

3130 McMullen Booth Rd
Clearwater, FL 33761

Early Education
Investment Opportunity
Offering Memorandum



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Property Overview

Bumble & Bloom Early Learning Center
3130 N McMullen Booth Rd, Clearwater, FL 33761



Investment Highlights

Property Highlights

- **Turnkey Childcare Center:** Opportunity to acquire a turnkey childcare facility, including the business operations (37 full-time enrollments, full-time director and staff in place), FF&E, and underlying real estate. Current operator is on a new ten-year lease, which can be terminated at closing
- **Active Gold Seal Status - 100% Tax Exemption & 20% Subsidy Boost:** The facility holds the prestigious Florida Gold Seal Quality Care designation. Under FL Statute § 196.198, the property qualifies for a 100% exemption from ad valorem property taxes, instantly eliminating a major overhead expense. Additionally, it guarantees a minimum 20% rate premium increase on School Readiness program subsidy reimbursements per child
- **Two-Building Purpose-Built Layout:** The school includes two buildings, with a smaller building directly behind the primary building, separated by the school's fenced-in playground. Each building is purpose-built with a conventional classroom layout, offering the flexibility to use the secondary building either for additional classroom programming, or for office or storage space
- **High Visibility Location & Strong Demographics:** Situated directly off of McMullen Booth Road, seeing $\pm 55,000$ vehicles per day. Located in a densely populated, affluent Clearwater / Safety Harbor submarket, with an $\pm 88,500$ 3-mile population and a $\pm \$108,000$ 3-mile average household income
- **Proximity to Medical and Retail Employment Hubs:** Located less than two miles from Mease Countryside Hospital (BayCare Health System) and the Countryside Mall commercial corridor. This proximity gives the facility a built-in target audience of thousands of healthcare, administrative, and retail workers seeking high-quality, convenient childcare options
- **High-Growth Tampa Bay MSA:** The Tampa Bay region is one of Florida's primary economic and population hubs, having welcomed nearly 500,000 new residents between 2020 and 2025. This sustained influx of young, working professionals and families into the Clearwater-Tampa metro area has created an expanding base of prospective enrollees for years to come





 **Countryside High School**
±1,741 Students

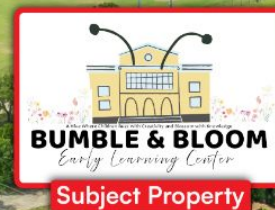
 **Chi Chi Rodriguez GOLF CLUB**

Countryside Sports Complex

 **Gulf Coast Classical Academy**



 **Countryside Country Club Golf Course**



 **Gulf Coast Classical Academy**

McMullen Booth Rd ± 55,000 VPD

3130 N McMullen Booth Rd
Clearwater, FL 33761

±5,005 SF

GLA

±0.69 AC

Lot Size

1965 / 1991

Year Built / Renovated

±55,000

Vehicles Per Day

\$260.00

Price Per SF



Financial Overview

Bumble & Bloom Early Learning Center
3130 N McMullen Booth Rd, Clearwater, FL 33761



Financial Summary

\$1,301,250

List Price

\$1,251,250

Real Estate List Price

\$50,000

Business / FF&E List Price

±\$260.00

Price Per SF

In-Place Lease Abstract

Tenant	Bumble & Bloom Early Learning Center Clearwater
Address	3130 McMullen Booth Rd, Clearwater, FL 33761
In-Place Rent	\$96,000
Current Enrollment	37 FTEs
Yr Built / Renovated	1965 / 1991
SF	±5,005 SF
Acreage	±0.69 SF
Rent Commencement	May-26
Lease Expiration	Apr-36
Lease Term Remaining	10 Years
Increases	10% Every 5 Years
LL Responsibilities	None
Expense Structure	Absolute NNN

In-Place Annualized Operating Data

Rent Period	Annual Rent	PSF	Monthly Rent
2026	\$96,000	\$19.18	\$8,000
2027	\$96,000	\$19.18	\$8,000
2028	\$96,000	\$19.18	\$8,000
2029	\$96,000	\$19.18	\$8,000
2030	\$96,000	\$19.18	\$8,000
2031	\$105,600	\$21.10	\$8,800
2032	\$105,600	\$21.10	\$8,800
2033	\$105,600	\$21.10	\$8,800
2034	\$105,600	\$21.10	\$8,800
2035	\$105,600	\$21.10	\$8,800

Operator Summary



Operator Overview

Bumble & Bloom Early Learning Center is a privately owned early childhood education provider focused on delivering high-quality childcare and preschool programs in a nurturing, play-based learning environment. The company emphasizes joyful learning, inclusivity, and family engagement while serving children from infancy through pre-kindergarten. Led by experienced early childhood education professionals, Bumble & Bloom has established a growing regional presence with multiple locations across Florida and Indiana. Its focus on educational quality, operational consistency, and community-centered programming positions the brand as an emerging operator within the early education sector.

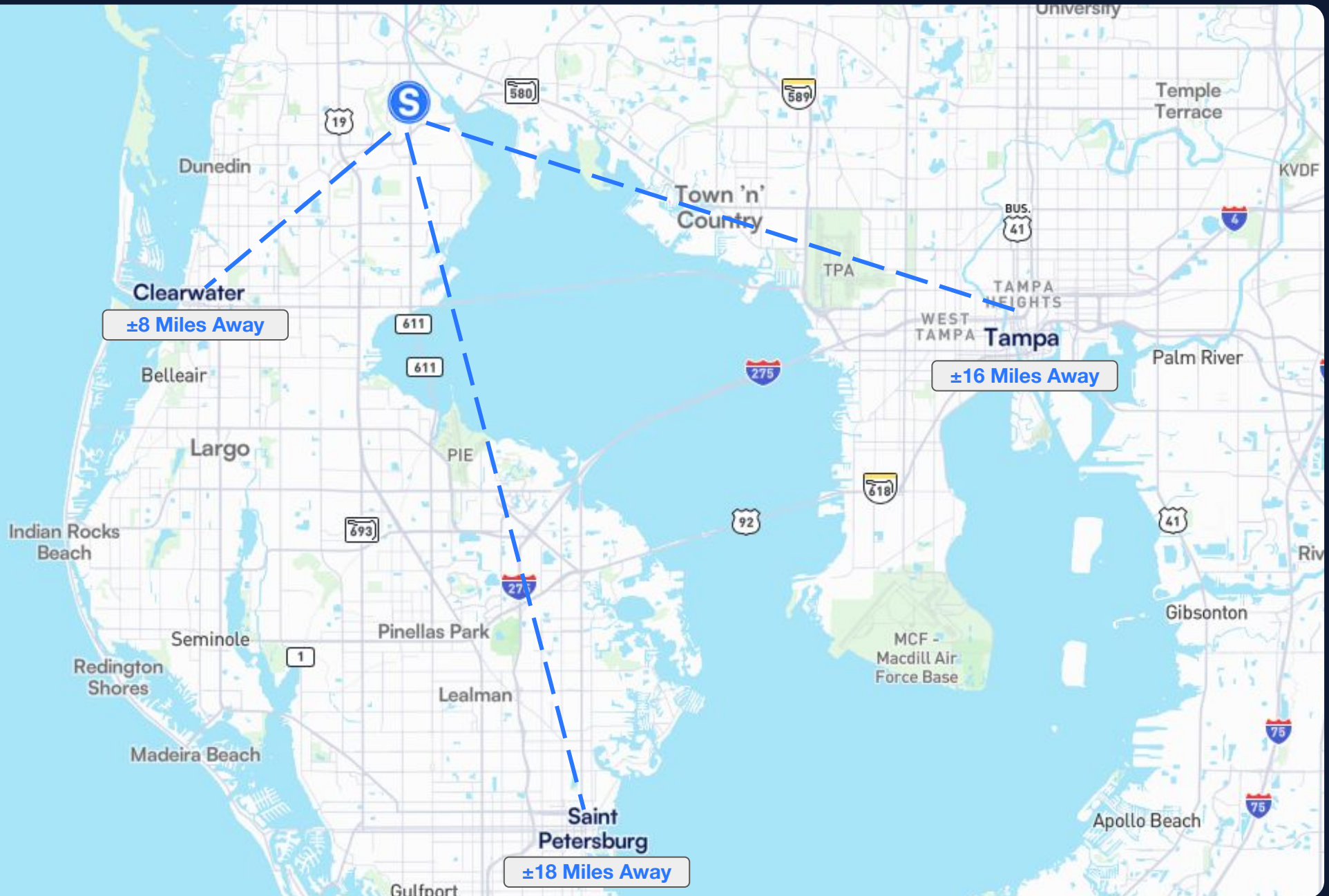
Why Invest in Bumble & Bloom Early Learning Center?

- **Essential Service Use:** Childcare and early education are necessity-based services that generate consistent demand regardless of broader economic conditions, providing resilience through varying market cycles.
- **Growing Industry Fundamentals:** Demand for quality childcare continues to benefit from population growth, increasing labor force participation among parents, and a limited supply of licensed early learning centers in many markets.
- **Purpose-Built Real Estate:** Early learning centers typically require specialized improvements, including secure outdoor play areas, age-specific classrooms, commercial kitchens, and state licensing compliance. These significant tenant investments can increase tenant commitment to the location and reduce relocation risk.
- **Experienced, Founder-Led Operator:** Bumble & Bloom is led by experienced early childhood education professionals with a demonstrated track record of operating and expanding childcare centers across multiple states.
- **Regional Growth Platform:** The company has expanded to multiple locations throughout Florida and Indiana, reflecting a disciplined growth strategy and increasing brand recognition within its markets.
- **Recession-Resistant Business Model:** Families often prioritize reliable childcare to maintain employment, making early education providers generally more resilient than many discretionary retail tenants.

Market Overview

Bumble & Bloom Early Learning Center

3130 N McMullen Booth Rd, Clearwater, FL 33761



CLEARWATER, FL

Market Demographics



113,216
Total Population (3-Mi)

\$66,381
Median HH Income

59.3%
Employed Population

74%
Commute By Driving

Local Market Overview

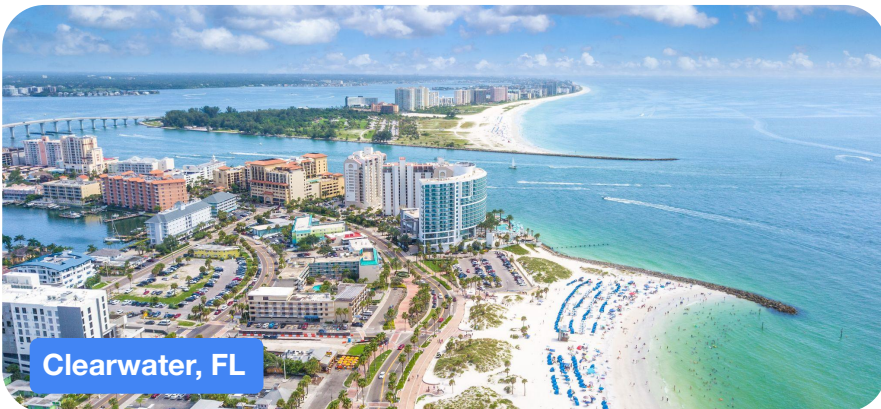
Clearwater, Florida is a coastal city on the Gulf of Mexico with strong lifestyle and economic appeal driven by its waterfront amenities, mature population, and stable residential base. The city benefits from its role as the county seat of Pinellas County and its proximity to the larger Tampa-St. Petersburg metro area, offering both beach-oriented living and access to major employment centers. Clearwater's housing market reflects its sustained demand, supported by a sizeable retiree segment and a mix of young professionals and families who value lifestyle, amenities, and transportation access via U.S. Highway 19 and nearby Tampa International Airport. The local economy is anchored by healthcare, professional services, and tourism sectors, with consistent labor force participation and a workforce that contributes meaningfully to regional output.

While Clearwater's median household income trails some larger Florida cities, incomes have grown in recent years, and property values have risen, reflecting ongoing interest in coastal communities and quality-of-life factors. Educational attainment shows a solid share of residents with college degrees, supporting a diversified employment base. Clearwater's residential real estate continues to be shaped by its coastal setting, with housing demand resilient even amid broader market fluctuations.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	12,903	113,216	257,285
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,703	50,931	119,884
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$101,966	\$98,719	\$102,543

TAMPA-ST. PETERSBURG-CLEARWATER MSA



Local Market Overview

The Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area is one of the largest and fastest-growing regions in the Southeast, supported by sustained population growth, in-migration from higher-cost states, and a diversified employment base. With more than 3 million residents, the region benefits from strong household formation, rising incomes, and continued corporate relocation activity. Its pro-business tax structure, absence of a state income tax, and expanding labor force have positioned the metro as a destination for both employers and skilled workers. Residential demand has remained durable across multiple housing product types, supported by demographic momentum and steady job creation across healthcare, financial services, technology, and logistics sectors.

Positioned along Florida’s Gulf Coast, the MSA offers a combination of urban employment centers, coastal communities, and established suburban neighborhoods with access to Tampa International Airport, Port Tampa Bay, and an extensive interstate network. The area’s mix of young professionals, families, and retirees supports consistent consumer spending and housing demand, reinforcing the metro’s long-term stability and competitiveness within the broader Sun Belt landscape.

Economic Drivers

The Tampa Bay MSA’s economy is anchored by a diverse and expanding employment base that underpins long-term growth and resilience. Healthcare and social assistance, professional and business services, and trade, transportation and utilities are among the largest employment sectors, collectively driving a significant share of regional job creation and economic activity. The presence of major healthcare systems, financial institutions, and professional services firms supports both high-skill job growth and regional GDP expansion. The area also benefits from major infrastructure assets—including Tampa International Airport’s global connectivity and Port Tampa Bay’s deep-water shipping capacity—which enhance logistics, trade, and tourism. Its strategic Gulf Coast location and access to more than 34 million consumers within an eight-hour drive attract corporate relocations and boost distribution and manufacturing activity. Long-term population and employment growth are supported by strong labor force participation and net in-migration, contributing to expanding consumer markets and real estate demand throughout the MSA.

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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.

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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™. 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.

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