



KINDERCARE (DARK)

8730 Nesbit Ferry Rd - Alpharetta, GA 30022

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to present exclusively for sale the 11,732 SF KinderCare (Dark), located at 8730 Nesbit Ferry Road in Alpharetta, GA. The asset is 100% leased to KinderCare (Dark) on an Absolute Triple Net (NNN) Lease with 2.7 years of term remaining, and the lease features annual CPI rental increases.

Sale Price	\$2,933,000
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OFFERING SUMMARY

Cap Rate:	14.06%
NOI:	\$412,432
Price / SF:	\$250.00
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	8730 Nesbit Ferry Rd
City, State, Zip:	Alpharetta, GA 30022
County:	Fulton
Building Size:	11,732 SF
Lot Size:	1.79 Acres
Year Built:	1993



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Corporately backed by KinderCare, which is the largest for-profit childcare company in North America and a leader in early education, with a network of over 2,500 locations across the country, serving more than 165,000 children and employing over 38,000 teachers and staff.
- Brand-new 3rd-party reports, including appraisal, ALTA survey, and phase 1, dated April 2026.
- The asset is 100% leased to KinderCare (Dark) on an Absolute Triple Net (NNN) Lease with 2.7 years of term remaining.
- The lease features annual CPI rental increases. The total remaining base rent through lease expiration is ~\$1,113,566.40, based on the current annual rent of \$412,432. This does not take into account any future annual CPI rent adjustments.
- Total consumer spending on education and daycare exceeds \$228 million annually within a 5-mile radius of this location.
- ~199,626 residents are within a 5-mile radius, and the average household income exceeds \$177,622 within a 3-mile radius of the property.
- The property is ideally positioned on a 1.79-acre lot between several large suburban neighborhoods and many key employers in the area.
- The childcare and early education industry is projected to grow at an annual rate of 5% over the next 5 years due to the rising population of young children, as well as the societal shift that has sent more parents into the workforce.



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

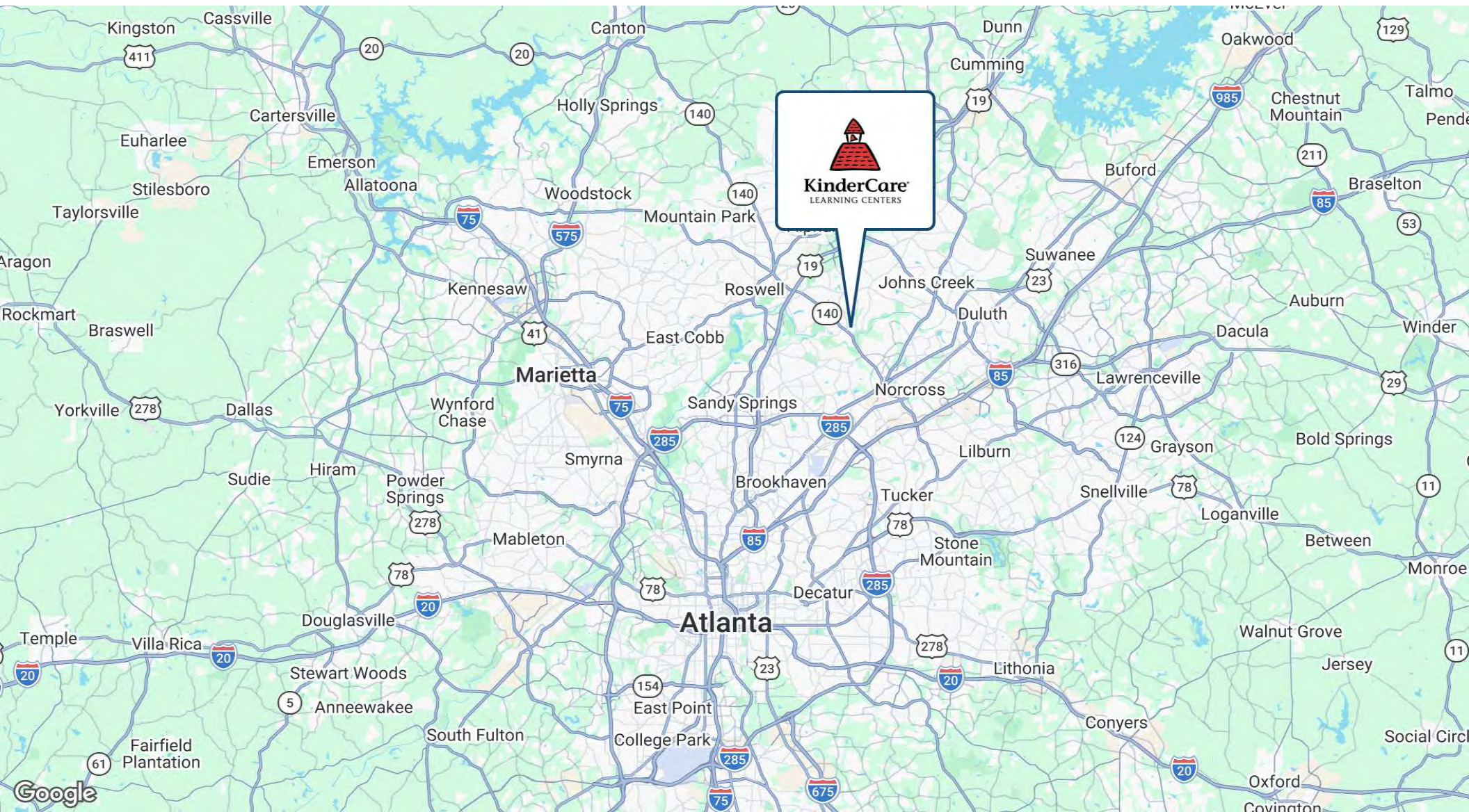
Tenant:	KinderCare (Dark)
Premises:	11,732 SF
Base Rent:	\$412,432
Rent Per SF:	\$35.15
Lease Commencement:	05/01/2004
Rent Commencement:	05/01/2004
Lease Expiration:	04/30/2029
Lease Term:	2.7 Years Remaining
Renewal Options:	3 x 5 Year Options
Rent Increases:	Annual CPI
Lease Type:	Absolute Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Corporate

An aerial photograph of a property, likely a school or institutional building, surrounded by a dense forest. The building has a complex roof with multiple gables and a central tower-like structure. A parking lot is visible in front of the building. The image is overlaid with a semi-transparent blue filter and white wavy lines at the top.

SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

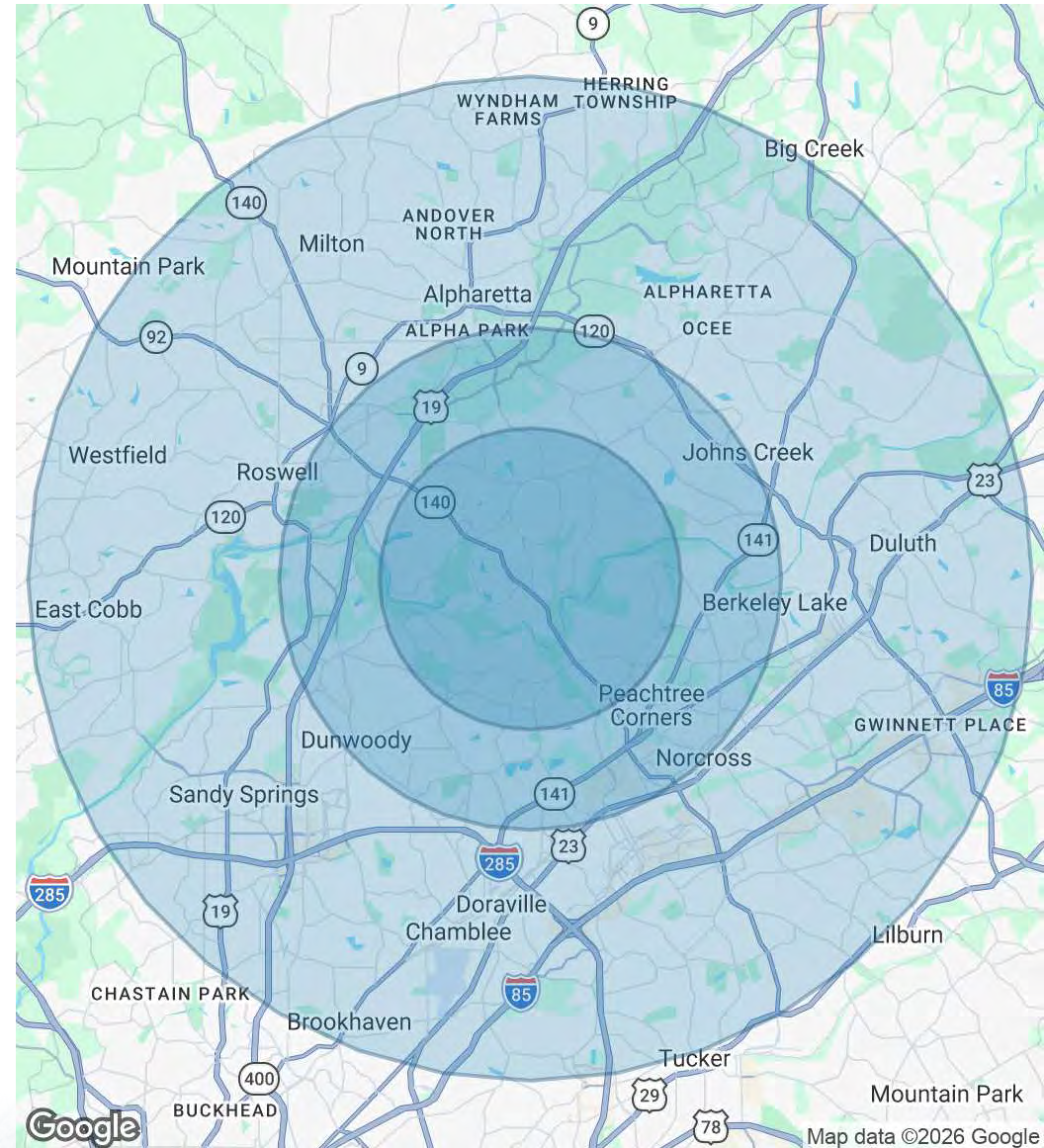


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	72,765	199,626	881,899
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,122	78,871	338,494
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$177,622	\$161,894	\$150,979
Average House Value	\$649,770	\$581,145	\$554,818

TRAFFIC COUNTS	
Holcomb Bridge Rd	56,297 VPD
Nesbit Ferry Rd	16,491 VPD





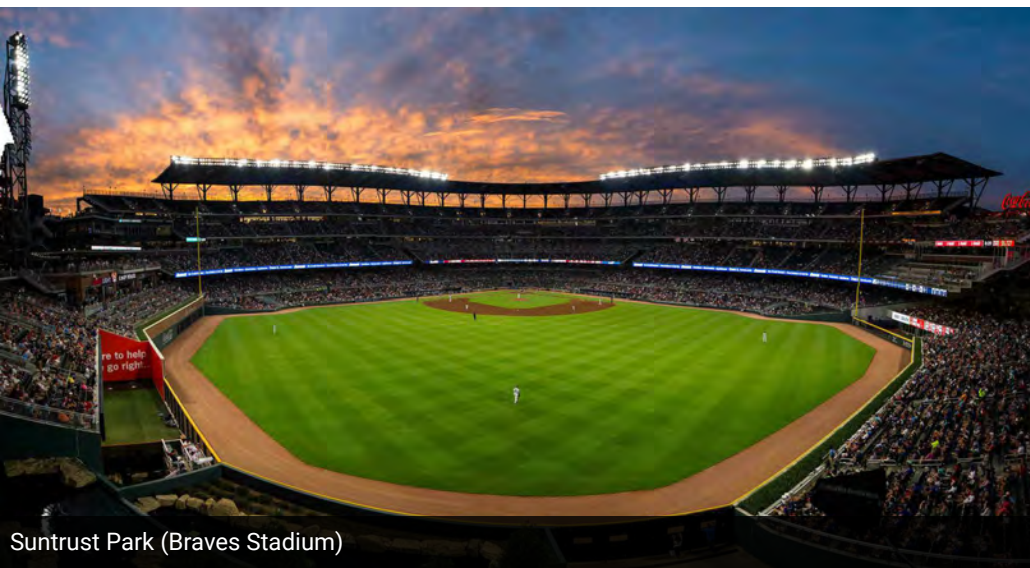
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Atlanta, GA



Suntrust Park (Braves Stadium)

ALPHARETTA, GA

Alpharetta is a city located in northern Fulton County in Georgia. The city is a suburb north of Atlanta. It lies within the Atlanta metropolitan area. The City of Alpharetta had a population of 66,271 as of July 1, 2024. The city is included in the Atlanta-Sandy Springs-Roswell MSA, which is included in the Atlanta-Athens-Clarke-Sandy Springs CSA. Alpharetta truly has it all. A unique blend of excellent schools, incredible job opportunities, great shopping, cultural events, and abundant green space. It's no wonder Alpharetta is one of the hottest markets in both commercial and residential real estate. Through all of its progress, the city has kept its down-to-earth character. The city is located 25 miles from Atlanta. Atlanta is also known for being the largest city in the South. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to 5.9 million people and the ninth-largest metropolitan area in the nation. Atlanta is the seat of Fulton County, the most populous county in Georgia. Atlanta is rated as a "beta(+)" world city.

Due to the city's close proximity, Atlanta's economy affects Alpharetta's. Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta's economy is the 8th largest in the country and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

Atlanta is only a 30-minute drive from Alpharetta, making it the perfect city to spend the day. Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. However, the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium. Atlanta's tourism industry is mostly driven by the city's history, museums, and outdoor attractions. Atlanta is also home to the World of Coca-Cola, a museum dedicated to the iconic soft drink. Atlanta also includes the High Museum of Art in Midtown, which exhibits classic and contemporary art from Rembrandt to Picasso, and the city is home to the famous Atlanta Braves. The city contains several outdoor attractions like the Atlanta Zoo and the Atlanta Botanical Garden, which is home to the 600-foot-long Kendeda Canopy Walk, a skywalk that allows visitors to tour one of the city's last remaining urban forests from 40 feet high. The Canopy Walk is considered the only canopy-level pathway of its kind in the United States. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the NBA, the Atlanta Falcons of the NFL, and Atlanta United FC of MLS.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW	
Company:	Public
Founded:	1969
Locations:	2,500+
Headquarters:	Portland, OR
Website:	kindercare.com

KINDERCARE

KinderCare Learning Companies is one of America’s largest providers of early childhood and school-age education and childcare. KinderCare supports hardworking families with differentiated flexible childcare solutions to meet today’s dynamic work environment in 40 states and the District of Columbia: In neighborhoods, with KinderCare Learning Centers that offer early childhood education and childcare for children six weeks to 12 years old; At work, through KinderCare Education at Work, providing customized family benefits for employers across the country, including on-site and near-site early learning centers and backup care for last-minute childcare, and In local schools, with Champions® before and after-school programs. Headquartered in Portland, Oregon, KinderCare operates more than 2,500 early learning centers and sites. In 2022, KinderCare earned its sixth Gallup Exceptional Workplace Award – one of only four companies worldwide to win this award for six consecutive years. They are also proud to include Cambridge Schools, Knowledge Beginnings, the Grove School, and Rainbow Child Care Center in our community of learning. KinderCare Learning Companies (NYSE: KLC) reported \$2.66 billion in gross revenue for 2024.

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10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Scan QR Code
to Learn More

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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