



SANDS INVESTMENT GROUP



## Childcare Network

5791, 5795 & 5797 Pepperbush  
Drive Fayetteville, NC 28304



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 12,868 SF Childcare Network Fayetteville Located at 5791, 5795 and 5797 Pepperbush Drive in Fayetteville, NC. With 10 Years on a Triple Net (NNN) Lease and Attractive Rent Increases, This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant Making This an Attractive and Highly Desirable Investment Opportunity.

## OFFERING SUMMARY

PRICE	\$1,624,000
CAP	6.00%
NOI	\$97,440
PRICE PER SF	\$126.20
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	5791, 5795 & 5797 Pepperbush Drive Fayetteville, NC 28304
COUNTY	Cumberland
BUILDING AREA	12,868 SF
LAND AREA	1.66 AC
BUILT	1991



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities
- Corporate Guarantee From Childcare Network With 10 Years of Lease Term Remaining
- Childcare Network Has 233 Locations Throughout the Southeast and Has Been Operating For Over 34 Years
- The School is Within 7-Miles of Fayetteville Regional Airport Which Serves Nearly 500,000 Travelers Per Year
- Affluent Neighborhood – Over 150,231 Residents Making an Average Household Income of \$64,190 Within a 5-Mile Radius
- Nearby Feeder Elementary Schools: Cumberland Mills Elementary, Brentwood Elementary, Sherwood Park Elementary, E. Melvin Honeycutt Elementary, and Many More
- Located 20 Minutes From Fort Bragg Military Base, Which is the Largest Military Base By Population in the United States, Hosting Over 55,000 Military Personnel
- Nearby Tenants Include: Exxon, Food Lion, KFC, Biscuitville, Circle K, Hardee's, PNC Bank, Hungry Howies, Hibachi Express and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Childcare Network
PREMISES	A Building of Approximately 12,868 SF
LEASE COMMENCEMENT	August 1, 2016
LEASE EXPIRATION	July 31, 2032
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	After 2026 - 5% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant Responsibility
INSURANCE	Tenant Responsibility
COMMON AREA	Tenant Responsibility
ROOF & STRUCTURE	Tenant Responsibility
REPAIRS & MAINTENANCE	Tenant Responsibility
HVAC	Tenant Responsibility
UTILITIES	Tenant Responsibility
GUARANTEE	Corporate

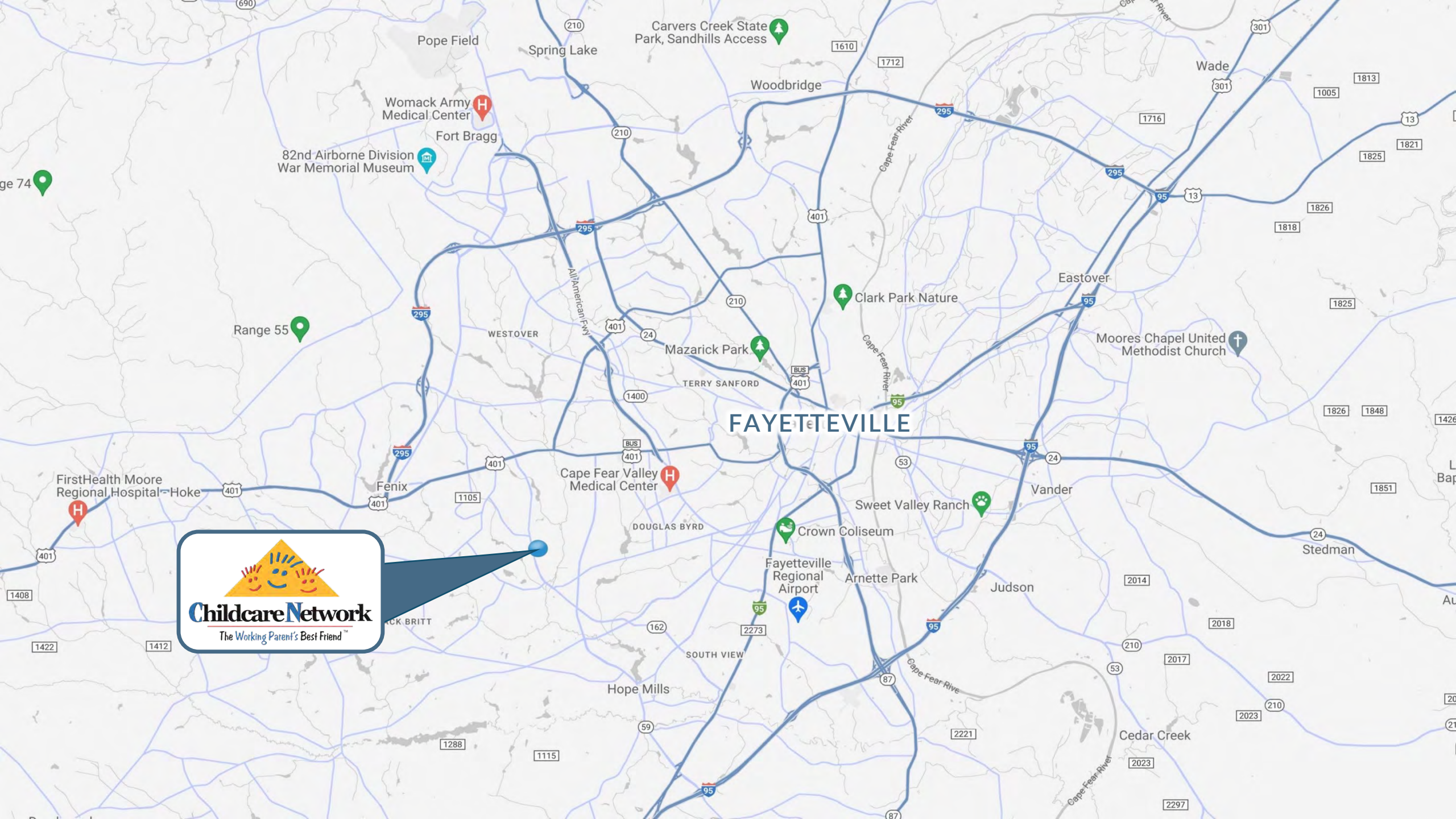
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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12,868 SF	\$97,440	\$7.57
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Westgate Mobile  
Home Village



Aaron's

Cumberland  
Mills Elementary

Cumberland Towers  
Apartments Inc



Cumberland  
UMC Preschool



Grove at  
Park Place

hibachi  
express



Precision  
Pieces Inc

Calvary Bible  
Church

CALIBER  
COLLISION



162

Pepperbush Dr

Bingham Dr





**TARGET**  
**Burlington Academy**  
SPORTS • OUTDOORS

**KOHL'S**  
**OLD NAVY**  
BARNES • NOBLE

1st Choice Realty  
of Fayetteville

Windows to the  
World Consultancy

**DICK'S**  
SPORTING GOODS  
**HOBBY LOBBY**  
**five BELOW**  
DESIGNER DOLLAR WAREHOUSE

**Michaels**  
**Marshalls**  
**PETSMART**  
**DOLLAR TREE**  
**Party City**

Stone Ridge Apartments  
in Fayetteville

Freddy's  
Food Mart

Breath of  
Spring Cleaning

Sheffield  
Condominiums

Calvary Bible  
Church

Precision  
Pieces Inc

Pepperbush Dr

**STORAGE KING USA**  
SELF STORAGE

**CALIBER COLLISION**

**U-HAUL**

Grove at  
Park Place

**Childcare Network**  
The Working Parent's Best Friend™

162

Bingham Dr

**FOOD LION**

Rivers of Living  
Water Church

Seventy-First  
High School



**Conn's** ★ **macy's** **belk**  
**ROSS** **amc** **H&M** **JOANN**  
 DRESS FOR LESS Office DEPOT OfficeMax  
 HARBOR FREIGHT JCPenney SHOE DEPT.

**9** **TSC** **TRACTOR SUPPLY CO.**  
**goodwill** **Jersey Mike's**

**BJ's** **amc** **planet fitness** **THE FRESH MARKET**  
**LOWE'S** **ASHLEY** **BED BATH & BEYOND**  
**Staples** **TJ-maxx** **OLD NAVY**  
**HAVERTYS** **KOHL'S**

**THE HOME DEPOT** **target** **Guitar Center**  
**Marshalls** **Michaels**  
**Academy** **FOOD LION**  
**Burlington** **Party City**

**LOWE'S** **Walmart** **Supercenter**  
**FOOD LION** **DOLLAR TREE**  
**CATO** **FAMILY DOLLAR**  
**rue21** **Great Clips**

**Walmart** **Supercenter** **LOWE'S**  
**CATO** **FOOD LION**

**Walmart** **Supercenter**  
**sam's club**  
**TOWNEPLACE SUITES** **MARriott**

**PLAY IT AGAIN SPORTS**  
**FOOD LION**  
**FIT BODY BOOT CAMP**

**DICK'S** **SPORTING GOODS** **HomeGoods**  
**SPROUTS** **FARMERS MARKET** **WORLD MARKET**  
**burkes** **OUTLET** **buybuyBABY**  
**HOBBY LOBBY** **five BELOW** **petco**

**IGA** **FIT BODY BOOT CAMP**  
**Bojangles** **RAMADA** **WORLDWIDE**  
**CVS pharmacy** **Walgreens**

**ChildcareNetwork**  
 The Working Parent's Best Friend™

**Walmart** **Supercenter** **rue21**  
**DOLLAR TREE** **SHOE SHOW**  
**SUBWAY** **Builders FirstSource**

Hope Mills Rd

Bingham Dr







## FAYETTEVILLE | CUMBERLAND COUNTY | NC

Fayetteville is the county seat of Cumberland County in North Carolina. The city is best known as the home of Fort Bragg, a major U.S. Army installation northwest of the city. Fayetteville has received the All-America City Award from the National Civic League three times in recent years. The City of Fayetteville is the 6th largest city in North Carolina with a population of 212,578 as of July 1, 2021. Fayetteville is in the Sandhills in the western part of the Coastal Plain region, on the Cape Fear River. With an estimated population of 535,235 people, the Fayetteville metropolitan area is the largest in southeastern North Carolina, and the fifth-largest in the state. Suburban areas of metro Fayetteville include Fort Bragg, Hope Mills, Spring Lake, Raeford, Pope Field, Rockfish, Stedman, and Eastover.

The City serves as the trade, service, health care, learning and transportation center of the Fayetteville Metropolitan Statistical Area. The economy of Fayetteville is greatly stabilized by the presence of Fort Bragg Army Base. Fort Bragg and Pope Field pump about \$4.5 billion a year into the region's economy, making Fayetteville one of the best retail markets in the country. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care and entertainment. The Fayetteville area has a large and growing defense industry and was ranked in the Top 5 Defense Industry Development areas in US for 2008, 2010, 2011 by Expansion Solutions Magazine. Eight of the ten top American defense contractors are located in the area, including Lockheed Martin, Boeing, Northrop Grumman, General Dynamics, and L-3 Communications. In addition to Fort Bragg and the City, substantial employment is also offered in the government sector through Cumberland County Schools, Fayetteville State University, Fayetteville Technical Community College, County of Cumberland and the Veterans Administration.

Fayetteville is home to Cape Fear Botanical Gardens which is a 77-acre public home to over 2,000 varieties of plants, with an arboretum and a children's garden. The city also includes the Fantasy Lake Water Park which is a man-made lake with slides, swings, pedal boats and more, plus volleyball courts, arcade and a picnic area. The city serves as the cultural and arts center for the region east of Fort Bragg. The City's cultural and arts venues include the Cape Fear Regional Theatre, Cape Fear Botanical Gardens, Festival Park, as well as seven museums including the Museum of the Cape Fear Historical Complex and the Airborne and Special Operations Museum which is a vast museum on U.S. army, airborne and special ops with exhibits, a theater and a motion simulator.

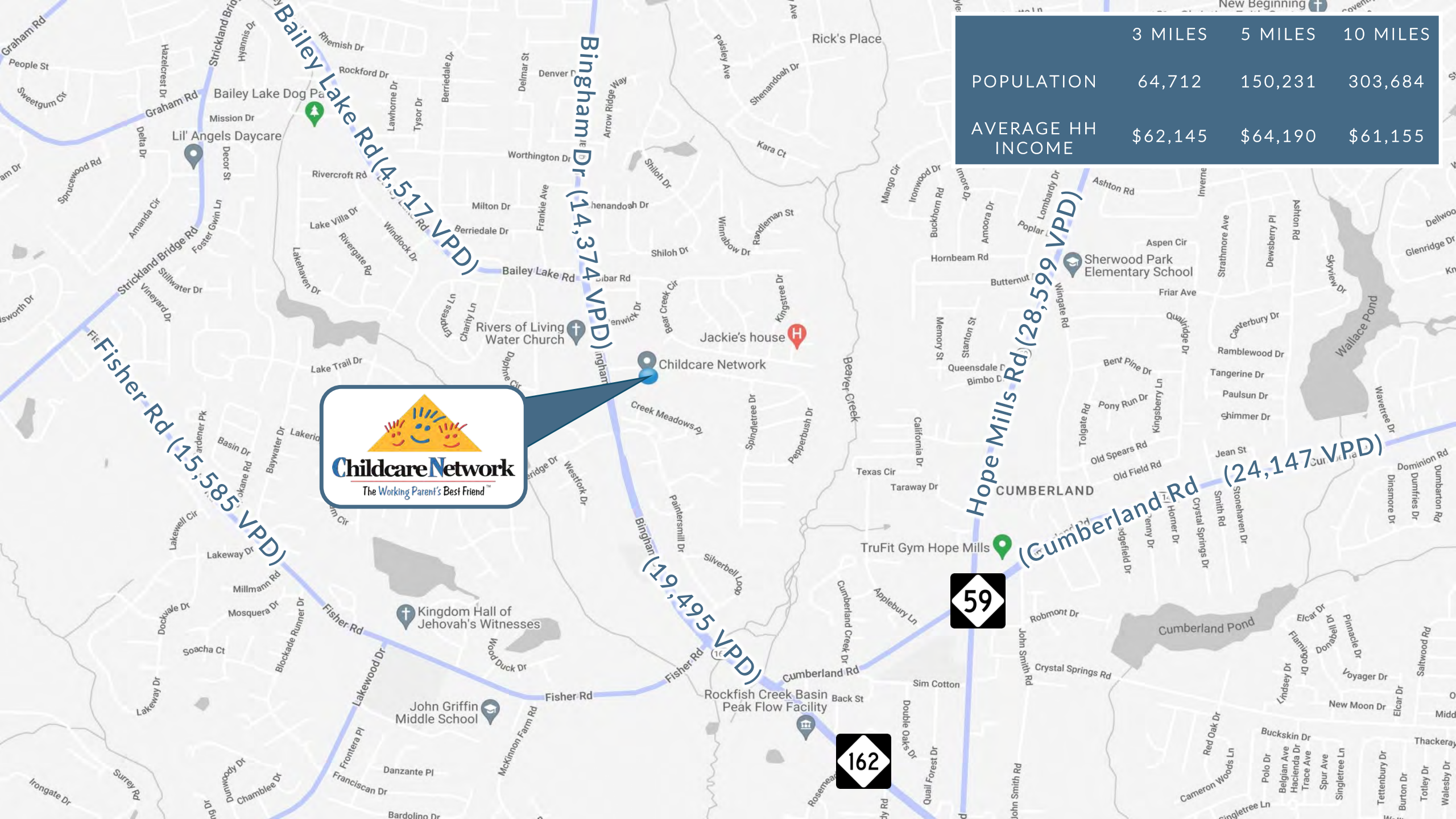


FORT BRAGG



FANTASY LAKE WATER PARK





	3 MILES	5 MILES	10 MILES
POPULATION	64,712	150,231	303,684
AVERAGE HH INCOME	\$62,145	\$64,190	\$61,155



# TENANT PROFILE

Childcare Network is the 4th largest for profit child care organization in North America. With 233 schools in 10 states, we are the leading early care and preschool education provider in the southern United States. Our Childcare Network family consists of over 25,000 children and their families. We have a responsibility to further the education and wellness of every child we teach, and we take that very seriously! At Childcare Network, we engage our parents, local partners, and other advocates in our communities to provide high quality, age appropriate, affordable early care and education. We are there to support our families, as they maneuver through the joys and challenges of raising strong, caring, bright young children in this busy world.

Childcare Network was founded in 1988 in Columbus, Georgia with the initial acquisition of just two schools. Childcare Network is committed to being the "Working Parent's Best Friend!". We go above and beyond to create safe teaching environments that allow parents to feel comfortable going to work each day while their child is with us. We deliver our high quality education, while striving to keep our costs less than other premium private child care providers. The directors at each location make sure that everything they do is done in a way that creates a positive experience for both parents and children in their school.

Whether your child is a Bright Baby, Ready 2 Learn, a member of our Smart Steps Toddler Academy, or focusing on Kindergarten Prep in our Pre-KPA or KPA classrooms, your child will be met with planned activities that combine learning and fun with an appropriate mix of teacher-lead and child-directed activities.



COMPANY TYPE  
Private



FOUNDED  
1988



# OF LOCATIONS  
233



HEADQUARTERS  
Columbus, GA



WEBSITE  
[childcarenetwork.com](http://childcarenetwork.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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