

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



20-Year Lease | Brand New Construction | Guaranteed by the Largest TLE Franchisee | Growing Population



5912 Oakcross Lane

FREDERICK MARYLAND

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882





OFFERING SUMMARY



OFFERING

Pricing	\$7,555,000
Net Operating Income	\$510,000
Cap Rate	6.75%

PROPERTY SPECIFICATIONS

Property Address	5912 Oakcross Lane, Frederick, Maryland 21701
Rentable Area	+/- 10,000 SF
Land Area	1.56 AC
Year Built	2026
Tenant	The Learning Experience
Guaranty	TLE's Largest Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	2 (5-Year)
Rent Commencement	October 1, 2026
Lease Expiration	September 30, 2046
ROFO/ROFR	No

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. 2026	Sept. 2046	Current	-	\$42,500	\$510,000	2 (5-Year)
(Franchisee)				Year 6	10%	\$46,750	\$561,000	
				Year 11	10%	\$51,425	\$617,100	
				Year 16	10%	\$56,568	\$678,810	

10% Increases Beg. of Each Option

Brand New 20-Year Lease | Options To Extend | Scheduled Rental Increases | Franchise Guaranty

- Brand new 20-year lease with 2 (5-year) options to extend
- The lease is backed by a guaranty from The Learning Experience's largest franchisee
- The lease features 10% rental increases every 5 years and at the beginning of each option period

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Lake Linganore Town Center | Near Oakdale School Complex

- The subject property is located adjacent to Lake Linganore Town Center, a quickly emerging destination in East Frederick, anchored by a brand new Weis Market
- The subject property is adjacent to the Oakdale School complex with more than 3,330 students combined

Nearby Developments | Rapidly Expanding Trade Area | Lake Linganore Town Center (1,133 units) | Oakdale Village

- The population in the surrounding 1-mile increased by more than 11% from 2020-2025 and has multiple residential developments underway
- The population is growing so rapidly that Frederick County is building a new elementary school a few miles from the existing Oakdale Elementary
 - Oakdale/Lake Linganore Town Center (1,133 units) - 0.9 miles away
 - Oakdale Village (312 units) - 0.9 miles away
 - Greenview (450 units) - 2.5 miles away

Excellent Visibility & Access

- The asset is located along Oakcross Lane just off of Old National Pike (13,100 VPD) & I-70 (103,900 VPD)
- Immediate access to the I-70 interchange connects the site to commuters between Frederick, D.C., and Baltimore

Strong Demographics In 5-mile Trade Area

- More than 78,066 residents and 44,175 employees support the trade area
- \$177,639 average household income

SITE OVERVIEW



Fox Cromwell Development
(Delivering Soon)
488 Total Units

Cromwell Under Construction
500 Units

Ryan Homes at Cromwell
55+ Elevator Condos

Oakdale Village
312 Total Units

Oakdale High School
1,456 Students

Oakdale Elem
923 Students

Oakdale Middle
953 Students

THE LEARNING EXPERIENCE

FUTURE DEVELOPMENT

SHEETZ

FUTURE DEVELOPMENT

PROPERTY PHOTOS



PROPERTY PHOTOS



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.



Source: prnewswire.com, thelearningexperience.com

PROPERTY OVERVIEW

LOCATION



Frederick, Maryland
Frederick County
Washington-Arlington-Alexandria MSA

ACCESS



Oakcross Lane : 1 Access Point
Meadow Road: 1 Access Point

TRAFFIC COUNTS



Interstate 70/U.S. Highway 40: 103,900 VPD

IMPROVEMENTS



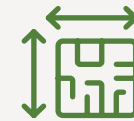
There is approximately 10,000 SF of existing building area

PARKING



There are approximately 48 parking spaces on the owned parcel.
The parking ratio is approximately 4.8 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 09-605597
Acres: 1.56
Square Feet: 67,954

CONSTRUCTION



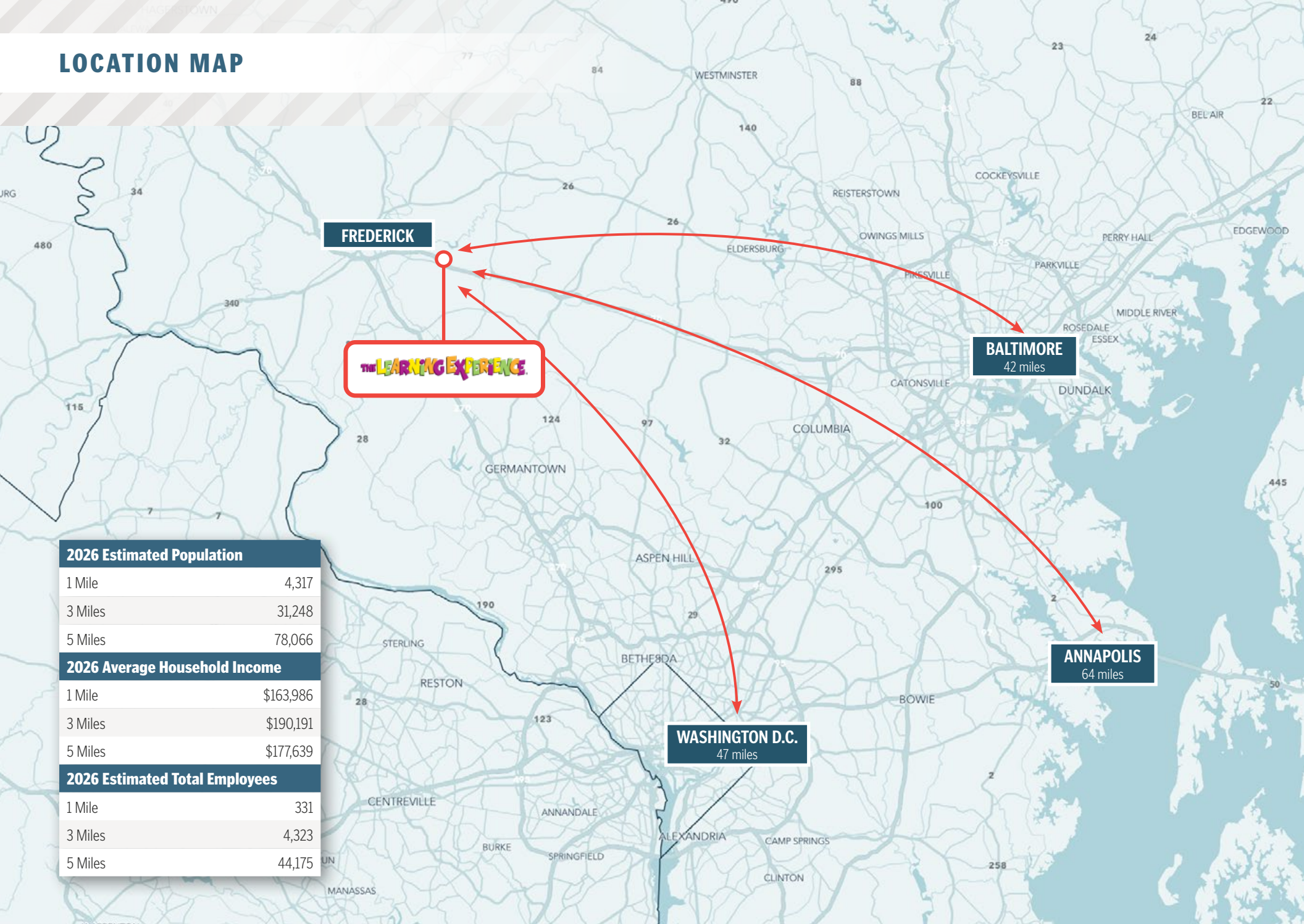
Year Built: 2026

ZONING



MXD – Mixed Use Development

LOCATION MAP





AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	4,317	31,248	78,066
2031 Projected Population	5,326	35,129	85,609
2026 Median Age	36.2	37.2	38.8
Households & Growth			
2026 Estimated Households	1,329	10,447	27,788
2031 Projected Households	1,629	11,651	30,347
Income			
2026 Estimated Average Household Income	\$163,986	\$190,191	\$177,639
2026 Estimated Median Household Income	\$151,850	\$167,626	\$154,878
Businesses & Employees			
2026 Estimated Total Businesses	41	510	3,930
2026 Estimated Total Employees	331	4,323	44,175



FREDERICK, MARYLAND

The city of Frederick, county seat of Frederick County, Maryland, lies about 50 miles west of Baltimore and roughly the same distance northwest of Washington, D.C. Major highways servicing the city include Interstates I-70 and I-270, and U.S. Routes 15, 40, and 340. Frederick today is one of Maryland's largest cities, boasting a stable quality of life and an expanding economic and cultural base. Frederick has a 2026 population of 94,796.

Frederick, Maryland, is a vibrant city known for its blend of historical charm and modern amenities. The city is celebrated for its rich history, evident in its well-preserved 18th- and 19th-century architecture and landmarks such as the National Museum of Civil War Medicine and the clustered spires of its downtown churches.

Frederick's economy thrives on a mix of biotechnology, healthcare, education, and government services, with a strong presence of research facilities and private industries. Its proximity to major urban centers and excellent transportation networks, including I-70 and I-270, make it a strategic location for businesses and commuters. The city is home to Fort Detrick, a prominent research and development center for the U.S. military and federal agencies.

Outdoor enthusiasts enjoy access to nearby natural attractions like Cunningham Falls State Park and the C&O Canal. The city also boasts a dynamic arts and culture scene, along with a variety of shops, restaurants, and breweries, making it a popular destination for both residents and visitors. Frederick strikes a unique balance between small-town charm and urban convenience, making it an appealing place to live, work, and explore.

AREA HIGHLIGHTS



MAJOR EMPLOYERS:	
Georgetown University	U.S. Government
Children's National Medical Center	Booz Allen & Hamilton Inc
Washington Hospital Center	Akin Gump Strauss Hauer & Feld
MedStar Washington Hospital Center	Giant Food
American University	Howard University
Amazon HQ2	George Washington University

Cultural Center of the U.S.

Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.

\$224.4B GDP

1.0% of the nation's GDP, which is larger than the GDP of 17 states and is equal to the combined GDPs of Alaska, Delaware, Idaho, Maine, Montana, New Mexico, Rhode Island & South Dakota.

HOME TO 6.74M

APPROX 1% ANNUAL POPULATION GROWTH

2026 TYPICAL HOME VALUE

\$642,894

2026 TOTAL D.C. HOUSEHOLDS

330,494

2026 AVERAGE HOUSEHOLD INCOME

\$161,648

AVERAGE TRAVEL TIME TO WORK

29.4 Mins.

1ST

IN ENTREPRENEURSHIP

#1

BEST U.S. PARK SYSTEM

20+

COLLEGES & UNIVERSITIES

RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION

RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2024 with **41,200 new jobs**



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



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