



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Kid City USA  
180 SE 35th Street  
Ocala, FL 34471



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,672 SF Kid City USA Located at 180 SE 35th Street in Ocala, FL. This Deal Includes a Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,200,000
CAP	7.00%
NOI	\$84,000
PRICE PER SF	\$326.80
GUARANTOR	Corporate & Personal

## PROPERTY SUMMARY

ADDRESS	180 SE 35th Street Ocala, FL 34471
COUNTY	Marion
BUILDING AREA	3,672 SF
LAND AREA	1.98 AC
YEAR BUILT	1957





# HIGHLIGHTS

- Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate and Personal Guarantee
- Kid City USA Has Been in Business For More Than 20 Years With Over 80 Locations; They Are Rapidly Expanding Due to the Quality of Their Programs
- Ideal Demographics With a Population of 89,206 Residents Making an Average Household Income of \$69,400 Within a 5-Mile Radius
- Nearby Feeder Elementary Schools: Shady Hill, South Ocala, RI Ward Highlands, College Park, Dr NH Jones, Eighth Street and Saddlewood
- Attractions to the Area Include: the Ocala National Forest, Silver Springs State Park and the College of Central Florida
- Ocala, the 4th Populous City in Florida, is Home to Over 400 Thoroughbred Farms and Training Centers; In 2007, Ocala Was Named the Horse Capital of the World
- Orlando is One Hour to the South While Jacksonville is 2 Hours to the North
- Florida is an Income Tax Free State
- Nearby Tenants Include: RaceTrac, Mr. Clean Car Wash, Phillips Chrysler Jeep Dodge Ram, RC Hill Mitsubishi, Dollar General and Walmart Supercenter





# LEASE SUMMARY

TENANT	Kid City USA
PREMISES	A Building of Approximately 3,672 SF
LEASE COMMENCEMENT	May 12, 2021
LEASE EXPIRATION	April 30, 2036
LEASE TERM	~15 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

3,672 SF

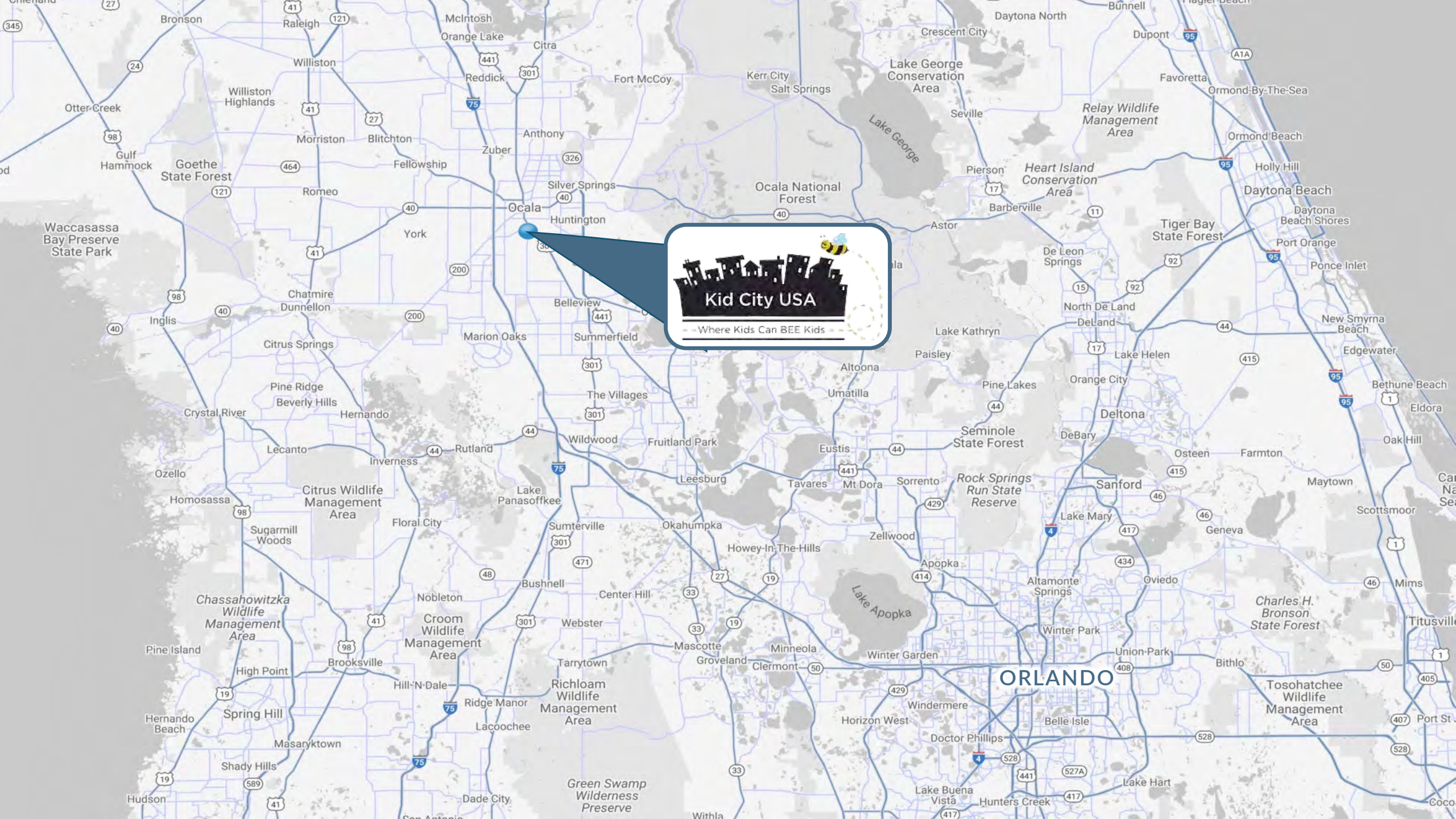
\$84,000

\$22.88









ORLANDO



South Ocala  
Elementary School

Koontz  
Furniture Co



Stevens  
Motel

Sun Days  
Motel

Queens Gardens  
Resort

South Pine  
Apartments



S Highway 475

Canaan Luxury  
Rentals

SW 35th Street





Forest Hills  
Apartments

US STORAGE  
Centers

Budget Inn

Arbor Glade  
Apartments

RaceTrac

Koontz  
Furniture Co



South Ocala  
Elementary School

Stevens  
Motel

Sun Days  
Motel

South Pine  
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Queens Gardens  
Resort

Canaan Luxury  
Rentals

S Highway 475

SW 35th Street





T VICTORIA'S SECRET  
 AÉROPOSTALE  
 LANE BRYANT  
 Buckle  
 CHAMPS  
 Sbarro  
 CHARLEY'S  
 Charlotte Russe  
 claire's  
 Cricket  
 Foot Locker  
 zumiez  
 GNC  
 Bath & Body Works  
 SEPHORA  
 maunices  
 Hallmark

OLIE'S OUTLET  
 Bank of America  
 RED LOBSTER  
 Olive Garden  
 TEXACO

Aaron's  
 REGIONS  
 SUBWAY  
 BACK ROOM SHOES  
 Starbucks  
 Katsur Dental & Orthodontics  
 WELLS FARGO  
 PNC  
 TEXAS  
 OUTBACK STEAKHOUSE

CHUCK E. CHEESE'S  
 PETSMART  
 Charlotte's Web  
 Lowe's  
 Bob Evans  
 First Watch  
 THE HOME DEPOT  
 Freddy's STEAKBURGERS  
 verizon  
 Bassett  
 MATTRESS FIRM  
 Aspen Dental

Staples  
 TJ-MAXX  
 BEST BUY  
 Office DEPOT  
 OfficeMax  
 Michaels  
 Burlington  
 REGAL  
 CVS pharmacy  
 ROSS  
 JOANN  
 CITITRENDS  
 DOLLAR TREE  
 BED BATH & BEYOND  
 DISCOUNT TIRE  
 five BE\*W  
 carter's  
 hair cutters  
 The Vitamin Shoppe

target  
 AMF  
 WELLS FARGO  
 Starbucks  
 golden corral  
 CVS pharmacy  
 Pep Boys  
 Pizza Hut  
 Valvoline  
 Key Food

HOBBY LOBBY  
 Badcock & more  
 TACO BELL  
 Tanagra  
 O'Reilly AUTO PARTS  
 Bassett  
 Pizza Hut  
 TIRE KINGDOM  
 CARRABBA'S ITALIAN GRILL  
 Firestone  
 cricket

ALDI  
 LA-Z-BOY  
 Mcs  
 Conn's  
 SportClips  
 SHOE CARNIVAL  
 Planet Fitness  
 Ritas  
 T

BBVA Compass  
 Walmart  
 ZAXBY'S  
 BURGER KING  
 Applebee's  
 DCA Dental Care Alliance  
 goodwill  
 McDonald's

Publix  
 Great Clips  
 CHASE  
 DUNKIN'

CVS pharmacy  
 Bank of America  
 DOLLAR TREE  
 Publix  
 GNC  
 bp  
 LONGHORN STEAKHOUSE

AutoZone  
 McDonald's  
 BURGER KING  
 Popeyes  
 DUNKIN'  
 Shell  
 AAMCO  
 U-HAUL  
 metro by T-Mobile  
 Walgreens  
 MARATHON  
 TRUIST  
 CIRCLE K

Kid City USA  
 = Where Kids Can BEE Kids =



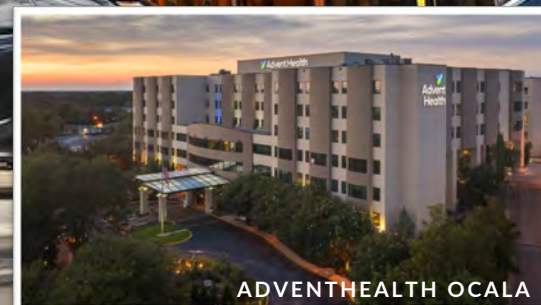
N Pine Ave



The City of Ocala is the most populous city in Marion County and serves as its county seat. Ocala is located in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of Mexico near the site of Ocale, a major Timucua village and chiefdom during the 16th century. There are approximately 47 square miles of land included within the corporate boundaries of the City. The current population of Ocala, Florida is 61,810 based on projections of the latest US Census estimates. The city is well known for its hundreds of thoroughbred horse farms. Ocala and Marion County are known as the "horse capital of the world."

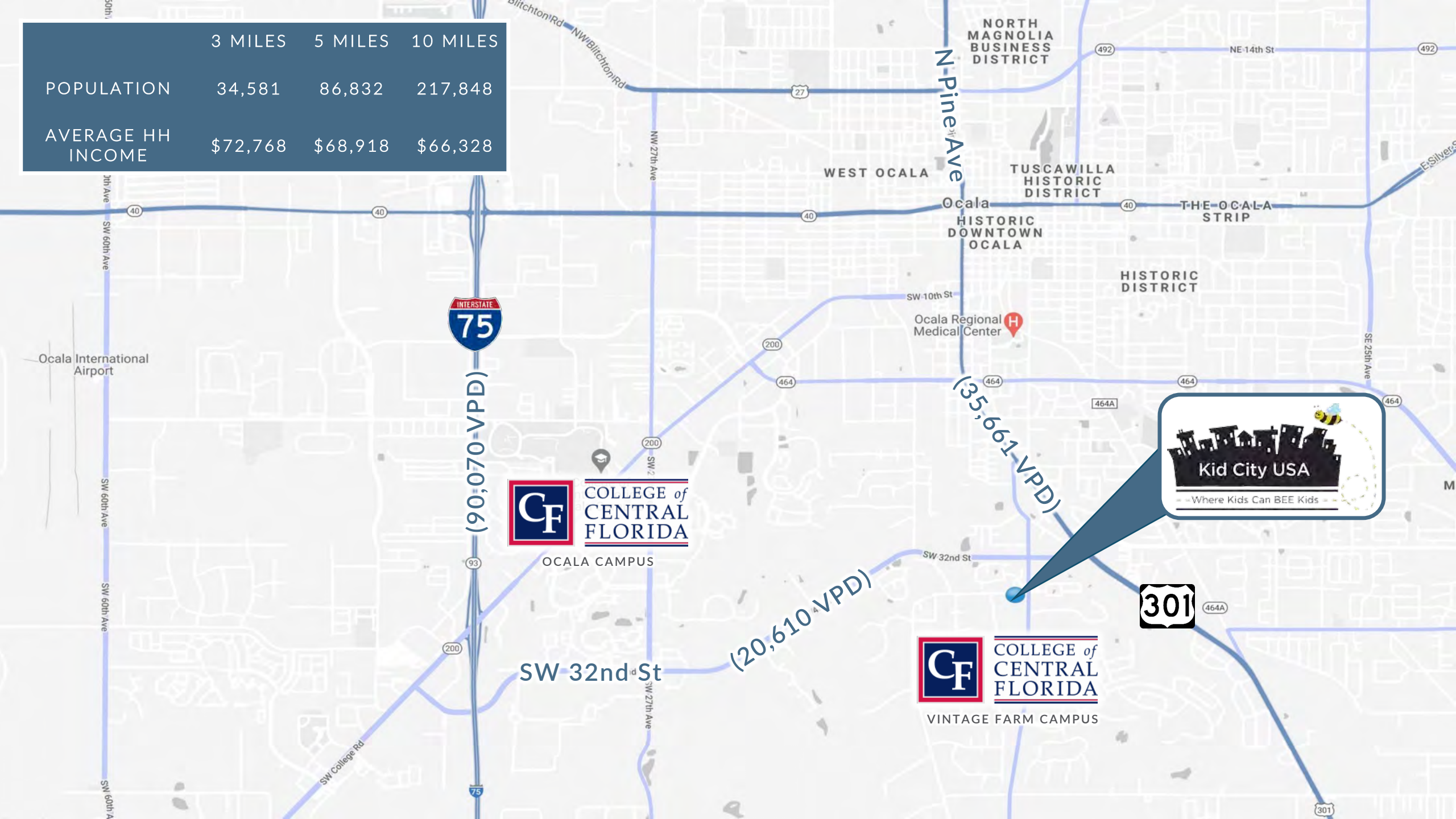
Ocala is a vitally active center for regional employment in Marion County, with the strong presence of the financial, medical, industrial, office and government sectors of the economy. Ocala has become a center for manufacturing, logistics, and distribution companies, and continues to market the Ocala International Airport Business Park. The tourist industry also has a significant impact on the economy, with the Silver Springs and Rainbow Springs attractions, and the Ocala National Forest nearby. The recent completion of the world class 300-acre World Equestrian Center in western Marion County will further contribute to the existing \$2.6 billion equine industry. Downtown Ocala is a vibrant hub of residential, retail, office, governmental, cultural, and entertainment activity. Specialty shops, restaurants and residential development line the streets, creating a unique environment distinct from suburban retail centers. Two hospitals, AdventHealth Ocala and Ocala Regional Health System, are among the major employers in the area.

Ocala's gateways welcome residents and visitors through attractive "front doors" that invite people to experience its dynamic and friendly community. Ocala has numerous equestrian venues including the Ocala World Equestrian Complex which hosts major competitions. Silver Springs is a nature theme park located nearby and features one of the biggest artesian springs in the world. Ocala National Forest features the largest sand pine forest in the world. It also contains natural springs and numerous hiking trails. There are hundreds of thoroughbred horse farms in Ocala which tourist can visit. The Appleton Museum of Art features a variety of art work and is a regional landmark. Attractions in and around the city include Alexander Springs Recreation Area, Coehadjoe Park, Don Garlit's Museum of Drag Racing, Wild Waters Water Park and Brick City Park & Discovery Science Center.





	3 MILES	5 MILES	10 MILES
POPULATION	34,581	86,832	217,848
AVERAGE HH INCOME	\$72,768	\$68,918	\$66,328





# TENANT PROFILE

Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs in Florida. Kid City USA is committed to exceptional childcare and early childhood education. The school is a place where kids can BEE kids. It prides on allowing children to grow and develop in a hands-on, literacy enriched environment. Kid City USA is committed to providing families with a home-like environment filled with love, care and nurturing. It respects the uniqueness of each individual family's customs and beliefs. Most importantly, it works with each family to promote child's self-esteem. It believes that every child is unique. Its program works to promote the social, emotional, cognitive and physical development of each child.

For over 20 years, Kid City USA has grown to over 80 locations and is rapidly expanding because of the quality of their programs. At Kid City USA, goal is to provide a nurturing environment that offers unique experiences to the development of each child. They realize that a child's family is the most important influence on him/her; therefore, they encourage constant open communication between parents and staff.



COMPANY TYPE  
Private



FOUNDED  
2000



# OF LOCATIONS  
80+



HEADQUARTERS  
DeLand, FL



WEBSITE  
[kidcityusa.com](http://kidcityusa.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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