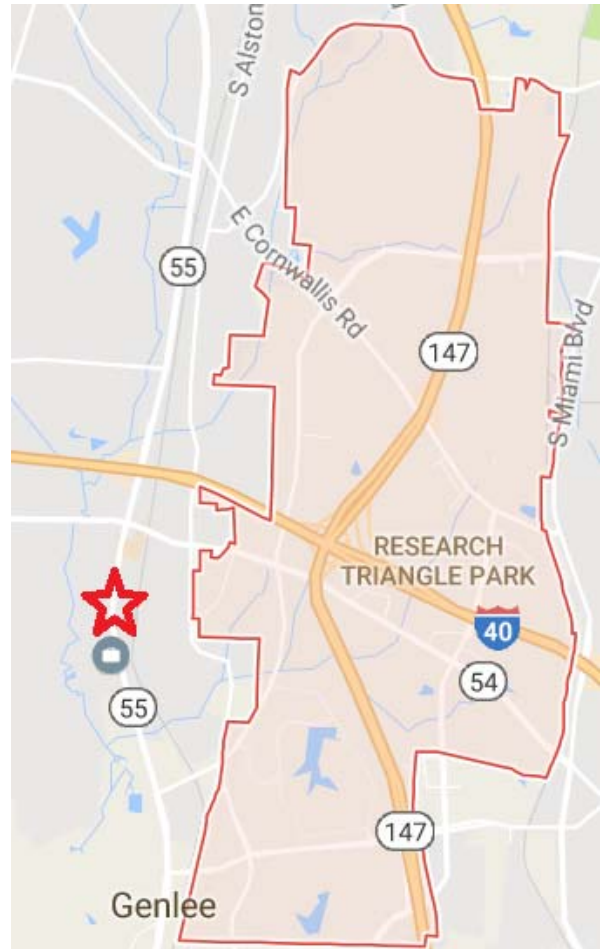


INVESTMENT SALE

NET LEASE THROUGH APRIL 30, 2032



Total SF	12,500 SF
Term	15 years
NOI	\$300,000
Escalations	1% annually
Renewals	Three additional 5 year terms
Price	\$4,275,000.00
Lease Commencement	May 1, 2017



RDU Locations

- S. Durham
- Chapel Hill
- Raleigh
- Wake Forest
- Cary
- Apex
- Holly Springs



Offered by



For more information
Please contact:

Joni Barnes
(919) 201-3273
joni@pinpointprop.com

A Unique FOCUS on the Triangle...

INVESTMENT SALE

NET LEASE THROUGH APRIL 30, 2032

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country.

Starting in 1980 with a single location in Boca Raton, FL, the unique and proprietary programs that the Weissmans developed quickly caught on and expansion soon followed.

The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as we say at TLE®, "**learn**, **play**, and **grow**!"

There are more than 200 The Learning Experience locations open or under development across the country.



Offered by



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A Unique FOCUS on the Triangle...

INVESTMENT SALE

NET LEASE THROUGH APRIL 30, 2032

About the Franchisees

Swami & Krupa have lived in the RTP area for last 16 years. Swami has Bachelor degree in Electrical engineer & Krupa has doctorate degree in Pharmacy. They are the parents of two children and recognize the importance of a safe and nurturing learning environment. They are very passionate about the educational development of children, and thrive to build a strong foundation for children at the preschool age.

TRAFFIC COUNTS:
22,000 cars per day NC 55

TLE® Durham been operating since June 1, 2009



	1 mile	3 miles	5 miles
Population			
2000 Population	2,509	21,864	51,291
2010 Population	3,124	32,890	85,567
2016 Population	3,354	37,654	103,486
2021 Population	3,605	41,442	117,386

Median Age

The median age in this area is 34.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	48.4%	48.1%	47.0%
2016 Black Alone	35.5%	34.9%	33.2%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2016 Asian Alone	8.1%	9.4%	12.2%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	3.5%	3.6%	3.9%
2016 Two or More Races	3.8%	3.5%	3.3%
2016 Hispanic Origin (Any Race)	8.3%	8.0%	8.0%

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