| Years 11 - 15            | \$449,440.00       | 7.59%           |
| <b>Renewal Options</b>   | <b>Annual Rent</b> | <b>Cap Rate</b> |
| Option 1 (Years 16 - 20) | \$476,406.40       | 8.04%           |
| Option 2 (Years 21 - 25) | \$504,990.78       | 8.52%           |

|                             |                        |
|-----------------------------|------------------------|
| <b>Base Rent</b>            | <b>\$400,000</b>       |
| <b>Net Operating Income</b> | <b>\$400,000</b>       |
| <b>Total Return</b>         | <b>6.75% \$400,000</b> |





**ANNUNCIATION  
CATHOLIC SCHOOL**  
±340 Students

**ASSISTED LIVING  
FACILITY**

**CHURCH**

**64,500 CPD**  
BLANDING BLVD

**ATLANTIC  
SELF STORAGE**

**MACIE CREEK**  
APARTMENTS

**TRACTOR  
SUPPLY CO**

**ExtraSpace  
Storage**

**ASCEND**  
CLAY TOWN CENTER  
300 Apartment Homes

**SEVEN ELEVEN**

**ALDI**

**URGENT  
CARE**

**Chick-fil-A**

**LOWE'S**

**ExtraSpace  
Storage**

**THE CLAY TOWN  
CENTER MEDICAL PARK**

**THE LEARNING  
EXPERIENCE**  
Academy of Early Education

**Hampton**  
by HILTON

**N**



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  
AT&T

THE LEARNING EXPERIENCE  
Academy of Early Education

DOLLAR TREE

Ascension  
COUNTY HOSPITAL  
134 Beds

14,000 CPD  
BRANAN FIELD RD

Optimal Imaging

ExtraSpace Storage

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

**14,000 CPD**  
BRANAN FIELD RD

**MATTRESS Warehouse**  
**FIREHOUSE SUBS**  
**WING STOP**  
**Domino's**

**Hampton**  
by HILTON

**Optimal Imaging**

**THE LEARNING EXPERIENCE**  
Academy of Early Education

**ExtraSpace Storage**

**THE CLAY TOWN CENTER MEDICAL PARK**



# 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



**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%.

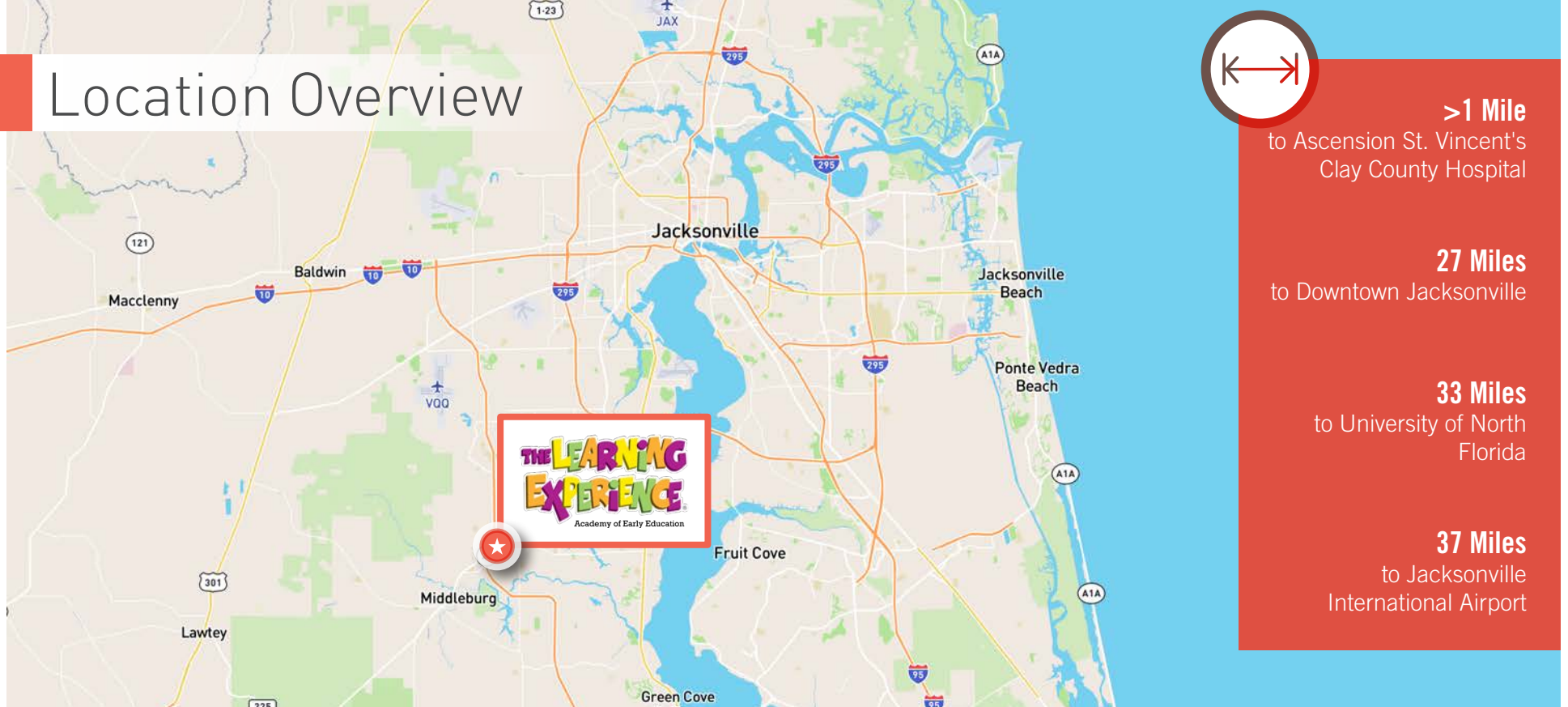
TLE locations feature approximately 10,000 square-foot centers with separate classrooms specifically designed to meet the needs of children of all ages, as well as spacious, fenced-in playgrounds with designated areas for infants, toddlers, and preschoolers. For the last 10 years, TLE has partnered with 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

*Construction as of July 30, 2026, Est. Completion September*



# 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.

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