

NNN Children's Courtyard learning Center

** 900+ School Operator (Learning Care Group) Guarantee **



ASKING PRICE:

\$3,385,000

CONTACT:

RON SCHULTZ

Managing Director | Retail Investment Services
727.298.5302 - Direct
Ron.Schultz@colliers.com

TONY D'AMBROSIO

Broker of Record
Tony.Dambrosio@colliers.com



COLLIERS INTERNATIONAL
4830 West Kennedy Blvd.
Suite 300
Tampa, FL 33609
813 221 2290
www.colliers.com

7460 McGinnis Ferry Road
Suwanee, Georgia 30024

Ron Schultz, Managing Director at Colliers International is pleased to offer for sale The Children's Courtyard, a early childhood care and education facility located at 7460 McGinnis Ferry Road, Suwanee, GA. The Children's Courtyard is guaranteed by the Learning Care Group, which is one of the largest providers of early childhood care and educational services in the United States with over 900 schools, 18,000 teachers and 130,000 students.

CHILDREN'S COUNTRYARD

7460 McGinnis Ferry Road, Suwanee, Florida 30024

LOCATION

The subject has good visibility and access from McGinnis Ferry Road, which is well trafficked with 34,800 VPD. The subject also benefits from high concentrations of corporate office parks and anchor retailers within a one-mile radius. The surrounding area has a very high average household income of \$136,196 and a dense population of 188,113 residents within a five-mile radius.

SUMMARY

Address:	7460 McGinnis Ferry Road Suwanee, FL 30024
Year Built:	1997
Lot Size:	2.73± Acres
Total Square Footage:	12,348± SF
Lease Type:	NNN
Base Rent:	\$220,000 (\$17.82 PSF)
Cape Rate:	6.50%
Price:	\$3,385,000
Website:	https://www.crexi.com/properties/204193

INVESTMENT HIGHLIGHTS

- > Over 12 years remaining on the lease term.
- > Strong guarantee with over 900 schools.
- > Very high surrounding household income.
- > Dense trade area population.



CONTACT



RON SCHULTZ
Managing Director
Retail Investment Services
727.298.5302 - DIRECT
Ron.Schultz@colliers.com



TONY D'AMBROSIO
Broker of Record
Tony.Dambrosio@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



COLLIERS INTERNATIONAL
4830 West Kennedy Blvd.
Suite 300
Tampa, FL 33609
813 221 2290
www.colliers.com