



RETAIL OFFERING MEMORANDUM  
ABSOLUTE NNN  
INVESTMENT PROPERTY

**FOR SALE**

## KIDDIE ACADEMY APOPKA (ORLANDO MSA)

2334 E. SEMORAN BLVD., APOPKA, FL 32703



**LEE ZERIVITZ, SIOR, CCIM**  
Managing Partner  
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**CITY COMMERCIAL**  
1101 Symonds Ave.  
Suite 600  
Winter Park, FL 32789  
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## STATEMENT OF CONFIDENTIALITY AND DISCLAIMER

**CITY Commercial, LLC** has been engaged as the exclusive agent and representative of the Owner. No contact shall be made by any prospective purchaser or agents to the Owner, its personnel, related entities or tenants. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CITY Commercial, LLC and should not be made available to any other person or entity without the written consent of CITY Commercial, LLC.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Neither CITY Commercial, LLC nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, CITY Commercial, LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CITY Commercial in compliance with all applicable fair housing and equal opportunity laws.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or CITY Commercial, LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$4,400,000
NOI:	\$264,292
Cap Rate:	6.00%
Lease Type:	Absolute NNN
Remaining Term:	± 9 years
Year Built:	2017
Building Size:	8,000 SF
Lot Size:	0.93 Acres
Market:	Orlando MSA
Submarket:	Apopka
Zoning:	C-C City of Apopka



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## INVESTMENT HIGHLIGHTS



CITY Commercial, LLC is pleased to exclusively offer for sale Kiddie Academy - Apopka, FL. This opportunity includes a highly desirable long-term lease providing for an exceptional investment in a tax-free state.

- Kiddie Academy is one of the largest childcare providers in the country with over 303 locations nationally and a 40+ year operating history

- Multi-unit, highly experienced, operator that also runs the following 11 Kiddie Academies:

- FLORIDA - Apopka, Clermont, Hunters Creek, Orlando Conway, Oviedo, Winter Garden, Lake Nona, Wiregrass Tampa, and Winter Park

- INDIANA - Greenwood and Carmel

- IN DEVELOPMENT - 3 units

- Great visibility as part of Piedmont Plaza, a 242,000 SF Shopping Center anchored by Hobby Lobby, 24 Hour Fitness, Bealls, and new Chick-fil-A (2024 opening)

- Nearby tenants include: Publix, Sprouts, Petco, ALDI, Discount Tire, Walgreens, CVS, Ross, Five Below, Marshalls, Chase Bank, Mattress Firm, O'Reilly Auto Parts, AutoZone, Zaxby's, Goodwill, and more

- Nearby 8 primary feeder elementary schools include: Lovelle, Wekiva, Clay Springs, Forest City, Clarcona, Bear Lake, Phillis Wheatly, and Lovell

- Apopka is part of the Orlando-Kissimmee-Sanford MSA which has a population of over 2.4 million residents; it is the third-largest metropolitan area in Florida

- Located 30 minutes north of Downtown Orlando and just 45 minutes to Orlando International Airport

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Property Photos



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**Additional Photos**



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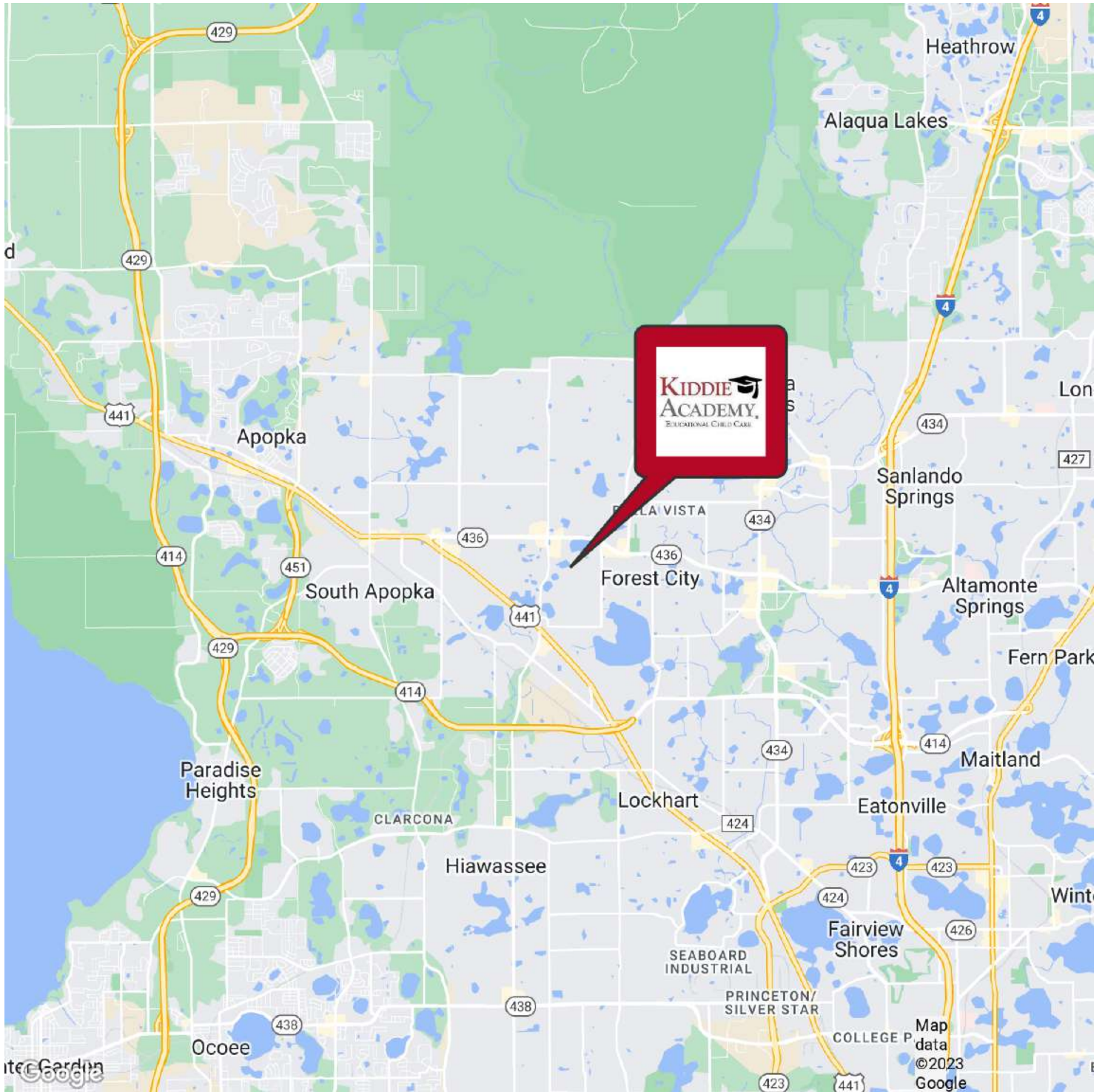


Retailer Maps





**Location Map**



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