



**Retail Investment  
Offering Memorandum:**  
**The Learning Experience**  
**658 Commerce Drive**  
**Pickerington, OH 43147**

*Actual Site*



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**The Learning Experience  
 658 Commerce Drive  
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# Investment Summary

# The Learning Experience

## INVESTMENT HIGHLIGHTS

- **Brand New Construction (2026), Single-Tenant Location with The Learning Experience: Full 16 Years of Term Remaining with 10% Bumps in Year 7 & 12**
- **Attractive 7.00% CAP Rate on NNN Lease Structure with No Daily Management Responsibilities**
- **Strategically Positioned on the Booming SE side of Columbus, Pickerington is Positioned Perfectly to Capture Families Moving to the Area for the Major Nearby Intel Semiconductor Plant and Tech Corridor Project (\$28 Billion)**
- **Established Early Education Operator: The Learning Experience Continues Its National Expansion with 450+ Locations Open or Under Development Across the United States**
- **Ideal Demographics with 150,000+ People (5-Mile Radius), Community with Strong Employers and Commuter Traffic, and Average Household Incomes of Approx. \$135,000+ (3-Mile Radius)**
- **Immediate Access to One of the Midwest's Strongest Economies: Located Just 15 Miles Southeast of Downtown Columbus, the Fast-Growing State Capital and Economic Hub of Central Ohio**
- **Rapidly Expanding Trade Area: ~1,200 New Homes Planned Or Under Construction Across Pickerington, Including Sycamore Grove, Sycamore Springs, The Reserve At Pickerington Ponds, And The Retreat At Graystone, Driving Significant Growth In The Area's Family-Oriented Demographic**



## ADDITIONAL HIGHLIGHTS

- **Surging Family Growth: Positioned Within One of Central Ohio's Fastest-Growing and Most Desirable Suburban Communities, Served by the Highly Regarded Pickerington Local School District (12,000+ Students and 1,300+ Faculty & Staff) with 7 Elementary Schools in a 5-Mile Radius, Supporting Long-Term Demand for Early Childhood Education Services**
- **Supported by a Diverse Employment Base Including OhioHealth, The Ohio State University (41,000+ Faculty & Staff), JPMorgan Chase (20,000+ Employees), Huntington Bancshares (10,400+ Employees), Nationwide Insurance (9,250+ Employees), Cardinal Health (5,700+ Local Employees), and Mount Carmel Health System (9,000+ Employees)**
- **Strong Healthcare Presence: Less Than One Mile from Recent \$65 Million Expansion of OhioHealth Pickerington Methodist Hospital (96 Beds) and Less Than 10 Miles from Mount Carmel East (~400 Beds), While Columbus is Anchored by Nationwide Children's Hospital and The Ohio State University Wexner Medical Center**
- **Surrounded by Students and Families: Located Within the Highly Rated Pickerington Local School District (12,000+ Students), with Convenient Access to The Ohio State University (60,000+ Students), Capital University (3,800+ Students), Franklin University (10,000+ Students), and Columbus State Community College (41,000+ Students)**
- **Directly Between U.S. Route 422 & Route 222 with a Combined Daily Traffic Count of Approx. 70,000 Vehicles Per Day**
- **Affluent and Family-Oriented Community with Above-Average Household Incomes, Strong Residential Growth, and Exceptional Quality of Life, Consistently Ranking Pickerington Among Central Ohio's Most Desirable Communities**





# CITY OF PICKERINGTON

## LOCATION OVERVIEW

The City of Pickerington is one of the fastest-growing and most desirable suburban communities in Central Ohio. Located approximately 15 miles southeast of Downtown Columbus, Pickerington benefits from a strong residential base, affluent demographics, and exceptional access to one of the Midwest's most dynamic regional economies. Situated within both Fairfield and Franklin Counties, the city has experienced sustained population growth driven by its highly rated school system, quality housing stock, and convenient access to major employment centers throughout Central Ohio. With household incomes above state averages and a business-friendly environment, Pickerington continues to attract both residents and employers seeking long-term growth and stability.

Accessibility is one of Pickerington's greatest strengths. The city is strategically positioned along U.S. Route 33 and just south of Interstate 70, providing convenient access throughout the Columbus region and beyond. These major transportation corridors connect Pickerington to Downtown Columbus, the greater Midwest, and numerous regional employment hubs. Additionally, the city is located approximately 15 miles from John Glenn Columbus International Airport and 16 miles from Rickenbacker International Airport and Inland Port, one of the nation's largest cargo-focused logistics centers. This transportation infrastructure has helped establish Pickerington as an attractive location for both residential and commercial development.

The Pickerington trade area benefits from a diverse and expanding economic base supported by healthcare, education, government, technology, logistics, financial services, and advanced manufacturing. The city itself is home to more than 600 businesses and serves as a key suburban commercial hub for eastern Franklin and Fairfield Counties. Major employers in the area include Pickerington Local School District (~1,332 faculty and staff serving 12,000+ students), OhioHealth, and numerous professional service providers. The broader Columbus market is anchored by some of Ohio's largest employers, including The Ohio State University (region's largest employer with 41,000+ faculty and staff), Nationwide Insurance (~9,250 employees), JPMorgan Chase (~20,000 employees), Huntington Bancshares (~10,400 employees), Cardinal Health (~5,700 local employees), and Mount Carmel Health System (~9,000+ employees). This diversified economy has helped Columbus consistently rank among the strongest-performing metropolitan areas in the United States.

Healthcare services throughout the region are anchored by nationally recognized providers including OhioHealth, Mount Carmel Health System, Nationwide Children's Hospital, and The Ohio State University Wexner Medical Center, one of the nation's leading academic medical systems. Nearby facilities such as OhioHealth Pickerington Methodist Hospital (less than one mile north, 96 beds) and Mount Carmel East (less than 10 miles north, approximately 400 beds) provide comprehensive medical services to area residents while serving as significant employment drivers. The Columbus region has become a leading center for healthcare innovation, research, and medical education, contributing to continued economic growth and workforce development.

Education remains a key strength of the Pickerington community. The highly regarded Pickerington Local School District serves approximately 12,000 students and is consistently recognized among the stronger public school systems in Central Ohio. Higher education institutions throughout the Columbus market further support workforce development and economic stability. Nearby universities include The Ohio State University, one of the largest universities in the nation with more than 60,000 students, along with Capital University (~3,800 students), Franklin University (10,000+ students), Ohio Dominican University (~1,400 students), and Columbus State Community College (41,000+ students). Together, these institutions support a highly educated workforce and provide a steady pipeline of future professionals for the region's leading employers.

In addition to its strong economic fundamentals, Pickerington offers an exceptional quality of life supported by extensive recreational, cultural, and entertainment amenities. Local attractions include Pickerington Ponds Metro Park, Blacklick Woods Metro Park, Sycamore Creek Park, and numerous community recreation facilities, while nearby Columbus offers access to professional sports, nationally recognized museums, the Columbus Zoo & Aquarium, Franklin Park Conservatory, Easton Town Center, and a wide variety of dining, shopping, and entertainment destinations. The combination of suburban convenience and metropolitan amenities continues to make Pickerington one of Central Ohio's most desirable communities.

With its strategic location, strong demographics, highly rated schools, diverse employment base, and proximity to the economic drivers of the Columbus metropolitan area, Pickerington continues to be one of Central Ohio's premier suburban communities and represents a compelling location for long-term commercial investment.





## SUMMARY

<b>Price:</b>	<b>\$6,855,000</b>
Gross Leasable Area:	10,000 S.F.
NOI:	\$480,000
CAP Rate	7.00%
Year Built:	2026
Lot Size:	1.778 Acres
Parking:	44 Spaces
Foundation:	Concrete
Exterior:	Concrete Block/Brick



## TENANT SUMMARY

Tenant Name:	The Learning Experience
Guaranty:	The Learning Experience Corporate Burn-off (\$1m)
Lease Type:	Triple Net (NNN)
Remaining Lease Term:	16 Years
Tenant Since:	6/1/2026
Lease Expiration Date:	5/31/2042
Option to Extend:	(2) 5-Yr. Options
Options to Terminate:	None
Roof Structural:	Landlord Responsibility
Roof Non-Structural:	Tenant Responsibility
Structure:	Landlord Responsibility
Parking Lot Repairs/Maintenance:	Tenant Handles Direct
Common Area Maintenance:	Tenant Handles Direct
Real Estate Taxes:	Tenant Handles Direct
Insurance:	Tenant Handles Direct

### Tenant Base Rent Schedule

	Monthly	Annual	PSF
Current*:	\$40,000.00	\$480,000.00	\$48.00
Bump Year 7:	\$44,000.00	\$528,000.00	\$52.80
Bump Year 12:	\$48,400.00	\$580,800.00	\$58.08
Option 1:	\$53,241.67	\$638,900.00	\$63.89
Option 2:	\$58,566.67	\$702,800.00	\$70.28

\* Rent Concession for First 180 Days

### Financial Data

Rental Income:	\$480,000
Reimbursements:	\$0
Gross Potential Income:	\$480,000
Expenses:	(\$0)
NOI:	\$480,000



Academy of Early Education

Property Name: The Learning Experience  
 Property Address: 658 Commerce Drive  
 Pickerington, OH 43147  
 Property Type: NNN  
 Rentable Area: 10,000 S.F.  
 # of Total Locations: 500+ in U.S.  
 Corp. Headquarter: Deerfield Beach, FL  
 Websites: thelearningexperience.com

Source: thelearningexperience.com

The Learning Experience® (TLE®) is one of the nation's leading early childhood education and childcare providers, dedicated to helping children learn, play, and grow through innovative, age-appropriate educational programs. Founded in 1980 by the Weissman family in Boca Raton, Florida, the company has grown from a single preschool location into one of the fastest-growing childcare franchises in the United States.

Built upon a curriculum that emphasizes cognitive, physical, and social development, The Learning Experience offers programs for children from infancy through preschool, combining academic readiness with character development and hands-on learning experiences. The brand's proprietary educational approach is designed to prepare children for long-term success both inside and outside the classroom.

Today, The Learning Experience operates more than 700 locations nationwide, serving thousands of families across the country. Recognized as a leader in the early education industry, the company has established a strong reputation for educational excellence, operational consistency, and franchise success, with many franchise owners expanding into multiple-unit operations. Through its commitment to quality care and early learning, TLE continues to be a trusted provider of childcare services in communities nationwide.



## Trusted by Families to Nurture Early Childhood Minds

From infancy to kindergarten, our innovative curriculum meets national standards and is designed to give your child a foundation that lasts a lifetime.



### L.E.A.P.\* Curriculum

Our proprietary, whole-child approach to intellectual, social, and cognitive development.



### STEM Integration

Hands-on learning in science, technology, engineering and mathematics.



### Educational Characters

Studies show animated characters inspire discovery and make learning fun for children.



### All-Inclusive Enrichments

Musical, problem-solving, and motor skills activities at no extra cost.





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# Property Analysis



Less Than 10 Miles North  
~400 Beds



**MOUNT CARMEL EAST**

~2 Miles North  
~500 Pre-K-4th Grade Students



**Fairfield Elementary**  
Educating for Tomorrow

Less Than 1 Mile North  
96 Beds



**OhioHealth**



**Pickerington Methodist Hospital**

15 Miles Northwest



**JOHN GLENN INTERNATIONAL**

Less Than 1 Mile South  
~585 Pre-K-4th Grade Students



**Pickerington Elementary**  
Educating for Tomorrow

SEPHORA  
**KOHL'S**  
LIFETIME  
MOD PIZZA  
Petland  
Huntington  
KeyBank

Cane's  
Shell  
TACO BELL

ups  
Walgreens  
PAPA JOHN'S  
GNC  
Honey Bunches of Gold

ADVANCE AUTO PARTS  
SportClips  
FIREHOUSE SUBS  
ALDI

POPEYES  
DONATOS  
SUBWAY

TIRE CHOICE  
CVS pharmacy  
AutoZone  
Pizza Hut  
NAPA

20,000+VPD

Tim Hortons  
McDonald's  
Firestone

MR. TIRE  
Valvoline

FIFTH THIRD BANK  
Great Clips  
Hollywood Feed  
Kroger  
CAFO

getGo  
PNC  
giant eagle

15 Miles West to  
**Downtown Columbus**

Public Storage

MIDAS

26,000+VPD

**SITE**

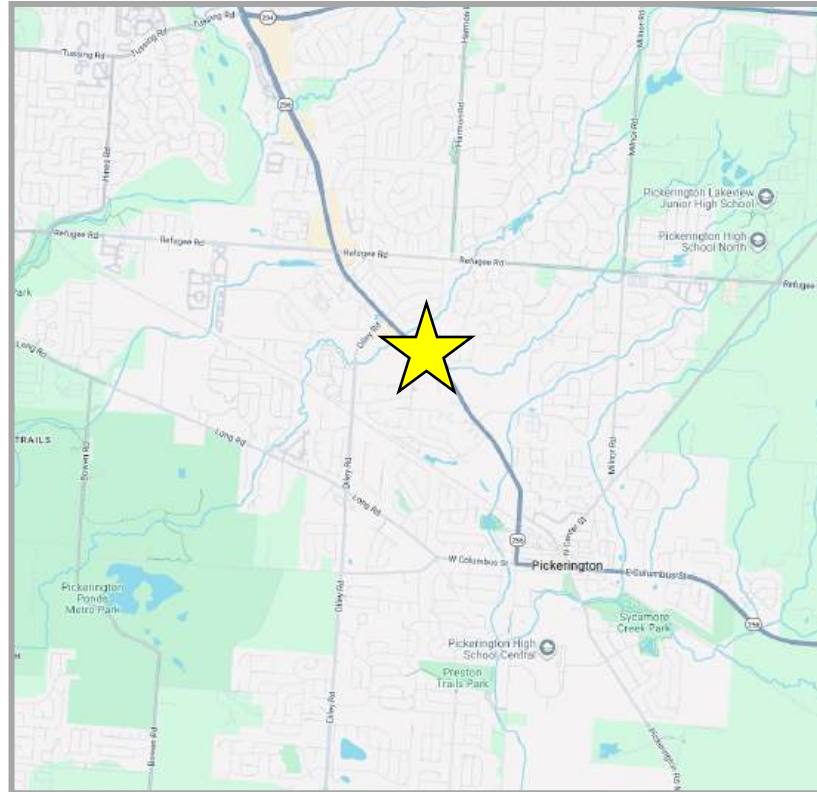
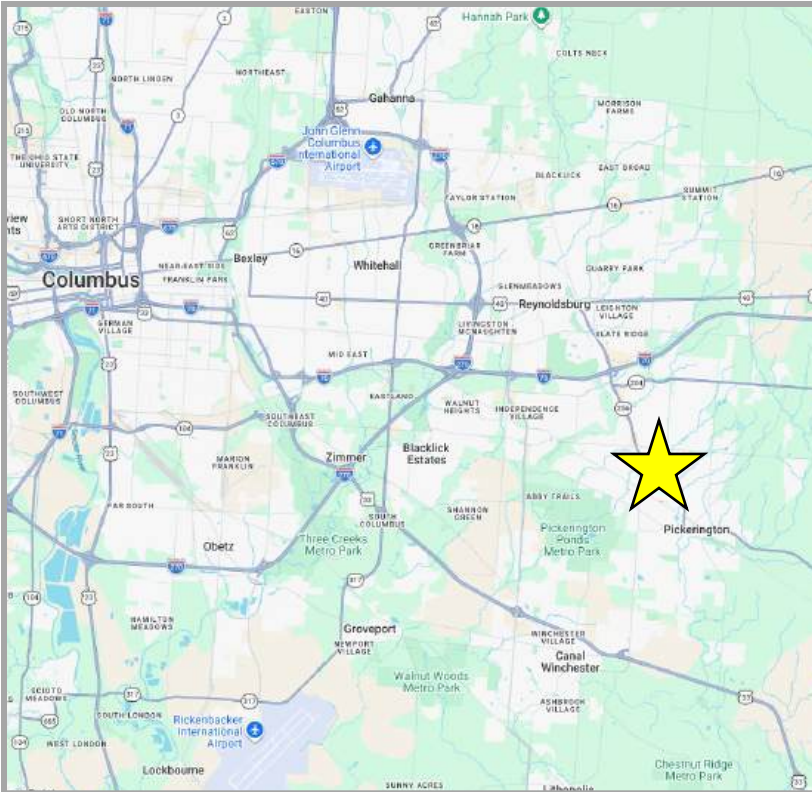
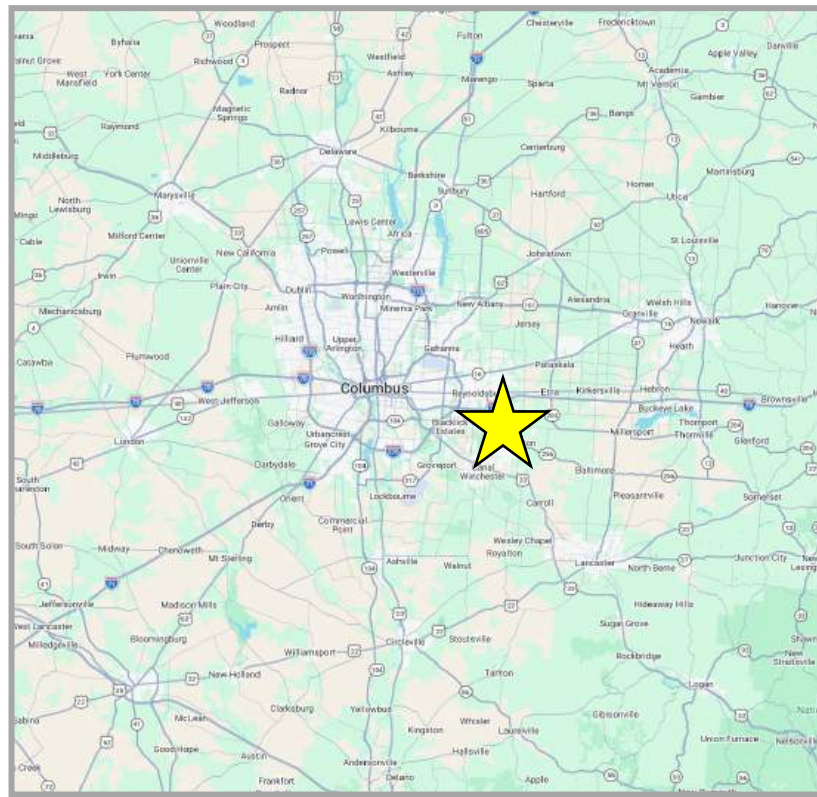
SCOTTIE'S COFFEE

USPS

DQ



# Location Maps





658 Commerce Drive Pickerington, OH 43147	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2026 Estimated Population	68,400	151,988	398,141
2031 Projected Population	73,422	159,609	407,990
2020 Census Population	61,915	140,747	376,390
2010 Census Population	53,218	122,553	332,846
Projected Annual Growth 2026 to 2031	1.5%	1.0%	0.5%
Historical Annual Growth 2010 to 2026	1.8%	1.5%	1.2%
2026 Median Age	34.7	34.9	36.2
<b>Households</b>			
2026 Estimated Households	24,723	57,619	157,012
2031 Projected Households	26,756	60,520	160,351
2020 Census Households	21,907	52,220	145,781
2010 Census Households	19,208	46,424	131,557
Projected Annual Growth 2026 to 2031	1.6%	1.0%	0.4%
Historical Annual Growth 2010 to 2026	1.8%	1.5%	1.2%
<b>Income</b>			
2026 Estimated Average Household Income	\$135,629	\$115,330	\$110,222
2026 Estimated Median Household Income	\$111,177	\$93,463	\$87,480
2026 Estimated Per Capita Income	\$49,094	\$43,776	\$43,537
<b>Education (Age 25+)</b>			
2026 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.3%	3.8%
2026 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.9%	4.8%
2026 Estimated High School Graduate	22.6%	26.0%	28.6%
2026 Estimated Some College	21.3%	22.6%	21.6%
2026 Estimated Associates Degree Only	7.7%	8.0%	7.7%
2026 Estimated Bachelors Degree Only	27.2%	24.0%	22.2%
2026 Estimated Graduate Degree	15.1%	12.2%	11.2%
<b>Business</b>			
2026 Estimated Total Businesses	1,569	4,228	12,435
2026 Estimated Total Employees	10,739	33,511	139,481
2026 Estimated Employee Population per Business	6.8	7.9	11.2
2026 Estimated Residential Population per Business	43.6	36.0	32.0



## **DISCLOSURE, CONFIDENTIALITY & DISCLAIMER**

### **CONFIDENTIALITY AGREEMENT**

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group and that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentiality, to The Cooper Group. Other than The Cooper Group, recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

### **DISCLOSURE & DISCLAIMER**

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or the Cooper Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources to be reliable. While the Cooper Group does not doubt its accuracy, the Cooper Group has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.



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## Retail Investment Offering Memorandum



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