

# SINGLE TENANT NN

Investment Opportunity



SCHEDULED RENTAL INCREASE | \$150K+ AVG. HH INCOME | STRONG RETAIL & INDUSTRIAL CORRIDOR



1281 115th Street

**BOLINGBROOK** ILLINOIS

ACTUAL SITE



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NATIONAL NET LEASE



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## FINANCIALS

Rent Roll  
Pricing Summary  
Brand Profile

# PROPERTY PHOTO





SRS Real Estate Partners and Cushman & Wakefield are pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased The Learning Experience investment property located in Bolingbrook, Illinois, a strong suburban community within the Chicago MSA. The tenant, CRE8IVE Beginnings of Bolingbrook, Inc. dba The Learning Experience, operates under the nationally recognized early childhood education brand, The Learning Experience, with a limited guaranty from The Learning Experience Corp. The lease features a 16-year initial term expiring May 1, 2034, with two (2) five-year options to extend, demonstrating the tenant's long-term commitment to the location. The rent schedule increases from \$290,000 annually to \$321,900 in years 6–10 and \$357,309 in years 11–16, with continued growth during the option periods, providing steady NOI growth and a hedge against inflation. The tenant is responsible for taxes, CAM, utilities, insurance, and day-to-day maintenance, while the landlord remains responsible for the roof, structure, and parking lot, making this an attractive investment with limited landlord responsibilities.

The Learning Experience is strategically located along 115th Street in Bolingbrook, just west of Interstate 55, providing convenient access to downtown Chicago approximately 35 miles away. The property benefits from strong surrounding demographics, with more than 187,000 residents within a five-mile radius and an average household income exceeding \$153,000. The area also supports a strong daytime population with approximately 59,000 employees within five miles. The site is surrounded by national retailers, major employers, residential communities, and community anchors including Bolingbrook High School, the Bolingbrook Recreation & Aquatic Complex, and Community Park, supporting long-term demand for early childhood education services at this location.

# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Price</b>	\$4,734,000
<b>Net Operating Income</b>	\$321,900
<b>Cap Rate</b>	6.80%
<b>Guaranty</b>	Limited Corporate Guaranty*
<b>Tenant</b>	CRE8IVE Beginnings of Bolingbrook, Inc. (dba The Learning Experience)
<b>Lease Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Parking Lot
<b>Sales Reporting</b>	Yes - Contact Agent for Details

\*Limited corporate guaranty from The Learning Experience Corp. originally \$500,000, reducing \$50,000 annually through Years 1–9 and again in Year 11; approximately \$100,000 remaining.

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	10,000 SF + 5,000 SF Play Area
<b>Land Area</b>	1.27 Acres
<b>Property Address</b>	1281 115th Street Bolingbrook, Illinois 60490
<b>Year Built</b>	2018
<b>Parcel Number</b>	12-02-20-301-018
<b>Ownership</b>	Fee Simple (Land & Building Ownership)

## Long-Term Early Education Tenant | Options To Extend

- The Learning Experience, a nationally recognized early childhood education franchise with locations throughout the United States
- 16-year lease term expiring May 1, 2034 with two (2) five-year options to extend the lease term
- Scheduled 11% rental increases during the base term and option periods, providing long-term NOI growth and inflation protection
- Lease is supported by a limited corporate guaranty from The Learning Experience Corp., originally \$500,000, reducing \$50,000 annually through Years 1-9 and again in Year 11.

## NN Lease Structure | Limited Landlord Responsibilities

- NN lease structure providing limited landlord responsibilities
- Tenant responsible for taxes, CAM, insurance, utilities and day-to-day property maintenance
- Landlord responsibilities limited primarily to roof, structure, and parking lot, creating a passive investment with stable income

## Strategic Chicago MSA Location | Bolingbrook, Illinois

- Located in Bolingbrook, a strong suburban market approximately 35 miles southwest of downtown Chicago
- Immediate access to Interstate 55, a major regional commuter and logistics corridor serving the greater Chicago metropolitan area
- Surrounding area supported by established residential neighborhoods, strong population growth and major regional employment centers

## Dense Industrial & Employment Corridor | Logistics Hub

- Located within one of the largest logistics and industrial corridors in the Chicago region, with nearby users including Amazon, Walmart Distribution, GE Appliances, Kimberly-Clark, Ryder, Best Buy Warehouse, and GXO Logistics
- Significant nearby employment centers generate consistent daytime population and long-term demand drivers for early education services

## Strong Visibility & Accessibility | Established Retail Corridor

- The asset is located along 115th Street near Interstate 55, offering convenient access to surrounding residential neighborhoods and employment hubs
- The area features a strong retail corridor anchored by national brands, including Target, Lowe's, ALDI, Home Depot, Starbucks, Chipotle, Walgreens, and more
- Nearby schools, parks, and family-oriented amenities support long-term viability of early childhood education services at this location

## Strong Demographics In 5-Mile Trade Area

- More than 187,000+ residents and 59,000 employees support the trade area
- \$153,000 average household income

## LOCATION



Bolingbrook, Illinois  
Will County  
Chicago-Naperville-Elgin MSA

## ACCESS



115th Street: 1 Access Point  
Shared Access Via Shoppes at Weber Drive

## TRAFFIC COUNTS



115th Street: 6,000 VPD  
S. Weber Road/County Road 88: 39,100 VPD  
Barack Obama Presidential Expressway/Interstate 55: 118,500 VPD

## IMPROVEMENTS



There is approximately 10,000 SF of existing building area + 5,000 SF of play area

## PARKING



There are approximately 40 parking spaces on the owned parcel.  
The parking ratio is approximately 4 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 12-02-20-301-018  
Acres: 1.27  
Square Feet: 55,280 SF

## CONSTRUCTION



Year Built: 2018

## ZONING



I-1 = Limited Industrial



**TOWNEPLACE SUITES**  
BY HARRIOTT

**Comfort INN**

**COUNTRY INN & SUITES**  
BY HARRIOTT

**extended STAY AMERICA**

**Holiday Inn Express & Suites**  
AN IHG HOTEL

**Days Inn**  
BY TANIGAR

**GOYA90**

**Parksite**

**D&H**

**GXO**

HellermannTyton

Kimberly-Clark

**BEST BUY**

Warehouse

**GEODIS**

**Ryder**  
Ever better.

**Steinhafels**

Distribution Center

ExtraSpace Storage

**JJ**

**FOA**  
FACILITIES OPERATIONS

**V V ALLEN**

**VERTICAL**  
COLD STORAGE

**KENT**  
Precision Foods Group

**CPK**

digital print partners

**LASEO**  
Fittings, Inc.

**LA Z BOY**

**RYMAK**  
SERVICES & LOG

**SG**  
THE SHIMMERS GROUP

**Walmart**  
Supercenter Warehouse

**Quad 88**

**VICTOR**  
TECHNOLOGY BRANDS

**Red Horse Logo**

**THE LEARNING EXPERIENCE**

**BROOKVILLE**  
CHURCH AND SHELTER

**Brookville Medical Center**

**Endeavor Health**

**Christian Brothers Automotive**

**88**

39,100 VPD

**rtc**

**BMO**



115TH ST 6,000 VPD





Wayne Builta Elementary School

Springbrook Water Reclamation Center

Lily Cache Greenway

Pioneer Elementary School

Lily Cache Sports Fields East

AIR AMERICA

SUBWAY  
KUMON  
Beauty South  
ORTHODONTICS  
OTOBO  
Pita Zone  
Pats  
Middle East Market

BEST BUY  
ROSS  
DRESS FOR LESS  
ALDI  
HOBBY LOBBY  
Burlington

meijer  
THE HOME DEPOT  
goodwill  
BIG AIR TRAMPOLINE PARK  
planet fitness

HIGH QUALITY FLOORING  
XCLUSIVE AUDIO  
OUTLIER  
MIDWEST 911

Chicago Bolingbrook International Airport

LOWE'S  
Olive Garden  
CHIPOTLE MEXICAN GRILL  
STARBUCKS

TARGET  
Jewel Osco  
Marshalls  
KOHL'S  
ANYTIME FITNESS



39,100 VPD

BMO

Christian Brothers Automotive

Endeavor Health

115TH ST 6,000 VPD

THE LEARNING EXPERIENCE

rtc

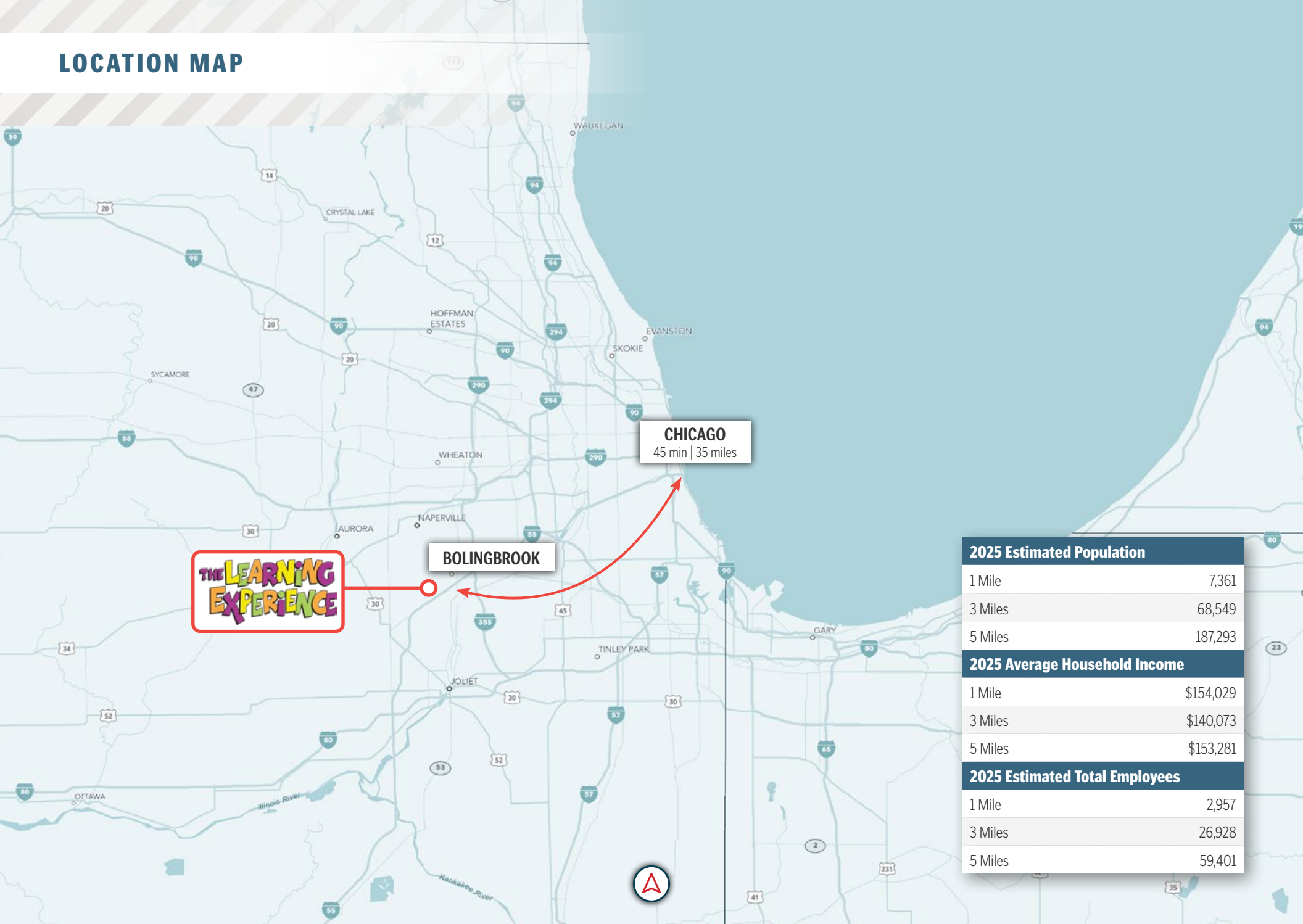




115TH STREET 6,000 VPD



# LOCATION MAP



**CHICAGO**  
45 min | 35 miles

**BOLINGBROOK**



**2025 Estimated Population**

1 Mile	7,361
3 Miles	68,549
5 Miles	187,293

**2025 Average Household Income**

1 Mile	\$154,029
3 Miles	\$140,073
5 Miles	\$153,281

**2025 Estimated Total Employees**

1 Mile	2,957
3 Miles	26,928
5 Miles	59,401



## BOLINGBROOK, ILLINOIS

Bolingbrook, Illinois, in Will County, is 24 miles SW of Chicago, Illinois. The municipality is a suburb of Chicago and is regarded as a well planned family oriented community. Bolingbrook has a 2026 population of 75,220.

The Village is located at an interchange of Interstate Route 55 on the south and the north/south extension of the Illinois Tollway system, I-355 on the east. Presently the Village consists of 25 square miles. The Village has experienced rapid growth in commercial and residential real estate development over the past ten years and anticipates a continuation of this trend in the foreseeable future. Much of this growth can be attributed to the pro-growth sentiments of the Village; the proximity of the Village to the City of Chicago; the provision of necessary infrastructure improvements including roads, water and sewer services and low property taxes. Goya Foods' Illinois division as well as Ulta Beauty are headquarters in Bolingbrook. WeatherTech has both its Corporate Headquarters and Factory Store in Bolingbrook.

Bolingbrook, IL has a strong industrial base which helps provide plenty of employment opportunities for locals. Additionally, this city serves as a major shopping destination for people in the surrounding area due to its large variety of stores and restaurants that offer something for everyone.

The Pelican Harbor Indoor/Outdoor Aquatic Complex is a popular location. The city features numerous woodland areas and parks. Golfing enthusiasts enjoy playing at the areas numerous courses including Bolingbrook Golf Club, Naperbrook, White Eagle Golf Course, Springbrook Golf Course and River Bend Golf Club. The Hidden Lakes Historic Trout Farm provides opportunities for fishing. The Rocket Ice Arena is available for skating and hockey.

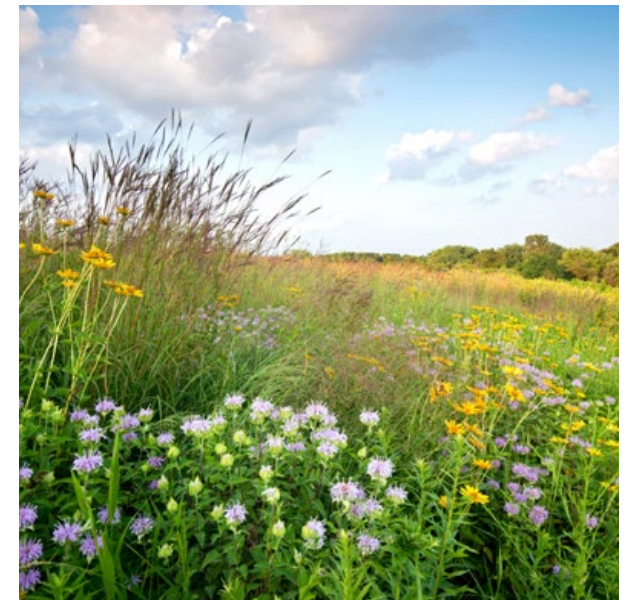
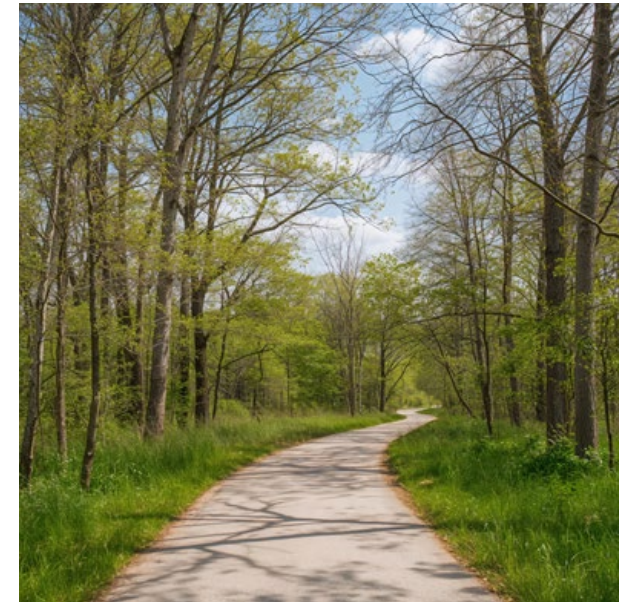
The Pelican Harbor Aquatic Park is a popular destination. The nearby Greene Valley Forest Preserve Loop is situated in grasslands and includes several scenic streams. Saganashkee Slough is popular for fishing. The Waterfall Glen Forest Preserve Loop features a rugged landscape, numerous ponds and a prairie. Residents enjoy the nearby Splashdown Water Park. A wide variety of activities and professional sports events are available in nearby Chicago.

Most of Bolingbrook lies within the boundaries of Valley View School District 365U and Fountaindale Public Library District, both of which also include nearby Romeoville, Illinois. Other school districts that serve Bolingbrook include Plainfield School District 202, Indian Prairie School District 204, Naperville School District 203, Woodridge School District 68, and Downers Grove High School District 99.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	7,361	68,549	187,293
2030 Projected Population	7,251	67,983	184,594
2010 Census Population	7,385	67,637	189,544
Projected Annual Growth 2025 to 2030	-0.30%	-0.17%	-0.29%
Historical Annual Growth 2010 to 2020	-0.13%	0.15%	0.01%
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,327	23,582	64,221
2030 Projected Households	2,351	23,900	64,751
2010 Census Households	2,119	21,335	59,277
Projected Annual Growth 2025 to 2030	0.21%	0.27%	0.16%
Historical Annual Growth 2010 to 2020	0.42%	0.54%	0.47%
<b>Income</b>			
2025 Estimated Average Household Income	\$154,029	\$140,073	\$153,281
2025 Estimated Median Household Income	\$135,433	\$111,546	\$120,424
2025 Estimated Per Capita Income	\$48,232	\$47,988	\$52,514
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	214	1,756	4,496
2025 Estimated Total Employees	2,957	26,928	59,401



# RENT ROLL



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES						
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
CRE8IVE Beginnings of Bolingbrook Inc.	10,000	May-18	May-34	Current		\$26,825	\$2.68	\$321,900	\$32.19	NN	2 (5-Year)
(Corporate Signature)				Year 11	11%	\$29,776	\$2.98	\$357,309	\$35.73		11% Increases at the Beg. Of Each Option

## FINANCIAL INFORMATION

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Lease Type	NN

## PROPERTY SPECIFICATIONS

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Land Area	1.27 Acres
Address	1281 115th Street Bolingbrook, Illinois 60490



**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact SRS Debt & Equity at [debtandequity@srsre.com](mailto:debtandequity@srsre.com)



## THE LEARNING EXPERIENCE

[thelearningexperience.com](https://thelearningexperience.com)

**Company Type:** Subsidiary

**Locations:** 430+

**Parent:** Harvest Partners

The Learning Experience is highly innovative and one of the most recommended brands in the early childhood education industry. With more than 430 centers open and 240 additional locations in development across the U.S. and U.K., the company provides high-quality care and education to over 52,000 children from six weeks to six years old. Family-founded and rooted in a passion for purposeful learning, The Learning Experience empowers children through a proprietary curriculum that nurtures cognitive, social, and emotional development. Its mission is to make a positive difference in the lives of children, families, and the communities it serves. Beyond the classroom, The Learning Experience extends its impact through its beloved intellectual property, Bubbles and Friends—a cast of original characters featured in award-winning video and digital app content. This edutainment platform supports learning anywhere, anytime, and further strengthens the connection between children and their educational journey. Recognized as a leader in both innovation and franchise success, The Learning Experience has earned numerous accolades, including being ranked the No. 1 childcare franchise by Entrepreneur magazine in 2025 and the No. 1 education franchise by Franchise Business Review in 2025.

Source: prnewswire.com



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



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