



FOR SALE

KID CITY USA

**5418 COUNTRY ROAD
MACCLENNY, FL**



ABOUT KID CITY USA

Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs in Florida. Kid City USA is committed to exceptional childcare and early childhood education. The school is a place where kids can BEE kids. It prides on allowing children to grow and develop in a hands-on, literacy enriched environment. Kid City USA is committed to providing families with a home-like environment filled with love, care and nurturing. It respects the uniqueness of each individual family’s customs and beliefs. Most importantly, it works with each family to promote child’s self-esteem. www.kidcityusa.com

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	4,756	13,275	17,060
2029 Population Projection	4,951	13,694	17,633
Change (%)	.81%	.62%	.66%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	1,572	4,635	5,832
2029 Households Projection	1,657	4,844	6,119
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$89,405	\$98,808	\$99,338

FACTS

- ABS NNN - Zero LL responsibilities.
- Original 15 year lease with 12+/- years remaining.
- 10% rent escalations every 5 years.
- 2 - 5 year renewal options
- Corporate & Personal Guarantee.
- Kid Cty USA Enterprises was founded in 2000, 25 years and 140 locations.
- 12+/- years remaining

INVESTMENT HIGHLIGHTS

Bite sized Absolute NNN, Perfect for Tax Free 1031 Exchange , all cash buyer., with 10% rent escalations every 5 years as hedge.

U.S. Child Care Market Size & Trends.

The U.S. child care market size was estimated at USD 61.70 billion in 2023 and is expected to grow at a CAGR of 5.86% from 2024 to 2030. The market growth is driven by the increased demand due to more parents returning to offices, advancements in learning technologies, and government funding, specifically for single and working mothers.

The demand for early care and education in states such as Massachusetts is increasing due to the growth in skilled service areas, such as business & health, indicating the need for quality and accessible child care & early education. Therefore, ensuring that skilled workers with young children can continue participating in the labor force is important. It also facilitates parents to pursue higher education degrees and specialized training, which is essential to maintain a competitive employment market. Grand View Research.





5418 COUNTRY RD.



\$1,245,000
LIST PRICE



5.75%
CAP RATE



\$71,640
NET OPERATING INCOME

5418 COUNTRY ROAD, MACCLENNY, FL

OFFERING SUMMARY

Offering Price	\$1,245,000.00
Cap Rate	5.75%
Net Operating Income	\$71,640.00
Gross Leasable Area	3,600 sf
Price / SF	\$345.83

LEASE SUMMARY

Tenant	Kid City USA
Guarantor	Corporate & Private
Lease Type	NNN – zero LL responsibilities
Base Lease Term	15 years
Lease Commencement	11/01/2022
Lease Expiration	10/31/2037
Term Remaining	12+/- years
Credit Rating	Corporate/ Private guarantee





DOLLAR GENERAL

Walmart

ACE Hardware

FAMILY DOLLAR

CVS pharmacy

ED. FRASER MEMORIAL HOSPITAL

DOLLAR GENERAL

O'Reilly AUTO PARTS

NAPA

CHEVROLET

DQ

Walgreens

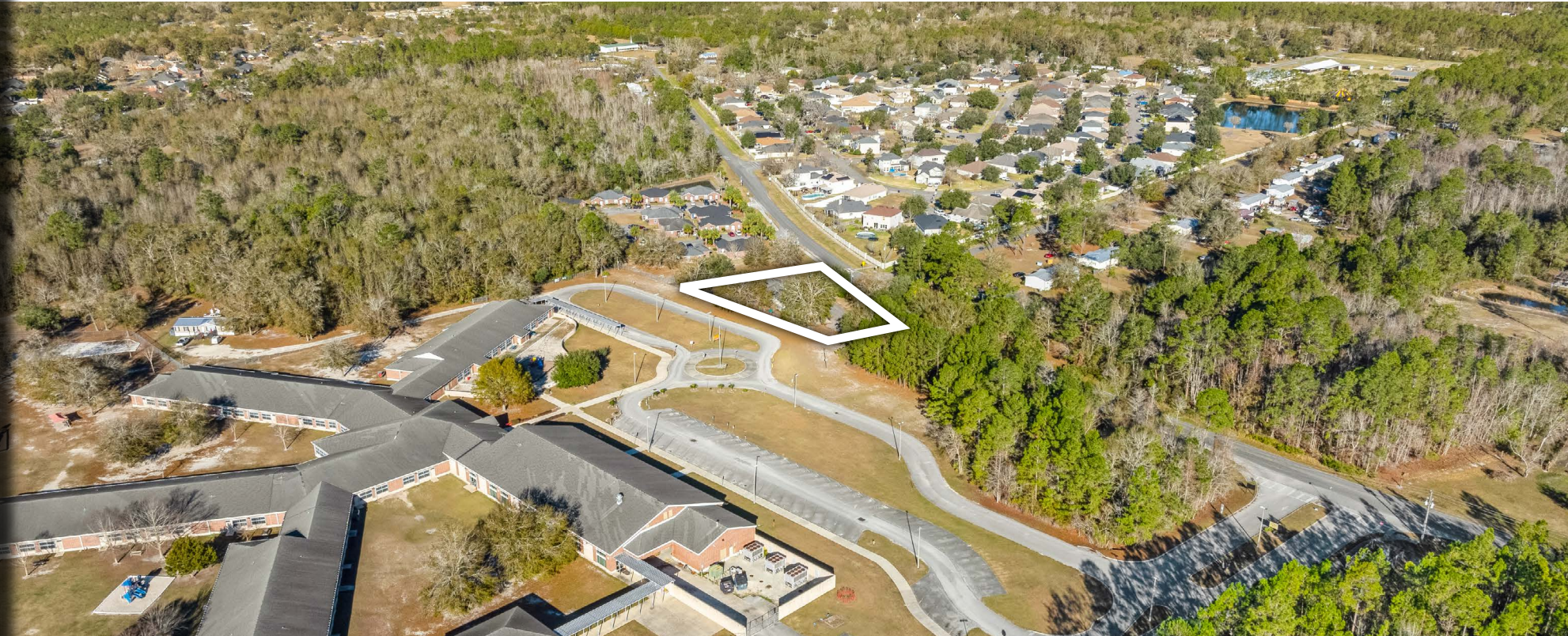
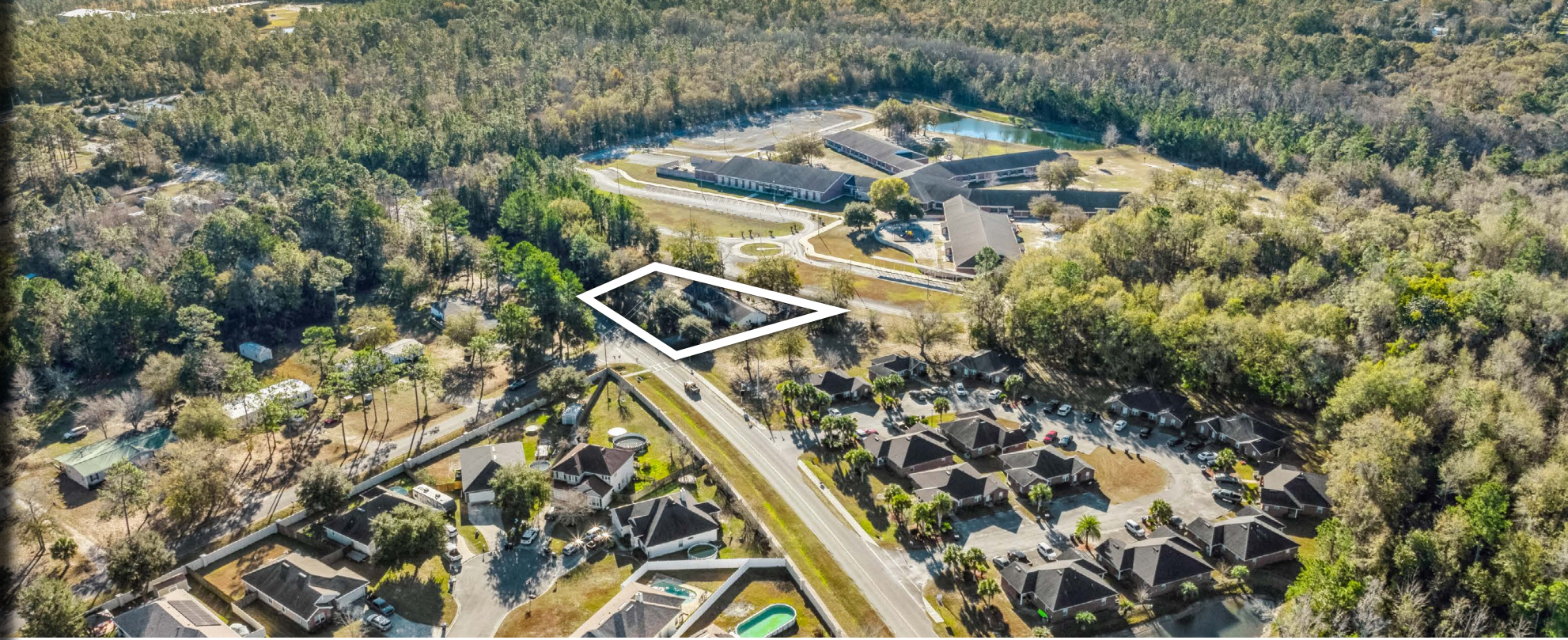
AutoZone ANYTIME FITNESS
LOUISIANA HOTSPOTS Save a lot WELLS FARGO
popes

TSC TRACTOR SUPPLY CO bealls OUTLET
Pizza Hut SUBWAY





DRONE





FOR MORE INFORMATION PLEASE CONTACT:
BILL HOWARD, VICE PRESIDENT
732.837.2999 | BILL@BENNETTREALTYLLC.COM

BROKER OF RECORD:
BRIAN BROCKMAN – BROKER

LICENSE #: BK3327646
BANG REALTY-NAPLES INC

BOR@BANGREALTY.COM
513-898-1551

BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

Although all information regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales, lease or financing, or withdrawal without notice.

