



West Oaks Mall
61 Stores

JCPenney Dillard's PETSMART
AMC THEATRES BEST BUY Seabra Foods
Michaels CHARLEY'S ANYTIME FITNESS
Kane's THE HONEY BAKED Ham
Spectrum THE VITAMIN SHOPPE

W Colonial Dr (± 51,066)

Icon: Car with shopping bags

DOWNTOWN
ORLANDO

Orlando Health -
Health Central Hospital
252 Beds

Icon: Hospital building

Oasis at
Lake Bennet
302 Units

Icon: Apartment building

HUDSON'S FURNITURE + MATTRESS
BANK OF AMERICA
Quest Diagnostics

CHIPOTLE MEXICAN GRILL
TEXAS HOLD'EM
TRUIST

Waffle House
RaceTrac

Walmart Supercenter
GameStop
LABOY
Jersey Mike's Subs

Fairfield
BY HARRIOTT

o2b
KIDS!

S Bluford Ave (± 11,080)

Icon: Car with shopping bags

BRAND NEW
2025 CONSTRUCTION
Est. Q1 2025 Completion

OFFERING MEMORANDUM

O2B Kids!

880 S Bluford Ave, Ocoee (Orlando), FL 34761



CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

OFFERED EXCLUSIVELY BY:

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SECTION 1

ABOUT THE INVESTMENT

THE OFFERING

Northmarq is pleased to exclusively offer for sale a brand new 2025 construction single-tenant early education property operating as "O2B Kids!" in the Orlando, FL MSA. This property features a brand new 20-year absolute NNN lease, with scheduled rental increases and a strong corporate guaranty for the full duration of the lease. The first O2B Kids! opened in 1998 and there are now approximately 63 locations in Alabama, Georgia, Missouri, Florida and Minnesota.

The property is conveniently located right off W Colonial Drive (51,066 VPD) and near large national tenants such as Walmart and Planet Fitness. This, along with there being six elementary schools within a 3-mile radius, makes this property perfectly located to meet the community's education/childcare needs. The area boasts an excellent average household income of \$121k+ within a 1-mile radius and population counts are 195k+ within a 5-mile radius of the property.



OFFERING PRICE:
\$5,906,754



CAP RATE:
6.50%

INVESTMENT HIGHLIGHTS



Rare Investment Opportunity in the Highly Desirable Orlando, FL MSA

Over 2.8+ Million Residents in Orlando, 3rd Most Visited City, Orange is the 5th Largest County in FL. Orlando is Also Home to Disney World and Universal Studios



Corporate Lease from Top 20 Early Education Brand

O2B Kids! is Corporately Operated and Currently Has Over 60+ Schools Open in 5 States and Has Scheduled 20 New Schools in Both Current and New Markets. The Founders of O2B Have 26+ Years of Experience



Strong Private Equity Backing from Spire Capital Partners

In 2018 Spire Capital Partners, a Private Equity Firm Based in NYC, Invested Significant Capital into O2B in a Partnership with Management to Build Upon its Existing Footprint of Schools



Rare 20-Year Absolute NNN Lease w/ Rental Increases



Full Corporate Lease Guaranty (No Burn Off or Expiration)



Feeder School for Multiple Elementary Schools Within a 3-Mile Radius of the Location



Brand New 2025 Construction Est. Q1 2025 Completion



Strong Avg. HH Income of \$121k+ in a 1-Mile Radius and Expected to Rise Over 14% by '29



Population Counts of 195K+ in a 5-mile Radius and Projected Growth of 9.91% in a 1-Mile Radius



\$436+ Million Spent on Education & Day Care in a 10-Mile Radius



Strong Mix of Retail & Residential Surrounding the Property

Nearby National Brands Include Walmart, Planet Fitness, Chick-fil-A, Starbucks, Texas Roadhouse, McDonalds, 7-Eleven, and More. Over 67k Households in a 5-Mile with 10%+ Projected Growth in a 1-Mile Radius



Florida is an Income Tax-Free State

SECTION 2

PROPERTY OVERVIEW



PROPERTY SUMMARY

LEASE ABSTRACT		RENT SCHEDULE			
Address	880 S Bluford Ave, Ocoee, FL 34761	Year	Annual Rent	Monthly Rent	Rental Increases
Building Area (SF)	11,080	1 - 5	\$383,939	\$31,995	
Land Area (AC)	Est. 1.25	6	\$391,618	\$32,635	2.00%
Year Built	2025 (Est. Q1 2025 Completion)	7	\$399,450	\$33,288	2.00%
Ownership	Fee Simple (Land & Building)	8	\$407,439	\$33,953	2.00%
Tenant/Guarantor	O2B Early Education Holding, Inc.	9	\$415,588	\$34,632	2.00%
Est. Rent Commencement	Q1 2025	10	\$423,900	\$35,325	2.00%
Est Lease Expiration	Q1 2045	11	\$432,378	\$36,031	2.00%
Base Lease Term	20 Years	12	\$441,025	\$36,752	2.00%
Remaining Lease Term	20 Years	13	\$449,846	\$37,487	2.00%
NOI	\$383,939	14	\$458,843	\$38,237	2.00%
Rental Increases	2% Annually Beginning in Year 6 and Throughout Option Periods	15	\$468,020	\$39,002	2.00%
Option Periods	3, 5-Year	16	\$477,380	\$39,782	2.00%
Expenses	Absolute NNN	17	\$486,928	\$40,577	2.00%
Taxes	Tenant	18	\$496,666	\$41,389	2.00%
Maintenance	Tenant	19	\$506,599	\$42,217	2.00%
Insurance	Tenant	20	\$516,731	\$43,061	2.00%
Estoppel	10 Days				
Financial Reporting	Corporate Financials				
ROFR	No				

SITE PLAN



SECTION 3

ADDITIONAL PHOTOS





REPRESENTATIVE INTERIOR PHOTOS





CONSTRUCTION PHOTOS



SECTION 4

TENANT & INDUSTRY OVERVIEW



TENANT OVERVIEW



O2B Kids! is a best-in-class early childhood education and care provider that currently operates over 60 locations (and growing) throughout Alabama, Georgia, Missouri, Florida and Minnesota, with a 26+ year track record. In addition to physical locations, O2B Kids offers a proprietary and accredited virtual learning curriculum called FunnyDaffer, (www.FunnyDaffer.com). Funny Daffer is available through a monthly subscription model.

CORE PURPOSE

We exist to help parents grow happy, successful kids. O2B Kids is a place that opens minds, improves self-confidence, develops social skills, and strengthens bodies. O2B Kids helps children discover hidden talents and promotes a passion for discovery. Friendships are developed and life lessons are learned. O2B Kids encourages kids to try new things and teaches a respect for people, property and ideas.



READ ABOUT O2B KIDS' CHARMING HISTORY & GOALS

OFFERS

- Accredited Preschools
- After School Enrichment Programs
- Membership-based Programs
- Summer Camps
- Special Events



5,000+

CHILDREN ANNUALLY



400+

EMPLOYEES



60+

LOCATIONS



National Accreditation Commission
FOR EARLY CARE AND EDUCATION PROGRAMS

2018

- O2B Kids Serves as Operating Partner for the Child Center
- O2B Kids Partners with Spire Capital

2019

- O2B Acquires 10 Preschools in St. Augustine, Palm Beach & Atlanta

2020

- O2B Kids Completely Rebranded & Launched a New Website

2021

- O2B Kids Enters the Minneapolis, MN Market by Acquiring 4 Schools
- O2B Kids Enters the Georgia Market by Acquiring 8 Schools with Cedars Preschool
- O2B Kids Acquires 1 New Tampa School

2022

- O2B Kids Acquires 2 New Tampa Schools, 1 Orlando School and 2 Georgia Schools

2023

- O2B Kids Builds 4 New Schools and Acquires 9

2024

- O2B Kids is Scheduled to Open 20 New Schools in Both Current and New Markets (AL, TX)

RECENT AWARDS & RECOGNITION

2023

Orlando's Playground Magazine Family Favorite

- ★ Best Preschool
- ★ Best Summer Camp
- ★ Best Indoor Play Place

2023

Inc. 5000 Award: O2B Early Education ranked No. 2019 of 5000

2024

The Exchange: The Early Childhood Leader's Magazine

Top 20 Preschool

2017 - 2019

Nationally Accredited School

Association for Early Learning Leaders

SPIRE CAPITAL PARTNERS

Founded in 2000, **Spire Capital** is a private equity firm focused on lead and control investments in middle market companies within the technology enabled business services, media, education and communications sectors. Spire Capital leads buyout investments in its areas of expertise and believes its deep industry experience and network of relationships are invaluable in helping its portfolio companies to grow and create value.



CHILDCARE INDUSTRY OVERVIEW

The U.S. child care market size was valued at \$61.7 billion in 2023 and is expected to reach \$91.68 billion by 2030, with a CAGR of 5.8% over the forecast period. The key factor driving the growth is the rising demand for early daycare & education services with more parents returning to working in offices, the rising number of single & working mothers, advancements in learning technologies for children, and the accessibility of government funding. The expenditure on daycare in the U.S. is very high. As per the cost of care survey facilitated by the U.S. Department of Health and Human Services, the expenditure on these services reached up to 7% of the household income in 2021. Families in the U.S. are willing to spend more on childcare services, indicating the high service demand in the U.S. Based on type, the market is segmented into early care, early education & daycare, backup service & others. Early education & daycare accounted for the largest revenue share of 47.0% in 2022.

The Global Child Care Market size was valued at over \$269 billion in 2023, registering a CAGR of 13.5% during the forecast period (2024-2032), and the market is projected to be worth over \$575 Billion by 2032.



Sources: <https://www.grandviewresearch.com/industry-analysis/us-child-care-market> | <https://www.globenewswire.com> | <https://www.thebusinessresearchcompany.com/report/child-day-care-services-global-market-report> | <https://www.researchandmarkets.com> | <https://www.linkedin.com/pulse/child-care-market-insight-comprehensive> | https://finance.yahoo.com/news/u-child-care-early-care-141600763.html?guccounter=1&guce_referrer=aHR0cHM6Ly93d3cuZ29vZ2xlmNvbS8&guce_referrer_sig=AQAAAGdkwrzYRK6ZpnOPS2en-hiG9mBk5blai5niqGvxq999QdW2iYobDxvYbNMtLo6l5eX2Gg5lGgHhDXORxS859RDjO1g6KFj3JrQ1SA6Gg-MIKJLQu9NGaT-Yyih5A_auXoc3zMoMdlYo-sDEFPDy1ldxsmXH655hb6w

CHILDCARE MARKET STATS

U.S. MARKET



5.8% CAGR

\$61.7B

Est 2023

U.S. Market Value

\$91.68B

Forecasted 2030

U.S. Market Value

GLOBAL MARKET



13.5% CAGR

\$269B

Est 2023

Global Market Value

\$575B

Forecasted 2032

Global Market Value

GROWING DEMAND

The demand for childcare services continues to rise as more parents join the workforce or pursue education. Factors such as increasing dual-income households and single-parent households contribute to this trend.

ECONOMIC IMPACT

The childcare industry has a significant economic impact. It enables parents to work or study, thereby contributing to the overall productivity and economic growth of a country.

EARLY CHILDHOOD EDUCATION

Many childcare facilities also offer early childhood education programs designed to promote children's cognitive, social, and emotional development. High-quality early childhood education has been shown to have long-term benefits for children, including improved academic outcomes and socio-emotional skills.

SECTION 5

MARKET OVERVIEW



2.8M+ RESIDENTS

Orlando MSA



**5TH-MOST POPULATED
COUNTY IN FLORIDA**

With A Population of 1,429,908
(Orange County)



**ORLANDO - NO. 3 MOST
VISITED CITY**

in the U.S. With 2.9M+ Annual Visitors
(World Atlas)



**HOME TO WALT
DISNEY WORLD**

World's Most Visited Vacation Resort
(World Record Academy)



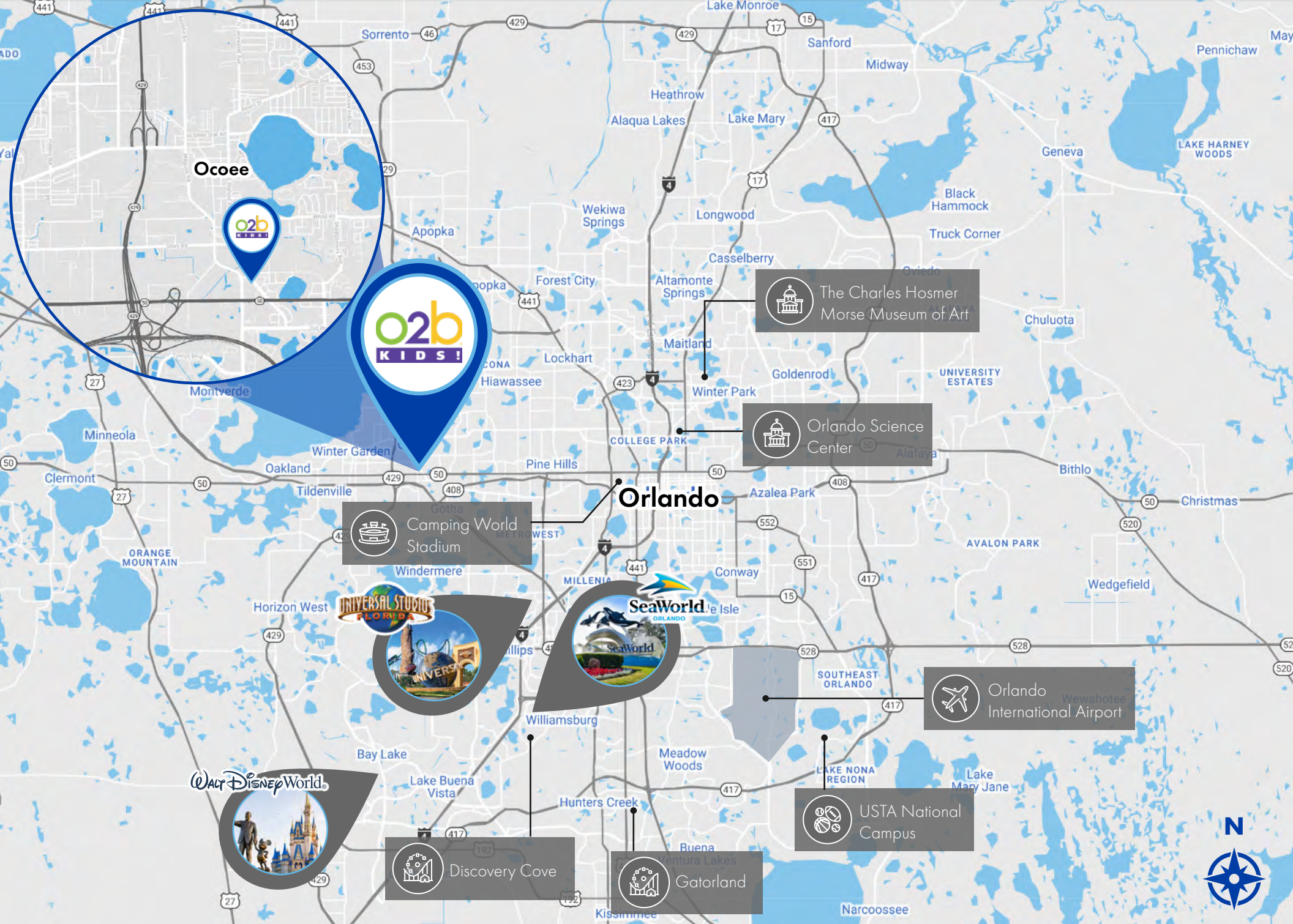
**HOME TO
UNIVERSAL STUDIOS
FLORIDA**

LOCATION OVERVIEW

Ocoee is a city in Orange County, the fifth-largest county in the state of Florida, and the 28th-largest county in the U.S. Orange County is home to over 1.4 million residents. The city is ideally located approximately 11 miles west of downtown Orlando and is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area. With a population of over 2.8 million, the Orlando MSA is the third-largest metro in Florida, the seventh-largest in the Southeast, and the 21st-largest in the U.S.

Orlando is a vibrant and dynamic city that stands out as a major economic and cultural hub in the southeastern U.S. Known primarily for its world-renowned theme parks, including Walt Disney World Resort and Universal Orlando Resort, the city's economy has flourished in the tourism and hospitality sectors. Apart from its thriving tourism sector, Orlando has experienced notable job growth in various industries, including technology, healthcare, and aerospace. The Central Florida Research Park, in collaboration with the University of Central Florida, has spurred innovation and research, leading to the emergence of a robust technology sector. Additionally, the city's proximity to major highways, such as Interstate 4 and Florida's Turnpike, facilitates seamless connectivity and enhances accessibility for both residents and businesses.

The local economy is further supported by a growing population, which has led to increased demand for housing, retail, and services. Orlando's real estate market has experienced steady growth, with a mix of residential and commercial developments catering to the needs of its expanding population. Orlando is a city that transcends its reputation as a tourist destination, showcasing a robust and diversified economy, job growth across various sectors, a rich cultural scene, and strategic proximity to major highways, making it an attractive and thriving metropolis for residents and businesses alike.



STARKE LAKE

LAKE OLYMPIA

Ocoee Middle School
+/- 1,192 students

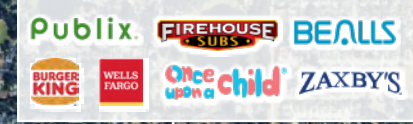
Ocoee Elementary School
+/- 670 students



Oasis at Lake Bennet
302 units

WEST OAKS MALL

W Colonial Dr (± 51,066)



BIG LOTS!
metro by T-Mobile

Orlando Health - Health Central Hospital



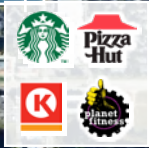
Central Florida Christian Academy
+/- 116 students

LOWE'S

Ellery at Lake Sherwood
298 units

The Wellesley
145 units

ARIUM Lakeview
522 units



The Alibi at Lake Lilly
410 units



Park Place at Maguire
242 units

Florida's Tpke (±142,590)

East-West Expy (± 86,282)

Westbrooke Elementary School
+/- 533 students

Frangus Elementary
+/- 418 students

Public Storage



Orlando, FL
11 Mi from
Subject Property





 Orlando Health -
Health Central Hospital
252 Beds

Walmart  **GameStop**
Supercenter

Florida's Tpke (±142,590)

 The Alibi at
Lake Lilly
410 Units

 Park Place at
Maguire Apartments
242 Units

 **W Colonial Dr (± 51,066)**

 Westgate Resorts
Business Center

 Oasis at
Lake Bennet
302 Units


S Bluford Ave (± 11,080)





**BRAND NEW
2025 CONSTRUCTION**
Est. Q1 2025 Completion



DEMOGRAPHICS

 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	5,068	70,994	195,779
2029 Population	5,570	72,733	198,582
% Change	9.91%	2.45%	1.43%

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	1,829	24,406	67,054
2029 Households	2,018	24,968	67,885
% Change	10.33%	2.30%	1.24%

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average HH Income	\$121,065	\$113,906	\$113,986
2029 Average HH Income	\$138,956	\$132,535	\$131,745
% Change	14.78%	16.35%	15.58%



195K

POPULATION

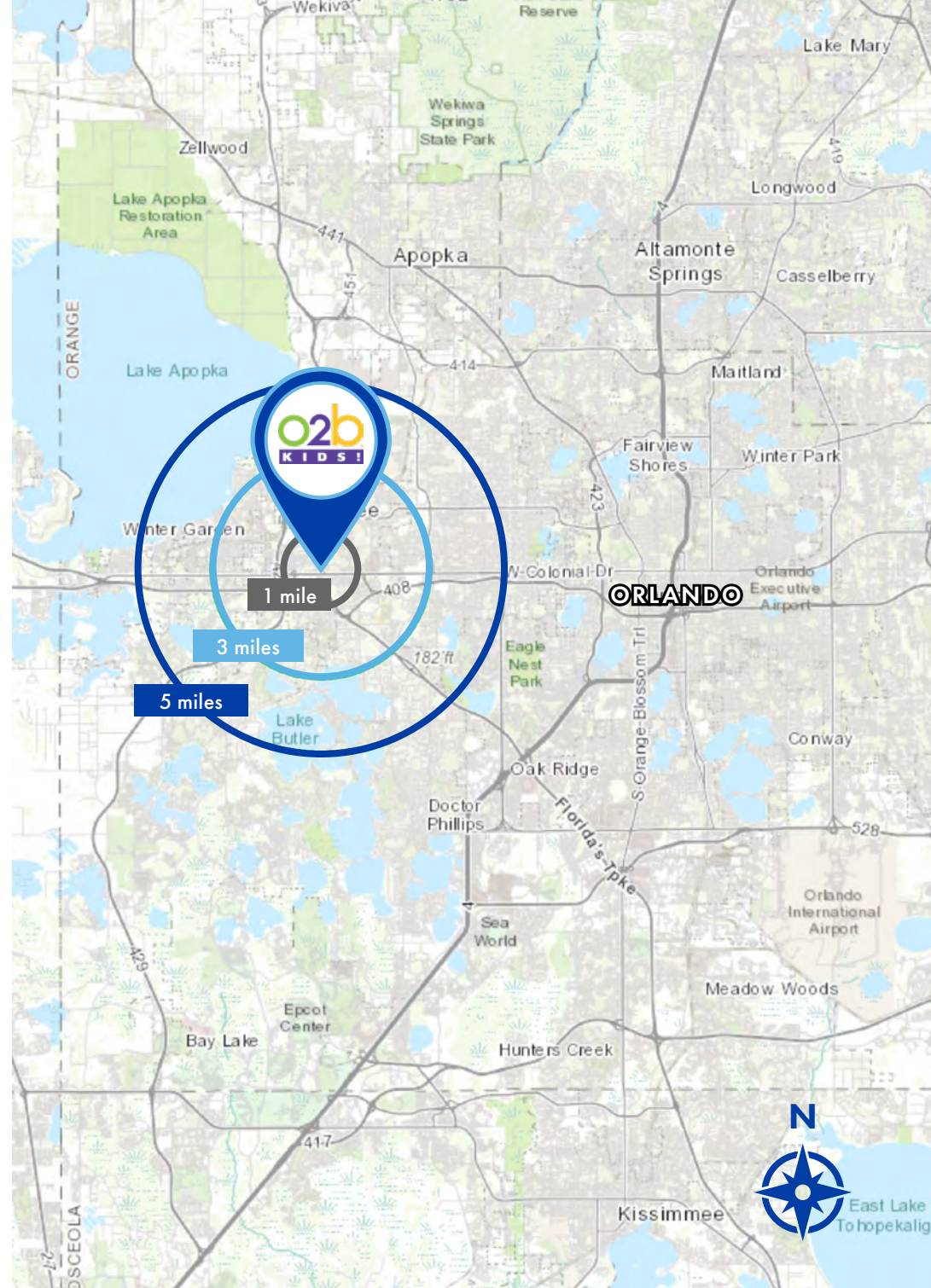
(5 MILES)



\$121K

AVG HH INCOME

(1 MILE)





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Commercial Real Estate

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