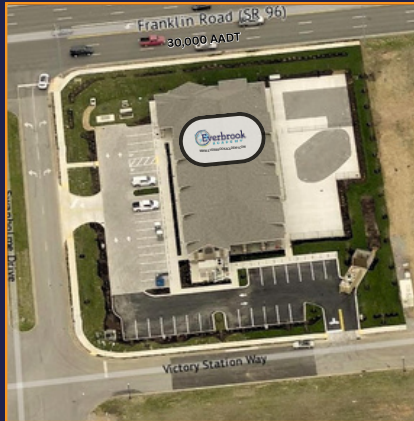


# EVERBROOK ACADEMY (LEARNING CARE GROUP)

3845 FRANKLIN ROAD, MURFREESBORO, TN



## INVESTMENT OVERVIEW

**\$7,760,000** (CAP rate 6.25%)

### Recent Price Improvement

#### FEATURES:

**Building Size:** 11,300 SF

**Lot Size:** 1.50 Acres

**Year Built:** 2024

#### HIGHLIGHTS:

- This exceptional opportunity features a brand-new Day Care Facility located at 3845 Franklin Road, Murfreesboro, TN.
- The 11,300 SF building, newly constructed in 2024, sits on 1.50 acres, providing a modern, high-quality facility.
- The property is perfectly situated in a high-growth, family-oriented community, ensuring strong enrollment potential and long-term success.
- With a population of 165,430, median home value of \$406,771, Murfreesboro is Tennessee's fastest-growing major hub and ranks among the top boomtowns in the nation. It has a family-oriented population and the city's high percentage of college-educated residents indicates strong demand for premium learning experiences, making Everbrook Academy a perfect fit for the community.
- The site's excellent accessibility along Franklin Road, combined with a thriving local economy and strong employment base, ensures consistent demand for childcare services.
- This location not only strengthens Everbrook Academy's brand presence in Tennessee but also secures a profitable, long-term opportunity in a flourishing community.

#### EVERBROOK ACADEMY | LEARNING CARE GROUP

- Learning Care Group, Inc. is the second-largest for-profit provider of early childhood care and education in the United States. With 11 unique brands and 1,110+ schools, our 24k+ educators can support more than 165K children.
- Their diverse portfolio includes eleven trusted brands: Childtime Learning Centers, Tutor Time, The Children's Courtyard, Everbrook Academy, Montessori Unlimited, La Petite Academy, AppleTree & Gilden Woods, U-GRO, Pathways Learning Academy, Young School, and Creative Kids Learning Centers.



**THE AVENUE**

belk **WORLD MARKET** **DICK'S**  
SPORTING GOODS

Bath & Body Works **petco** **BEST BUY**

Michael's **BARNES & NOBLE**

**Walmart** Starbucks

**SONIC** **ZAXBY'S**

**CARMAX** Great Clips  
IT'S GONNA BE GREAT

**ASCENSION ST. THOMAS  
RUTHERFORD AND  
MEDICAL DISTRICT**

**Walmart+**

**OUTBACK**  
STEAKHOUSE

Panera BREAD

**THE MCDONALD'S HONEY** **McDonald's**

**CVS**  
pharmacy

Integrity EYE CARE

sam's club **TEXAS**  
COUNTRY

**Hardee's**

3845 Franklin Rd, Murfreesboro, TN

**Kroger** **KOHL'S**

Walgreens

**McDonald's** **Waffle House** **Pizza Hut**

**STONE RIVER MALL**

**AMC** THEATRES **Dillard's** **BAM!**  
BOOKS-A-MILLION

**JCPenney** **HIBBETT** Bath & Body Works  
SPORTS

**SHOE CARNIVAL** **REKBOX** Olive Garden  
**XGOLF** **MILLER'S** **ALE HOUSE** ITALIAN RESTAURANT

**CHASE** **Publix**

**WILSON** Bank & Trust **Publix**

**Toot's** **Speedway**

**fastpace** health

**Ascend** Federal Credit Union

**Firestone**

**TINCRAFT BUTCHER**

**BARRIO** BURRITO BAR

**BURGER KING** **Jersey Mike's**  
SUBS

Little Caesars Pizza **WINGS OF**

**TOWNE CENTER**

**LOWE'S** **Party City** **TARGET**

**TJ-maxx** **FIVE BELOW** **HOBBY LOBBY**

**JOANN** **DOLLAR TREE**

**COSTCO**

**SMOOTHIE KING** **SUBWAY**

**SONIC** **Dominos** **marco's**  
Pizza

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