



Kiddie Academy of Braselton

\$5,910,344 | 7.25% CAP

5331 Thompson Mill Rd, Hoschton, GA 30548 (Atlanta)

- ✓ **Brand New Construction** – 20 Year Lease Projected To Commence December 2024
- ✓ **Population Within 5 Miles of the Site Is North of 90,000 People** and Expected To Grow by 1.5%+ Percent Over the Next 5 Years
- ✓ **12,500+ VPD** on Spout Springs Road
- ✓ **Proximity to National Retailers** Such As Kroger and Publix
- ✓ **Multi Unit Franchisee**

For 40 years, Kiddie Academy has been **one** of the premier **leaders** in **education-based** child care. Consistently ranked as a **top child care** franchise, Kiddie Academy has **over 300** franchised academies in **32 states** and the **District of Columbia**.

A photograph of a Kiddie Academy facility. In the foreground, a large white sign with a black graduation cap icon and the text "KIDDIE ACADEMY EDUCATIONAL CHILD CARE" sits on a brick base. In the background, a modern, single-story building with large windows is visible, with a white pickup truck parked in front of it. The sky is blue with light clouds.

KIDDIE 
ACADEMY®
EDUCATIONAL CHILD CARE

INVESTMENT OVERVIEW

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)

File Photo



CONTACT FOR DETAILS

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

GA Broker of Record: Pamela Atwater

License #: 173905

\$5,910,344

7.25% CAP

NOI

\$ 428,500 NOI

Building Area

± 10,000 SF Building ;
5,500 SF Playground

Land Area

±0.95 AC

Year Built

2024

Lease Type

NN+ (LL Responsible
For Roof & Structure)

Occupancy

100%

- ✓ **Brand New Construction** - 20 Year Lease Projected To Commence December 2024
- ✓ **Subject Property is Located off GA-347 (43,440+ VPD)** at the Intersection of Thompson Mill Rd (5,535+ VPD) & Spout Springs Road (12,500+ VPD)
- ✓ **The Population Within a 5-Mile Radius of the Site Exceeds 90,000** and is projected to increase by more than 1.5% over the next five years.
- ✓ **Situated Near Prominent National Retailers Like Kroger and Publix.** The property benefits from its proximity to the upcoming Atlanta River Walk, a proposed \$700 million mixed-use development in Braselton. **The Area Is a Hub for Major Companies, With Distribution Centers and Warehouses** for Carter's, Williams-Sonoma, Whole Foods, Walgreens, and Petco located nearby. Additionally, an **Amazon Fulfillment Center** employing 500 people is just under 6 miles away, further enhancing the strategic significance of this location.
- ✓ **Multi Unit Franchisee**
- ✓ **Kiddie Academy is a Leading Child Care Provider with Over 300 Locations and 69 More Approved for Construction.** They are consistently ranked as a top 200 franchise and a top ten education franchise.
- ✓ **Atlanta Is Georgia's Capital and Most Populous City, As Well as the Economic and Cultural Hub of the Atlanta Metropolitan Area (the 9th Largest in the U.S.).** The rapidly growing city contains the country's third-largest concentration of Fortune 500 companies and is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)

Kiddie Academy

Lessee: Kiddie Academy

REVENUE
\$450 M+

STUDENTS
32,000+

LOCATIONS
300+



kiddieacademy.com

Since 1981, Kiddie Academy has been one of the premier providers of education-based child care. With over 300 locations and dozens of sites approved for construction, Kiddie Academy is continuing to grow its brand while maintaining its rank as a Top 10 Educational Franchise.

For **40 Years**, the company serves families and their children ages 6 weeks to **12 years old**, offering full-time care, before and after school care, and summer camp programs. Kiddie Academy's Proprietary Life Essentials Curriculum, **supporting programs**, methods, activities and techniques help prepare children for school while nurturing a **lifelong love** of learning.

Kiddie Academy's **300 locations** is spread across **33 states** and the District of Columbia. They have great loyalty within the brand as 60% of operators have multiple units. In 2021, there was a **36% increase** in system-wide enrollment which led to **high rankings** among many notable franchise ranking sources. Looking into 2022, Kiddie Academy has 67 franchise agreements signed, **69 academies** in entitlement or construction, 76 academies in site selection at over **35 sites secured**.

File Photo



IN THE NEWS

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)

Kiddie Academy® grows footprint as US child care needs expand

JANUARY 31, 2024 (YAHOO! FINANCE)

Kiddie Academy® Educational Child Care, a nationally recognized educational child care franchise, opened 23 new franchise locations, growing its footprint by nearly 8% year over year.

Kiddie Academy's 2023 expansion included **four new markets**—Hawaii, Kentucky, Oklahoma and Utah—resulting in **327 Academies** now operating in **37 states** and Washington, D.C. "Our **systemwide growth** has **increased** steadily over the past several years," said Joshua Frick, president of Kiddie Academy Educational Child Care. "This is extremely important in the current climate, as more and more parents are seeking **high-quality child care** arrangements. We want to be there for parents in communities across the country."

Educational child care franchisees open 23 new Academies in 2023

In **September 2023**, pandemic-era federal funding for child care centers ended with more than 3 million children nationwide losing access to child care. New Care.com data says that after funding ended, **65% of respondents** spent time on a daycare waitlist, with **81%** of them on several waitlists at once. According to the Early Care & Education Consortium (**ECEC**), the impact on the child care market will continue to be felt for years to come.

Kiddie Academy aims to alleviate this **impact by expanding** into markets where high-quality educational child care is needed. The Center for American Progress indicates that Utah and Hawaii are two of the top four states with the **highest share of people** in child care deserts—two markets Kiddie Academy is focused on for growth.

EXPLORE ARTICLE



Kiddie Academy makes big leap to No. 190

LAURA MICHAELS, SEPTEMBER 30, 2020 (FRANCHISE TIMES)

We have a policy, if you're present at a meeting, you add value, you say something, you bring an idea. And if you don't, you're probably not invited back.

At Tom Keller's Kiddie Academy in Des Peres, Missouri, kids can participate in the chess academy, take a cooking class and learn to play soccer. In Pasadena, California, there's **child-friendly** yoga, while in Edina, Minnesota, karate lessons are part of the enrichment offerings.

Kiddie Academy reported average gross revenue of \$1.7 million in 2019 from 179 mature locations, those open for two years or more, with an average gross profit of \$454,668. For locations in the "ramping" stage, open for less than 24 months, the average gross revenue was \$1.3 million, with \$311,660 in average gross profit.

That's the **kind of flexibility** Keller appreciates, along with the premium status these programs bring to Kiddie Academy. "These are value-added," explained Keller of the activities included in the overall tuition cost, while other child care providers charge extra.

"We're very much at the high end," he continued, noting his three Kiddie Academies are in the **top 5 percent** for tuition in the St. Louis market. But that's because "we take much more of an inclusive approach. It's high touch, high customer service."

Across Kiddie Academy **locations and age groups** (it provides educational child care for infants through **5 years**), the average annual tuition is **\$15,000**.

EXPLORE ARTICLE



LEASE OVERVIEW

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)

Initial Lease Term	20 Years
Rent Commencement (Estimate)	December 2024
Lease Expiration (Estimate)	December 2044
Lease Type	NN+
Rent Increases	10% Every 5 Years
Annual Rent YRS 1 (Ramp Up)	\$214,250.00
Annual Rent YRS 2-5	\$428,500 NOI
Annual Rent YRS 6-10	\$471,350.00
Annual Rent YRS 11-15	\$518,485.00
Annual Rent YRS 16-20	\$570,333.00
Options 3 * 5 Years	10% Increases Every 5 Years

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



NORTHEAST GEORGIA
MEDICAL CENTER
BRASELTON
(188 BEDS)

FRIENDSHIP ROAD
±43,440 VPD

347

Publix
H&R BLOCK
Pizza Hut

Advance Auto Parts
ups

CHASE

REUNION
COUNTRY CLUB

Firestone
COMPLETE AUTO CARE

CVS pharmacy

WAFFLE HOUSE
SONIC

Kroger
SUBWAY
Great Clips
Starbucks
McDonald's
Pizza
ups

ALDI

KIDDIE ACADEMY,
EDUCATIONAL CHILD CARE
SUBJECT PROPERTY
5331 THOMPSON MILL RD.

THOMPSON MILL ROAD
±5,535 VPD

Walmart Supercenter
TRACTOR SUPPLY CO
Advance Auto Parts
TIRE PLUS TOTAL CAR CARE
DUNKIN'
Starbucks
POPEYES

BEAZER HOMES

SPOUT SPRINGS ROAD
±12,500 VPD

INTERSTATE 85
403

±46,585 VPD

chili's

SECKINGER HIGH SCHOOL
(1,638 STUDENTS)

Publix
Orangetheory FITNESS
petco
THE HOME DEPOT

MILL CREEK HIGH SCHOOL
(3,812 STUDENTS)

FRANK N. OSBORNE MIDDLE SCHOOL
(1,667 STUDENTS)

DUNCAN CREEK ELEMENTARY SCHOOL
(1,266 STUDENTS)

Chick-fil-A
9
TACO BELL

KOHL'S

McDonald's
Wendy's
ZAXBY'S
BURGER KING

Exxon

FIREHOUSE SUBS
FOUNDED BY FIREMEN
FIVE GUYS BURGERS and FRIES
Arby's
Carnes
Starbucks

ALDI

WAFFLE HOUSE
Domino's

HUNTINGTON WEST

← DOWNTOWN ATLANTA
35 MILES

Kroger
Great Clips
SUBWAY
ups
McDonald's
Starbucks
MARCOS Pizzeria

compass
SELF STORAGE

TACO BELL

Firestone

Public Storage

Bojangles

Publix
H&R BLOCK
Pizza Hut

Wendy's

Advance
Auto Parts

CVS pharmacy

ups

AutoZone

SONIC

Waffle House

REGIONS

BIG PEACH
RUNNING CO.

AT&T

347

FRIENDSHIP ROAD
(43,440 VPD)

TEXACO

SPOUT SPRINGS ROAD
(12,500 VPD)

ALDI

yoga culture

WILKES
MEAT MARKET

DOD

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

THOMPSON MILL ROAD
(5,535 VPD)

THE HARRISON AT
BRASELTON APARTMENTS
(248 UNITS)

Oaks
AT BRASELTON



NORTHEAST GEORGIA
MEDICAL CENTER
BRASELTON
(188 BEDS)

347

FRIENDSHIP ROAD
(43,440 VPD)

THE FINCH
APARTMENTS
(273 UNITS)

Oaks
AT BRASELTON

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

THE HARRISON AT
BRASELTON APARTMENTS
(248 UNITS)

THOMPSON MILL ROAD
(5,535 VPD)

DOWNTOWN ATLANTA
35 MILES



DUNCAN CREEK
ELEMENTARY SCHOOL
(1,266 STUDENTS)

MILL CREEK
HIGH SCHOOL
(3,812 STUDENTS)

FRANK N. OSBORNE
MIDDLE SCHOOL
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THE FINCH
APARTMENTS
(273 UNITS)

THE HARRISON AT
BRASELTON APARTMENTS
(248 UNITS)

DOWNTOWN ATLANTA
35 MILES →

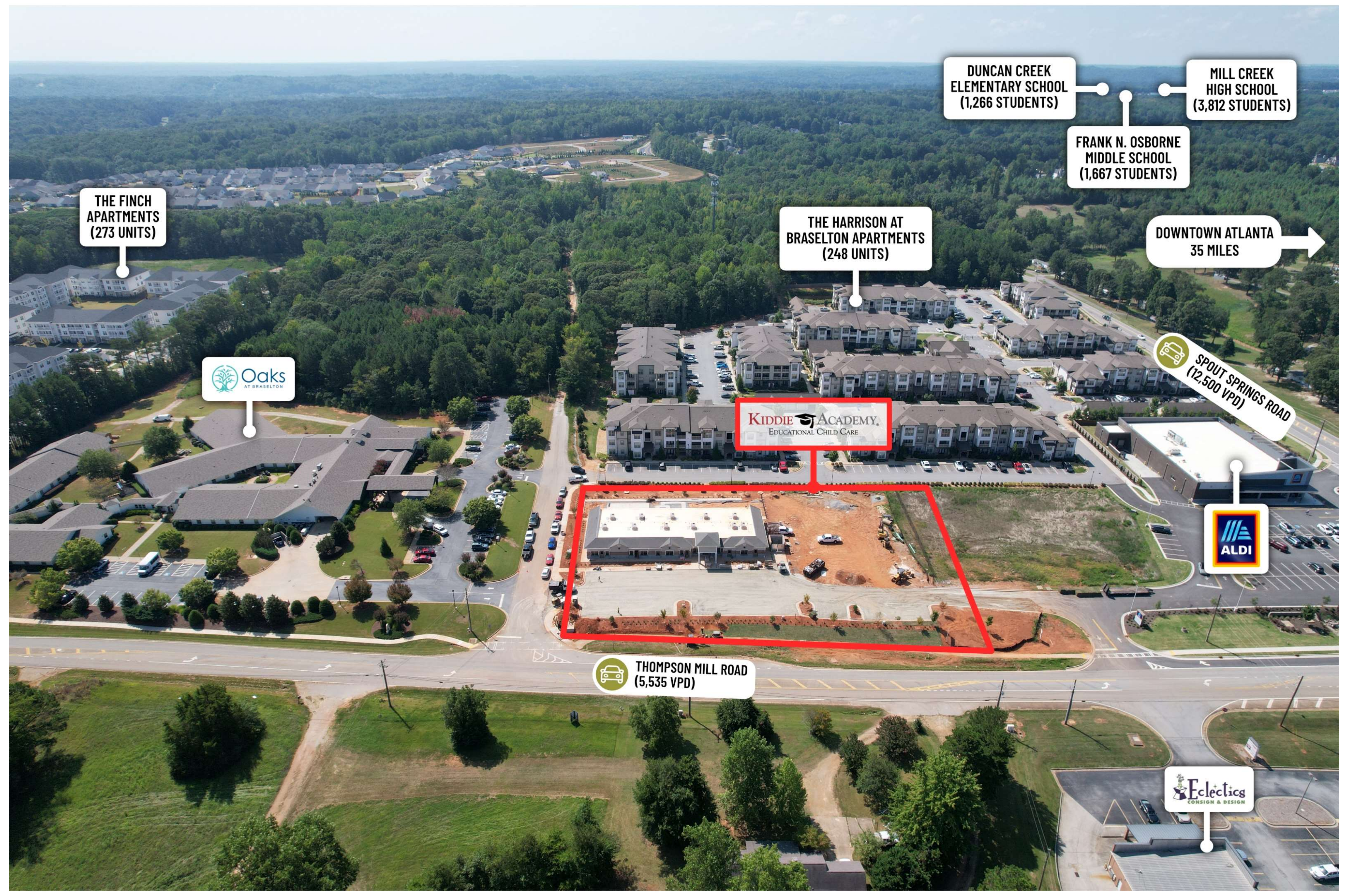


KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

SPOUT SPRINGS ROAD
(12,500 VPD)




THOMPSON MILL ROAD
(5,535 VPD)



SITE OVERVIEW

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)

 Year Built | 2024

 Building Area | ±10,000 SF

 Playground Area | ±5,500 SF

 Land Area | ±0.95 AC



NEIGHBORING RETAILERS

- Walmart Supercenter
- Publix
- Kroger
- The Home Depot
- ALDI
- Petco
- Orangetheory fitness
- Kohl's
- Tractor Supply Co.
- Advance Auto Parts



CONSTRUCTION PROGRESS AS OF 8/28/24

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)



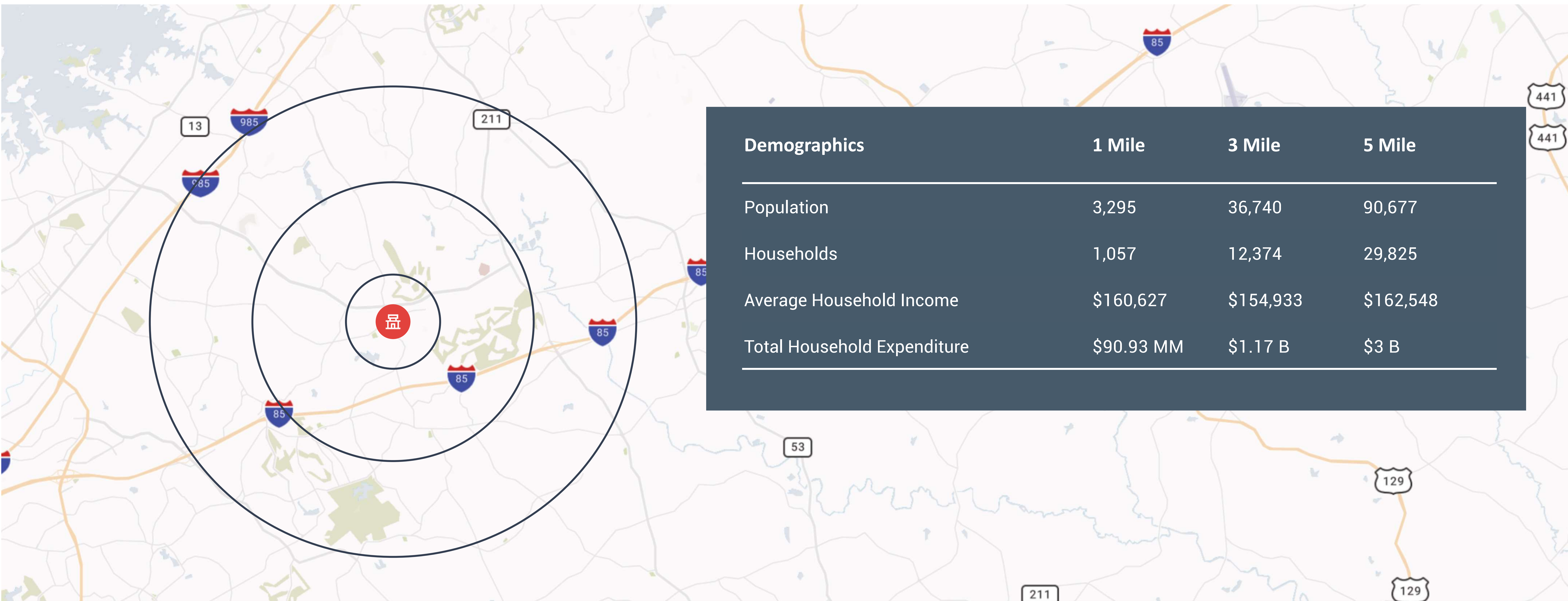
CONSTRUCTION PROGRESS AS OF 8/28/24

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)



LOCATION OVERVIEW

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)



JACKSON COUNTY, GA ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. SK Battery America (3,300 employees)
2. HomeGoods (1,500 employees)
3. Jackson County School District (1,352 employees)
4. Kubota Industrial Equipment Corp. (1,200 employees)
5. Amazon.com Inc (1,100 employees)
6. Carter's Inc./Distribution Center (900 employees)
7. Jackson County Board of Education (800 employees)
8. TD Automotive Compressor Georgia LLC (800 employees)
9. Wayne Farms LLC (800 employees)
10. Amazon.com Inc (Other Location) (600 employees)(Jackson County, Georgia...).

LOCATION OVERVIEW

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)

Hoschton

Georgia (Atlanta MSA)

6.09 M

MSA Population & MSA
Median Household Income

\$82,625

Median Household Income



6th

Largest MSA In the
U.S.

HOSCHTON, GA

Hoschton, GA is a town in north Georgia, take a stop off of Interstate 85 in Jackson County and visit the town that is a short driving distance from cities including Athens, Gainesville, and Atlanta. Its location is a major contributor to the success of the town. Jackson County is one of the top 10 fastest-growing cities in the country.

Atlanta is the cultural and economic center of the Atlanta metropolitan area, home to 5,522,942 people and the ninth largest metropolitan area in the United States.

Hoschton expects to continue to see growth, especially in its fast-growing industrial park community. The Hoschton Industrial Park continues to build as major industrial tenants seize these sites that are ready for development. In addition to being in such a great location, the town offers beautiful views being just south of the Blue Ridge Mountains. The area receives attention from outdoor enthusiasts who come to take in the tranquil atmosphere that Hoschton has to offer.

ATLANTA, GEORGIA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, with an estimated 2013 population of 447,841. Atlanta is an "alpha-" or "world city", exerting a significant impact on commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta's economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology. Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and the 17th-largest in the world. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third-largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

ECONOMY

Atlanta's economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology. Corporate operations comprise a large portion of Atlanta's economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country's third-largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city's educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole.

IN THE NEWS

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)

This once-rural Georgia county northeast of metro Atlanta is one of the fastest-growing in the country

JOE RIPLEY, MARCH 15, 2024 (11 ALIVE)

The population growth comes with growing pains for a county widely known as a small, rural community

Business is **booming** for Charlene Bennett at Bennett's Athletic Wear, a screen print and embroidery shop located in **downtown Jefferson**. Her **hometown of Commerce** is also booming.

In fact, according to the U.S. Census Bureau, Jackson County is one of the top four fastest growing counties in the country.

"We have a lot of people who have moved in from Gwinnett County," Bennett said. "That side of the county has just absolutely exploded. We've had people from California, New York, Michigan, Missouri, Florida, quite a few move in."

Bennett used to work for Jackson County government as a **911 operator** for 20 years. She also worked with the sheriff's office for another **10 years**. She noted the rise in the number of **911 calls for service** over the years. Ricky Sanders, another Jackson County lifer, runs the county's Parks and Recreation department and sits on the Jackson County school board. Sanders said several warehouses, the SK Battery plant in Commerce, and a strong school system have helped the population and **landscape grow** from a small, farming community into a bustling and growing one.

"The **growth has accelerated** past the point of being able to keep up with it in a lot areas," Sanders said. "Nothing stays the same forever. You want to maintain the feel of the county, but the county has changed a lot in the last five to **10 years**. It's difficult."

EXPLORE ARTICLE



Branch Properties acquires site for new grocery-anchored center

ZACHARY RUSSELL, APRIL 03, 2024 (CHAIN STORE AGE)

Atlanta-based real estate investment and development firm Branch Properties has purchased land for its latest development.

Braselton Village will include a **48,387-sq.-ft.** Publix store and **22,600 sq. ft.** of inline retail space for restaurants, retailers, and other businesses. The property will also include **five out-parcels** ranging in size from one acre to just under **two acres**. Publix will be relocating from the **adjacent shopping center**, Vineyards at Chateau Elan.

The company will build a Publix Super Markets-anchored shopping center known as Braselton Village in Braselton, Ga., a town located between Atlanta and Athens. The 70,987-sq.-ft. center, which is set to break ground this summer, is slated for completion in the second quarter of 2025.

"The town of Braselton has proven to be a well-positioned market for **retail growth**," said Jesse Shannon, president & CIO at Branch Properties. "Braselton Village will curate a selection of top-tier, essential shopping and dining for the area's increasing population. We look forward to making future milestone announcements as construction begins."

Braselton Village is located across from the local wine resort and tourist destination, Chateau Elan, which draws **400,000 visitors annually** according to Branch. The development aims to cater to Braselton's rising population, which is expected to **grow 9.5%** over the next five years according to the U.S. Census Bureau.

In addition to surrounding residential construction, nearby North Georgia Medical Center is currently undergoing a **927,000-sq.-ft., \$700 million expansion** expected to open next summer.

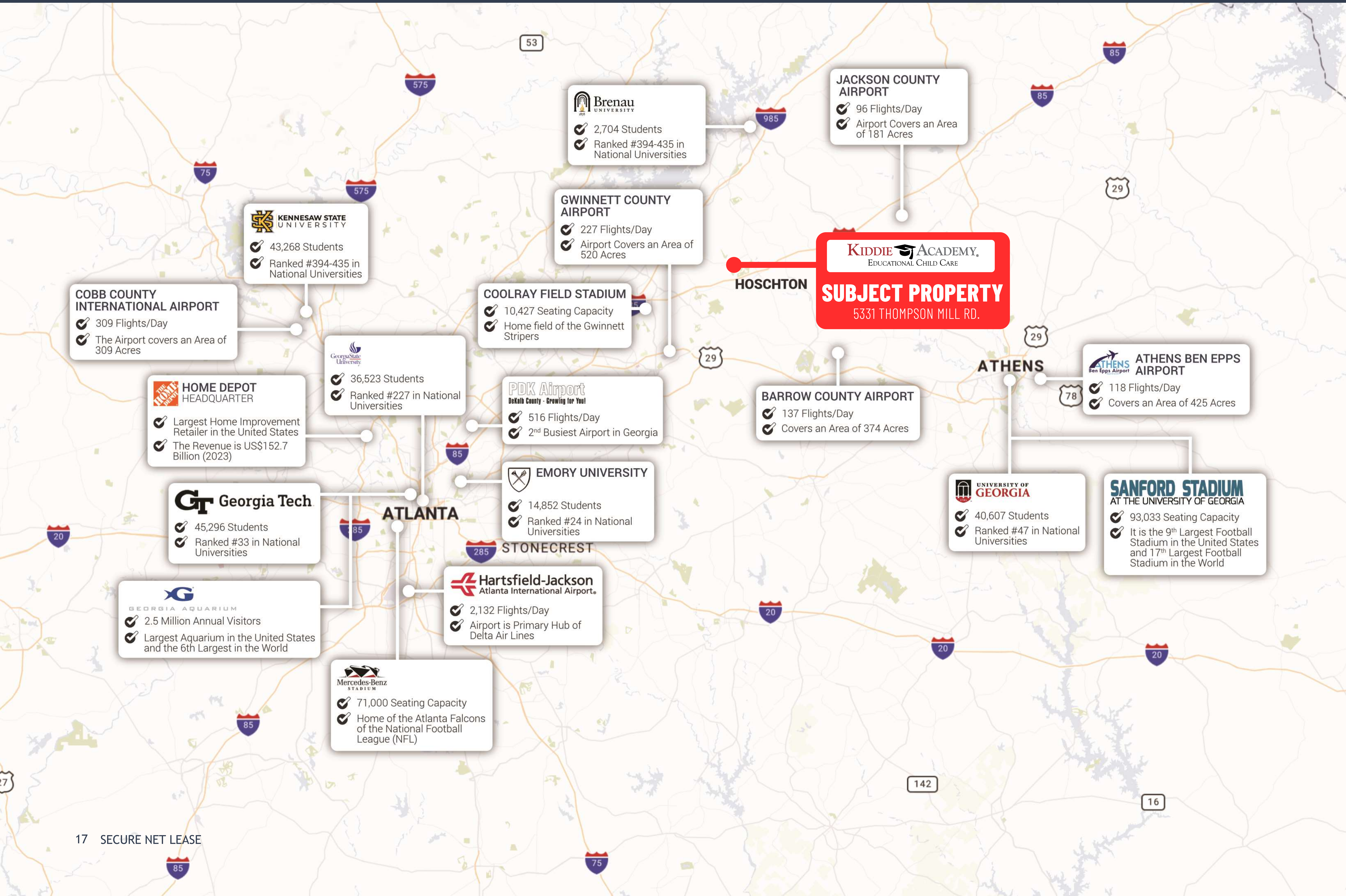
Branch and its affiliated companies have acquired, developed and managed over \$5 billion of commercial real estate, accounting for more than **12 million sq. ft.** of leasable space.

EXPLORE ARTICLE



METRO AREA

KIDDIE ACADEMY HOSCHTON, GA (ATLANTA)



KIDDIE ACADEMY.
EDUCATIONAL CHILD CARE

SUBJECT PROPERTY
5331 THOMPSON MILL RD.

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Todd Lewis

Vice President
(415) 360-8007

tlewis@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com