

2900 Hueland Pond Blvd
Wesley Chapel, FL 33543

Early Education
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Bryce Wong

Senior Associate

(949) 207-6455

bryce.wong@matthews.com

License No. 02149788 (CA)



Chad Kurz

EVP & Managing Director

(949) 662-2252

chad.kurz@matthews.com

License No. 01911198 (CA)



Kevin Puder

Vice President

(949) 777-5987

kevin.puder@matthews.com

License No. 01949749 (CA)

Kyle Matthews

Broker of Record

Lic. No. CQ1066435 (FL)

MATTHEWS™





Table of Contents

- 04** Property Overview
- 10** Financial Overview
- 12** Tenant Overview
- 13** Market Overview

Property Overview

Kiddie Academy

2900 Hueland Pond Blvd, Wesley Chapel, FL 33543



Executive Summary

The Opportunity

Matthews™ is pleased to present Kiddie Academy, a premier early education and childcare facility located at 2900 Hueland Pond Blvd, Wesley Chapel, Florida 33543.

The offering features a licensed, full-service childcare center with capacity to serve infants through school-age children (up to 12 years), including before & after school programs and a comprehensive Pre-K/Kindergarten readiness curriculum.

Operated under the nationally recognized Kiddie Academy® brand, the facility delivers the proprietary Life Essentials® curriculum, fostering social, emotional, physical, and intellectual development in a safe and nurturing environment. Families benefit from secure entry systems, highly trained educators, healthy meals and snacks, and enhanced parent communication tools such as a dedicated app.

The center has been licensed and operating since 2020 under Florida's child care regulatory framework.

Strategically located in Wesley Chapel—one of the fastest-growing suburban communities in the Tampa Bay MSA—the facility benefits from a rapidly expanding, family-oriented population base, strong demand for quality childcare, and proximity to top-rated schools and residential neighborhoods. Hours of operation (Monday through Friday, 6:30 AM to 6:00 PM) are structured to align with the schedules of working families.

This offering presents a rare opportunity to acquire a well-established, branded childcare facility with diversified enrollment (infants through school-age), a track record of regulatory compliance, and a strong position within the local community.



Investment Highlights

Property Highlights

- **Top National Early Education Brand** – Kiddie Academy franchises over 330 schools nationwide and is widely recognized as one of the most trusted names in early childhood education.
- **Privately Held & Family-Owned** – Backed by more than 40 years of experience, Kiddie Academy remains a family-owned company under Essential Brands, Inc., maintaining a legacy of quality in early learning.
- **Award-Winning Recognition** – In 2024–2025, Kiddie Academy earned top industry rankings, including: #29 on Entrepreneur’s Top Franchises for Veterans, #30 on Entrepreneur’s Top Franchises for Multi-Unit Owners, #86 on Entrepreneur Magazine’s Franchise 500
- **High-Growth Market Opportunity** – Wesley Chapel, part of the Tampa MSA, is one of Florida’s fastest-growing residential corridors. Pasco County’s population has increased by more than 20% since 2010 and continues to expand rapidly.
- **New Developments in the Area** – The property benefits from ongoing growth, with nearby projects including Orlando Health Hospital, Florida Cancer Specialists, and the Woodcreek residential community, among others.
- **Strong Childcare-Supportive Demographics** – The area has over 141,000 residents within a ±5-mile radius, with average household incomes exceeding \$150,000. A highly family-oriented population fuels robust demand for quality childcare and early education.
- **Expanding Early Education Industry** – The U.S. childcare market was valued at \$59.87 billion in 2023 and is projected to grow to \$73 billion by 2030 (*Towards Healthcare*), reflecting long-term industry momentum.





Pride Elementary School
±937 Students ±7.2 Mi.

Sand Pine Elementary
±522 Students



Wiregrass Ranch High School
±2,183 Students

Dr. John Long Middle School
±1,349 Students

Wiregrass Elementary School
±964 Students



The Ridge at Wiregrass Ranch
±564 Homes

Windmere Estates
±220 Units



Pasco-Hernando State College
Porter Campus



Subject Property

Hueland Pond Blvd

33543 Median Household Income:
± \$107,565



The Club At Winding Ridge
Sports Club

 **The Townhomes at River Landing**
Complex

 **Homes by WestBay at Two Rivers**
±6,000 Homes

 **Double Branch Elementary**
±505 Students

 **Union Park Charter Academy**
±740 Students

 **Meridian at Meadow Pointe**
±634 Homes

±22,000 VPD
56

 **The Ridge at Wiregrass Ranch**
±564 Homes

 **Windmere Estates**
±220 Units

Subject Property

Hueland Pond Blvd



2900 Hueland Pond Blvd
Wesley Chapel, FL 33543

±10,062 SF

GLA

2020

Year Built

\$157,898

Average Household Income

19,430+

Households

Single

Tenancy



Financial Overview

Kiddie Academy

2900 Hueland Pond Blvd, Wesley Chapel, FL 33543



Financial Summary

\$4,800,000

List Price

7.50%

Cap Rate

\$360,000

NOI

±10,062 SF

GLA

Property Details

| | |
|----------------------------|-------------------|
| Tenant Trade Name | Kiddie Academy |
| Type of Ownership | Fee Simple |
| Lease Guarantor | Personal |
| Lease Type | Modified NNN |
| Landlords Responsibilities | Roof & Structure |
| Lease Commencement Date | 2023-09-01 |
| Lease Expiration Date | 2038-08-31 |
| Term Remaining | ±12.5 Years |
| Increases | 10% Every 5 Years |
| Options | None |

Annualized Operating Data

| | Annual Rent | Rent PSF | Cap Rate |
|-------------|-------------|----------|----------|
| Years 1-5 | \$360,000 | \$35.78 | 7.50% |
| Years 6-10 | \$396,000 | \$39.36 | 8.25% |
| Years 11-15 | \$435,600 | \$43.62 | 9.08% |



Tenant Overview

Year Founded
1981

Headquarters
Abingdon, Maryland

Ownership Status
Private

Employees
3,300+

Locations
330+

Credit Rating
N/A

Website
kiddieacademy.com



Tenant Overview

Kiddie Academy is a nationally recognized leader in early childhood education, delivering high-quality childcare services through its proprietary Life Essentials® curriculum. With a reputation for academic rigor and a commitment to character development, the brand has established itself as a trusted name in the educational child care sector. Founded in 1981, Kiddie Academy has grown steadily into a robust franchise network, serving families across 39 states and Washington, D.C. Its emphasis on holistic learning, operational consistency, and community integration has positioned the company as a resilient and attractive tenant in the education-based real estate space.

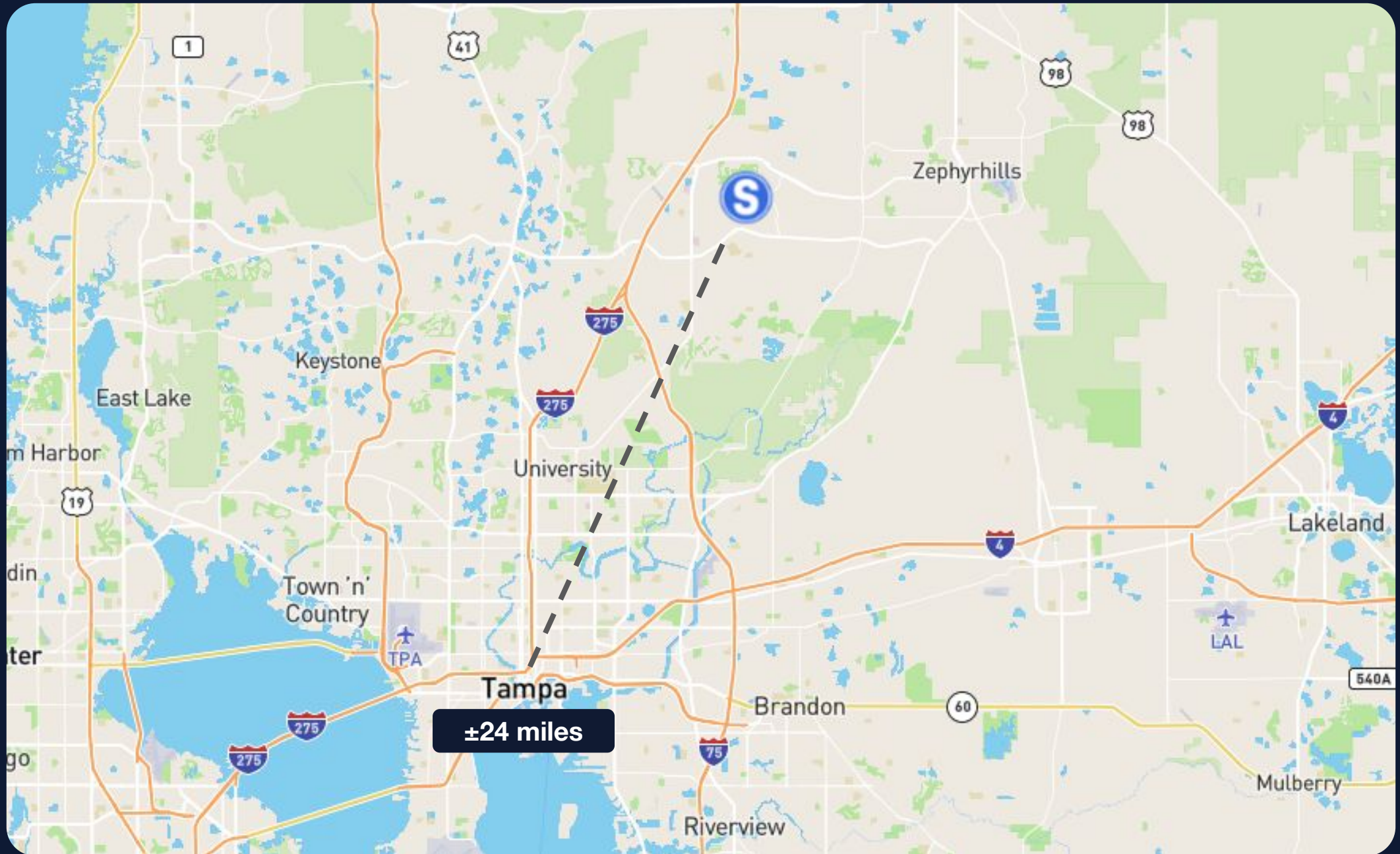
Why Invest in Kiddie Academy?

- **Essential Service Demand:** Provides mission-critical early childhood education and care, a recession-resilient sector driven by dual-income households and long-term demographic trends.
- **Strong Franchise Model:** Proven franchise system with consistent expansion, offering stable occupancy and long-term lease structures ideal for net lease investors.
- **National Footprint with Local Appeal:** Over 330 locations across 39 states, delivering broad market penetration while maintaining community-focused operations that enhance tenant stickiness.
- **Brand Recognition & Industry Accolades:** Regularly ranked among top franchise brands by Entrepreneur, Forbes, and Franchise Times, reflecting operational excellence and strong consumer trust.
- **Privately Held with Strategic Growth:** Backed by experienced leadership and a scalable business model, with ongoing executive continuity and investments in curriculum innovation fueling sustainable expansion.

Market Overview

Kiddie Academy

2900 Hueland Pond Blvd, Wesley Chapel, FL 33543



Wesley Chapel, FL

Local Market Overview

Wesley Chapel, located in Pasco County just north of Tampa, is one of the fastest-growing communities in Florida. Over the past decade, the area has transformed into a highly desirable suburban hub, driven by rapid residential development, strong household incomes, and a family-focused population base.

The community has experienced more than 20% population growth since 2010, fueled by new master-planned neighborhoods, expanding retail centers, and proximity to major employment corridors in the Tampa MSA. Within a ±5-mile radius of the site, 141,404 residents enjoy an exceptional quality of life supported by top-rated schools, abundant recreational amenities, and convenient access to I-75 and SR-54.

Households in Wesley Chapel report average annual incomes exceeding \$151,897, underscoring a stable, upwardly mobile demographic that values high-quality childcare and education options. The area's young professional families and steady influx of new residents create consistent demand for early education, making Wesley Chapel a highly attractive growth corridor for leading childcare providers.



Property Demographics

| Population | 3-Mile | 5-Mile | 10-Mile |
|-------------------------------|-----------|-----------|-----------|
| Five-Year Projection | 65,702 | 163,874 | 389,569 |
| Current Year Estimate | 56,135 | 141,404 | 341,677 |
| 2020 Census | 45,530 | 121,406 | 289,552 |
| Growth Current Year-Five-Year | 17.04% | 15.89% | 14.02% |
| Growth 2020-Current Year | 23.29% | 16.47% | 18.00% |
| Households | 3-Mile | 5-Mile | 10-Mile |
| Five-Year Projection | 22,918 | 58,974 | 150,951 |
| Current Year Estimate | 19,430 | 50,729 | 132,337 |
| 2020 Census | 15,623 | 42,266 | 109,568 |
| Growth Current Year-Five-Year | 17.95% | 16.25% | 14.07% |
| Growth 2020-Current Year | 24.37% | 20.02% | 20.78% |
| Income | 3-Mile | 5-Mile | 10-Mile |
| Average Household Income | \$157,898 | \$151,897 | \$129,856 |

Tampa, FL MSA

Market Demographics



413,657
Total Population

\$71,302
Median HH Income

160,527
of Households

50.2%
Homeownership Rate

207,000
Employed Population

25%
% Bachelor's Degree

35
Median Age

\$375,300
Median Property Value

Local Market Overview

Tampa, the economic center of Hillsborough County, is one of Florida's fastest-growing metropolitan cities. Since 2010, the population has expanded by more than 20%, reaching over 413,657 residents in 2025. Growth is fueled by new residential and mixed-use developments, a revitalized downtown, and a strong economy anchored by healthcare, finance, technology, and logistics.

Households report median incomes above \$71,000, reflecting a steadily growing, upwardly mobile population. With a median age of 35, Tampa attracts young professionals and families seeking career opportunities and a high quality of life. This steady influx of residents and expanding employment base drives consistent demand for housing, childcare, and family services, making Tampa a prime market for long-term growth.



MATTHEWS™

Exclusively Listed By

Bryce Wong

Senior Associate

(949) 207-6455

bryce.wong@matthews.com

License No. 02149788 (CA)

Chad Kurz

EVP & Managing Director

(949) 662-2252

chad.kurz@matthews.com

License No. 01911198 (CA)

Kevin Puder

Vice President

(949) 777-5987

kevin.puder@matthews.com

License No. 01949749 (CA)

Kyle Matthews | Broker of Record | Lic. No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2900 Hueland Pond Blvd, Wesley Chapel, FL, 33543** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™, expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.