

Offering Memorandum



2220 64th St. SW

Byron Center, MI, 49315

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Executive Summary

2220 64th St. SW, Byron Center, MI 49315



Offering Summary

Sale Price	\$5,000,000
Building Size	10,000 SF
Available SF	10,000 SF
Lot Size	0.83 Acres
Price/SF	\$500,000
Cap Rate	7%
NOI	\$350,000

Property Overview

America's #1 fastest growing child care franchise.

Property Highlights

- 15-year initial base term lease
- Two 5-year options to extend
- NNN lease type
- 8% rental increases every 5 years
- Brand New Construction- estimated completion December of 2023
- Occupancy began May 1st, 2024

Executive Summary

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Property Description

America's #1 fastest growing child care franchise.

Amazing brand dedicated to making a positive difference in children's lives as they learn and grow.

Over 600 centers open or under development.

Proven track record of success.

Location Description

Located in Byron Center, Michigan.

Exterior Photos

2220 64th St. SW, Byron Center, MI 49315



Exterior Photos

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About the Learning Experience



2220 64th St. SW, Byron Center, MI 49315



Property Highlights

- Their mission is to make a positive difference in the lives of children, families, and communities. They make early education joyful, fun and engaging so children are happy and excited to learn.
- The Learning Experience franchise is the fastest growing Academy of Early Education in the Nation.
- The Learning experience is constantly expanding and looking for more places to grow. There are over 600 centers open or under development.
- Becoming a TLE franchise owner is not only a smart move but it is a safe one. This company has demonstrated success and lasting growth. Early childhood education has grown dramatically over the past years.
- The learning experience franchise is constantly evolving and a fully supported business.
- Positively impacting the lives of children throughout the country.
- A unique model of real estate compared to other industries. These properties are strategically chosen cities and locations.



Floor Plan

2220 64th St. SW, Byron Center, MI 49315



FLOOR PLAN



Site Plan

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Financial Summary



2220 64th St. SW, Byron Center, MI 49315

Investment Overview

Price	\$5,000,000
Price Per SF	\$500
CAP Rate	7%

Operating Data

Net Operating Income	\$350,000
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Rent Schedule

2220 64th St. SW, Byron Center, MI 49315

g) Initial Term Base Rent:

Year	Rent Sq Ft	Annual Rent	Monthly	Increase
1	*\$35.00	*\$350,000.00	*\$29,166.67	*0.00%
2	\$35.00	\$350,000.00	\$29,166.67	0.00%
3	\$35.00	\$350,000.00	\$29,166.67	0.00%
4	\$35.00	\$350,000.00	\$29,166.67	0.00%
5	\$35.00	\$350,000.00	\$29,166.67	0.00%
6	\$37.80	\$378,000.00	\$31,500.00	8.00%
7	\$37.80	\$378,000.00	\$31,500.00	0.00%
8	\$37.80	\$378,000.00	\$31,500.00	0.00%
9	\$37.80	\$378,000.00	\$31,500.00	0.00%
10	\$37.80	\$378,000.00	\$31,500.00	0.00%
11	\$40.82	\$408,240.00	\$34,020.00	8.00%
12	\$40.82	\$408,240.00	\$34,020.00	0.00%
13	\$40.82	\$408,240.00	\$34,020.00	0.00%
14	\$40.82	\$408,240.00	\$34,020.00	0.00%
15	\$40.82	\$408,240.00	\$34,020.00	0.00%

Subject to Section 3.2

(h) Option Term Base Rent:

Year	Rent Sq Ft	Annual Rent	Monthly	Increase
Option Term #1				
16	\$44.09	\$440,899.20	\$36,741.60	8.00%
17	\$44.09	\$440,899.20	\$36,741.60	0.00%
18	\$44.09	\$440,899.20	\$36,741.60	0.00%
19	\$44.09	\$440,899.20	\$36,741.60	0.00%
20	\$44.09	\$440,899.20	\$36,741.60	0.00%
Option Term #2				
21	\$47.62	\$476,171.14	\$39,680.93	8.00%
22	\$47.62	\$476,171.14	\$39,680.93	0.00%
23	\$47.62	\$476,171.14	\$39,680.93	0.00%
24	\$47.62	\$476,171.14	\$39,680.93	0.00%
25	\$47.62	\$476,171.14	\$39,680.93	0.00%

City Information

2220 64th St. SW, Byron Center, MI 49315

Location Description

Byron Center, Michigan

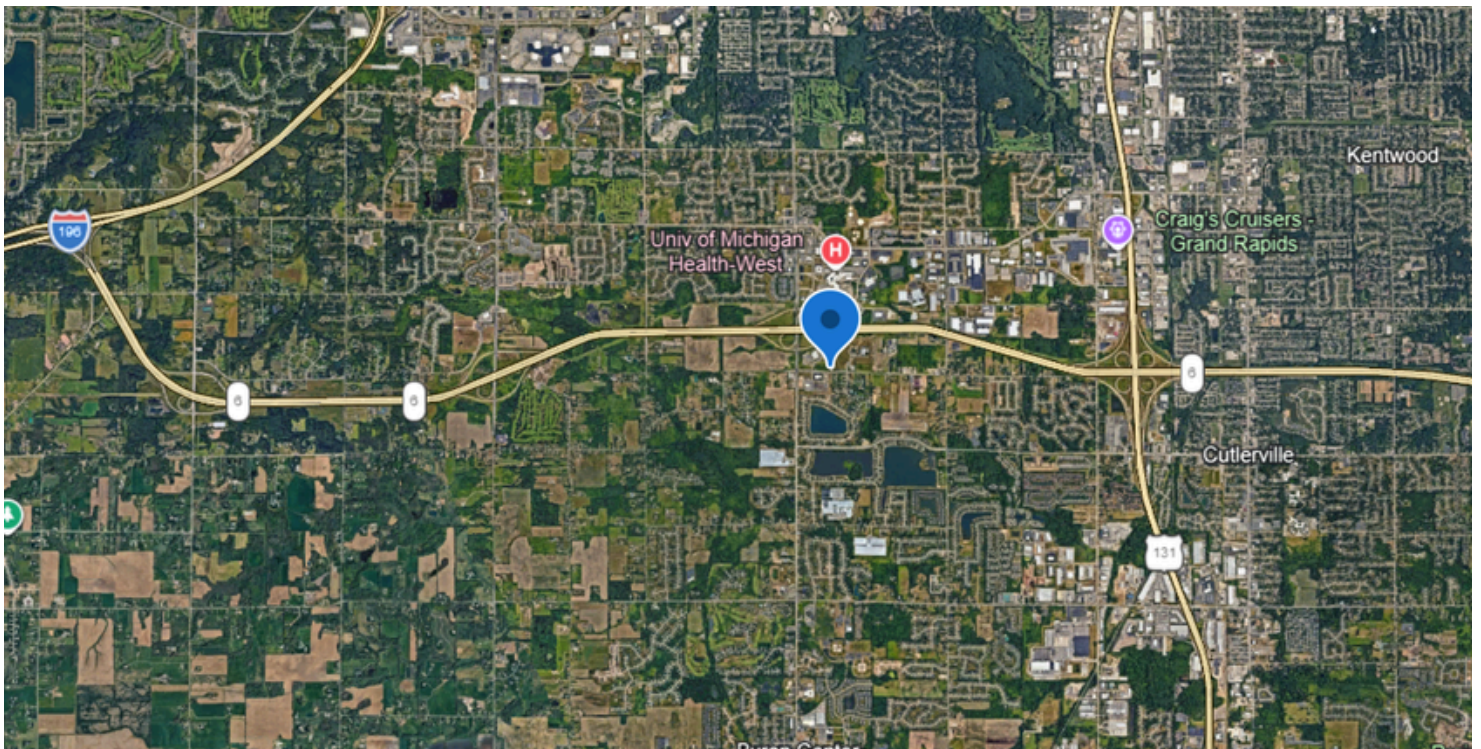
Location Details

County

Kent

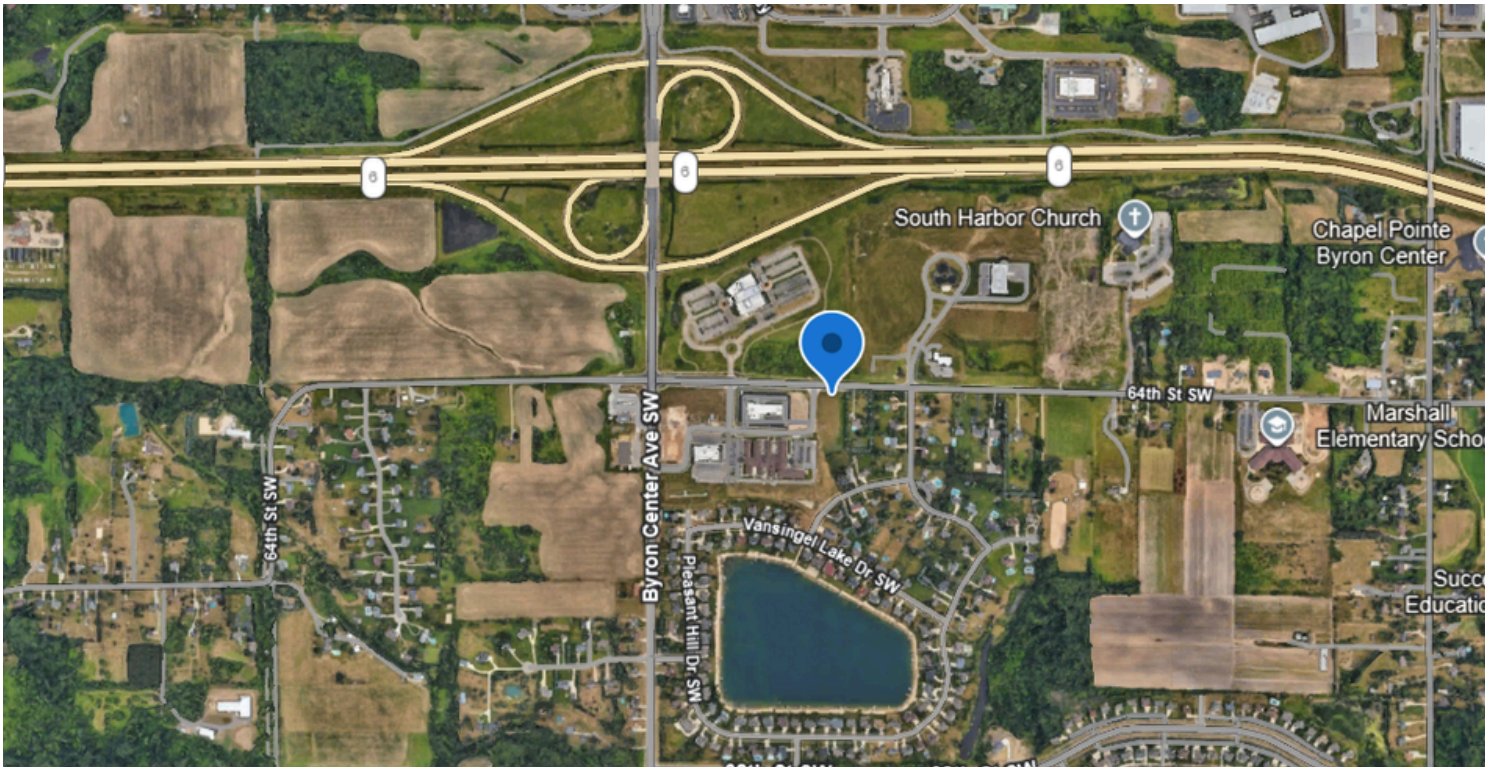
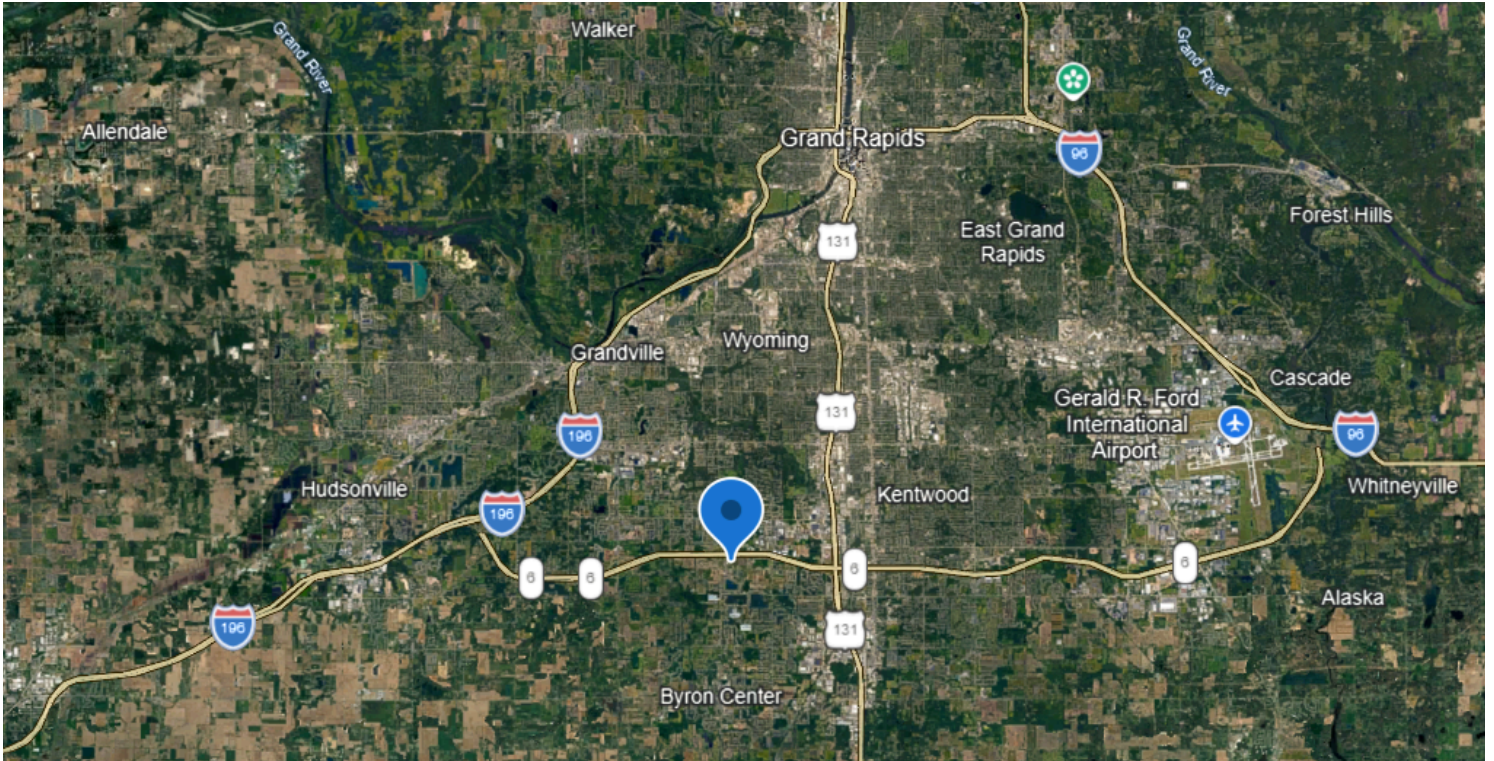
About Byron Center

Byron Center is a family oriented suburb just south of Grand Rapids with a population of 6,860. It is 25 miles inland from Lake Michigan and 15 minutes from Downtown GR. It is a small, friendly, and welcoming community. There are local businesses surrounding the city and plenty of shopping, entertainment, and dining. This area is perfect for raising a family, starting a business, and filled with outdoor activities. Byron Center is constantly growing and one of the best places to live in Michigan.



Aerial Maps

2220 64th St. SW, Byron Center, MI 49315



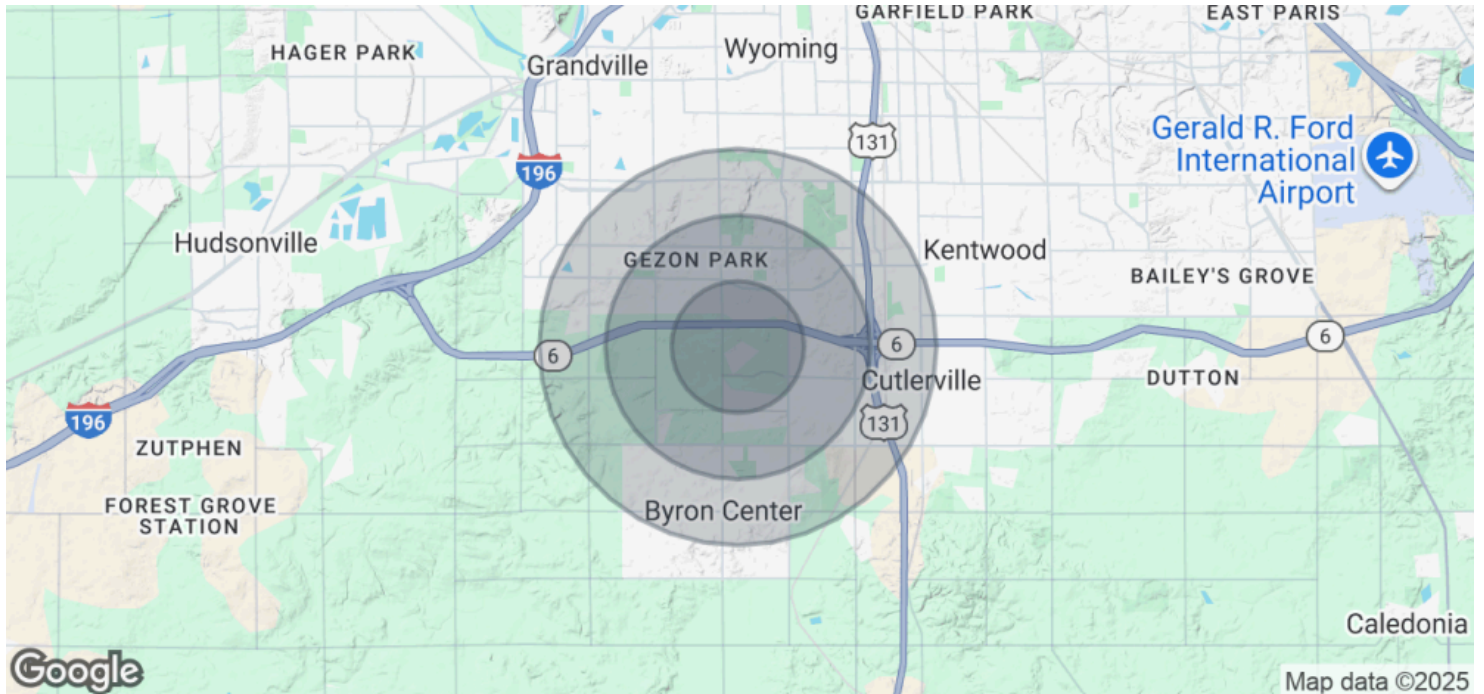
Retailer Map

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Demographics

2264 Byron View Dr. SW, Byron Center, MI 49315



Demographics

	1 Mile	2 Miles	3 Miles
Total Population	3,144	19,759	49,232
Average Age	41	42	40
Average Age (Male)	39	41	39
Average Age (Female)	42	43	40
Total Households	1,103	7,576	18,640
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$129,905	\$118,779	\$106,155
Average House Value	\$400,085	\$371,699	\$312,296

About Bradley

Your trusted, full-service commercial real estate advisors.



At Bradley Company, we help clients make confident commercial real estate decisions through personalized service, deep local expertise, and strategic insight. Whether you're buying, selling, leasing, or managing a property, we act with your best interests in mind to deliver results that align with your goals and move your vision forward.



Our Numbers

350+

Professionals on staff
ready to help you

4,000+

Multi-Family
Units Managed

\$426 Million

in Brokerage
Transactions in 2025

250+

Commercial Properties &
Facilities Managed

Our Reach

Our experienced professionals across the Midwest are notably recognized with designations including SIOR, CCIM, MCR, CPM, and RPA. Our local expertise in all sectors of the market coupled with renowned industry-wide networking partnerships allows us to provide world-class service with tailored, personalized solutions.

Locations

- Indianapolis
- Fort Wayne
- Grand Rapids
- South Bend
- Merrillville





Advisor Biography



Kevin VanHaitsma

Vice President

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Education

Bachelor of Science,
Business; Physical Education
Calvin College

Specialties & Services

Industrial
Land
Investments

Affiliations & Memberships

CARWM
MAR
NAR

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Kevin VanHaitsma joined Bradley Company as a brokerage advisor in October 2015. In this role, Kevin advises clients in strategic planning, transaction execution for acquisitions and disposition, leasing, and portfolio management throughout the Michigan region. While primarily focused on industrial property, vacant land, and multifamily development, Kevin also helps clients with office, retail, and investment opportunities.

Prior to Bradley Company, Kevin worked in the tennis and health club industry for 10 years as operations manager and tennis manager of the Michigan Athletic Club in Grand Rapids, MI. In 2014, Kevin was awarded "State Member of the Year" for Michigan through the Professional Tennis Registry, and in 2015 the athletic clubs were awarded "Private Tennis Facility of the Year" through the Professional Tennis Registry. He held the highest teaching certifications as PTR Professional in Adult Development, High Performance Juniors, and 10 and under juniors. Kevin has been married to his wife Rachel since 2011 and has three sons, Caleb, Bruce, and August.

In his free time, Kevin enjoys spending time with family, playing golf, tennis, traveling, and fishing with his boys. One of the highlights of his traveling including watching Federer play on Center Court at both the US Open and Wimbledon.

Professional Distinctions

- *Commercial Alliance of REALTORS® of West Michigan (CARWM) Honors*
 - Industrial Project of the Year (2024) – Grand River Construction, Jenison, MI
 - 30-acre site featuring two 20,000 SF buildings
 - Land Project of the Year (2022) – English Hills, Walker, MI
 - 550-unit new ground-up construction project on 142 acres
- Special-Purpose Project/Transaction of the Year (2021) – Timberlake RV Resort
 - 280-acre RV park with 100 existing sites
- Largest Office Sale of the Year (2018) – 3001 Orchard Vista
 - Multi-tenant office investment building
- Project of the Year (2016) – Former Klingman Furniture Building
 - 400,000 SF redevelopment into 44 apartments, a 110-room Homewood Suites Hotel, and 130,000 SF of office space
- *Bradley Company Internal Honors*
 - Largest Land Transaction of the Year (2021)
 - Integrity Award (2022)



Advisor Biography

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Education

Bachelor of Science, Marketing
Grand Canyon University

Specialties & Services

Retail
Office
Land
Development



Ashlie Kuiper

Advisor

Ashlie began her career in Commercial Real Estate in 2021 and joined the Bradley team in 2022. She has experience with office and development projects, as well as property management. She is a project assistant, and property manager while helping in managing five different LLC's for her dad and his partners.

Born and raised in East Grand Rapids, Ashlie wanted to start a new chapter right after high school and ventured out to the West Coast to attend Arizona State University. After living in Scottsdale for almost 6 years, she missed the Midwest dearly and could not resist the urge to move back home closer to family and friends.

Given her passion for real estate and growing up surrounded by entrepreneurship and sales with her Dad being an architect and developer, she decided to pursue commercial real estate.

As a commercial real estate advisor, she strives to build her business upon communication, dedication and transparency. From her own personal experiences as a working professional, she's learned discipline, resilience, and possesses an unwavering work ethic.

Affiliations & Memberships

- Commercial Alliance of Realtors (CAR) - Member
- Commercial Real Estate Women (CREW) Network - Member



Advisor Biography

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Education

Bachelor of Arts,
Aquinas College
Communications Studies,
Michigan State University

Specialties & Services

Office
Investment
Development

Affiliations & Memberships

CARWM
MAR
NAR

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Chip Bowling

Senior Vice President

Chip brings over 28 years of experience in commercial real estate to Bradley Company, which has earned him a level of unmatched expertise in the sale, lease, and development of commercial office properties. The deals in which he's been integral throughout his career translate to over \$1 billion in volume. Chip's aggressive standard of performance has earned him respect within the industry and with his clients who range from large real estate portfolio owners, building owners, entrepreneurs, developers, and many of the top business leaders in the West Michigan region.

Chip is most passionate about identifying a piece of real estate which others have overlooked, envisioning its possibilities, then collaboratively finding creative ways to give it viability – a second life. Chip calls this process “giving it a heartbeat.” Over time, these unique opportunities have reminded Chip to take the time and energy to certify each deal is well thought-out, has purpose, and which makes financial sense. His experiences have taught him teamwork, the importance of maintaining an open mind, and how best to look through someone else's lens to appreciate the scope of possibilities. The reward has been to work with clients again and again on subsequent projects which continue to help shape key areas of the city.

Previously, Chip spent 15 years at Colliers International sharpening his skills and competencies by focusing on downtown Grand Rapids and southeast suburban office brokerage and development. Chip later founded XVentures, a commercial real estate firm, in 2013 that specialized in downtown real estate and brokerage development. In 2018 Chip sold the firm to Bradley Company, where he became a partner and later a Senior Vice President the West Michigan office.

Chip's busy life outside of deal-making and development includes raising his son, spending quality time with family and friends, playing golf, boating, traveling, and working out.

