



GREENVILLE, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

Investment Overview

03 Executive Summary

Property Overview

04 Regional Map

05 Market Map

06 Submarket Map

07 Site Aerial

08 Property Photos

09 Aerial Site Plan

10 Site Plan

11 Floor Plan

Tenants Overview

12 Investment Overview

13 Tenant Summary

Market Overview

14 Market Analysis

18 Demographics

EXCLUSIVELY LISTED BY



LEAD BROKER

Robert Schmidt, CCIM

Director & Shareholder

rschmidt@furmancap.com

864 678 5995



LEAD BROKER

Peter Couchell, CCIM

Managing Director & Shareholder

couchell@furmancap.com

864 678 5923



Lawrence Myers

Associate

lmyers@furmancap.com

864 313 2817

FURMAN
CAPITAL ADVISORS

Furman Capital Advisors, LLC
101 E. Washington Street, Suite 300
Greenville, SC 29601 | 864.235.6855
 FurmanCapital.com
Investment Services Division of NAI Earle Furman

INVESTMENT OVERVIEW

Executive Summary



PROPERTY SUMMARY

Address	201 Waldo Leslie Ln, Greenville, SC
Ownership	Fee Simple
Building Size	±13,583 SF
Parcel Size	1.46 Acres
Parking	46 Spots
Year Built	2025

INVESTMENT SUMMARY

Asking Price	\$8,080,000
Cap Rate	7.00%
NOI	\$565,596
Lease Type	Absolute NNN
Lease Term	16.5 Years
Rent Increases	10% Every 5 Years
Remaining Options	(2) 5 - Year

PROPERTY HIGHLIGHTS

Long-Term Lease: This brand new 2025 Absolute Net lease includes a 16.5-year initial term with two additional 5-year renewal option periods.

Strong Rent Increases: With base rent increasing 10% every 5 years during the initial term, and 2% annually during the renewal option periods, this property offers its investors steady long-term financial growth.

Minimal Landlord Responsibilities: Structured as an Absolute Net lease, this property gives investors the opportunity to generate stable returns with minimal landlord responsibilities.

Leading Early Childhood Education Provider: With more than 160 child care centers open or in development across 15 states, Lightbridge Academy is one of the nation's fastest growing early education systems.

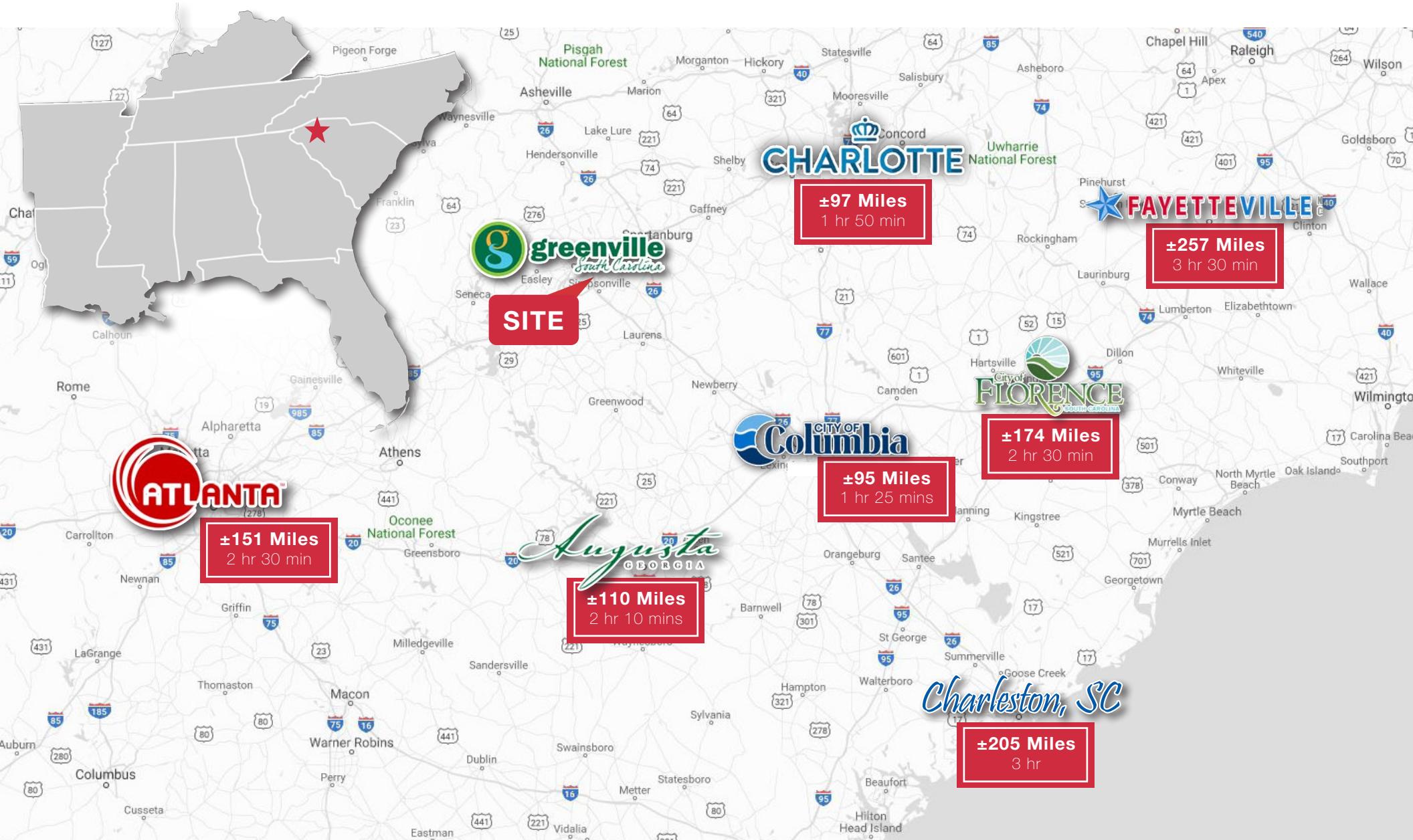
State-of-the-Art Construction: This brand new, 2025 BTS for Lightbridge Academy features top-tier class A+ amenities for its teachers and students.

Strong Demographics: With a 5-mile population density of ±148,000 and average household income of \$147,251, this property is ideally situated for excellent customer exposure through its proximity to a large and affluent customer base.

Rapidly Developing Market: Greenville, along with the Upstate of South Carolina as a whole, has gained recognition as a prime destination and rapidly growing city, attracting major employers like BMW Manufacturing, Michelin North American Headquarters, GE, Lockheed Martin, and many more.

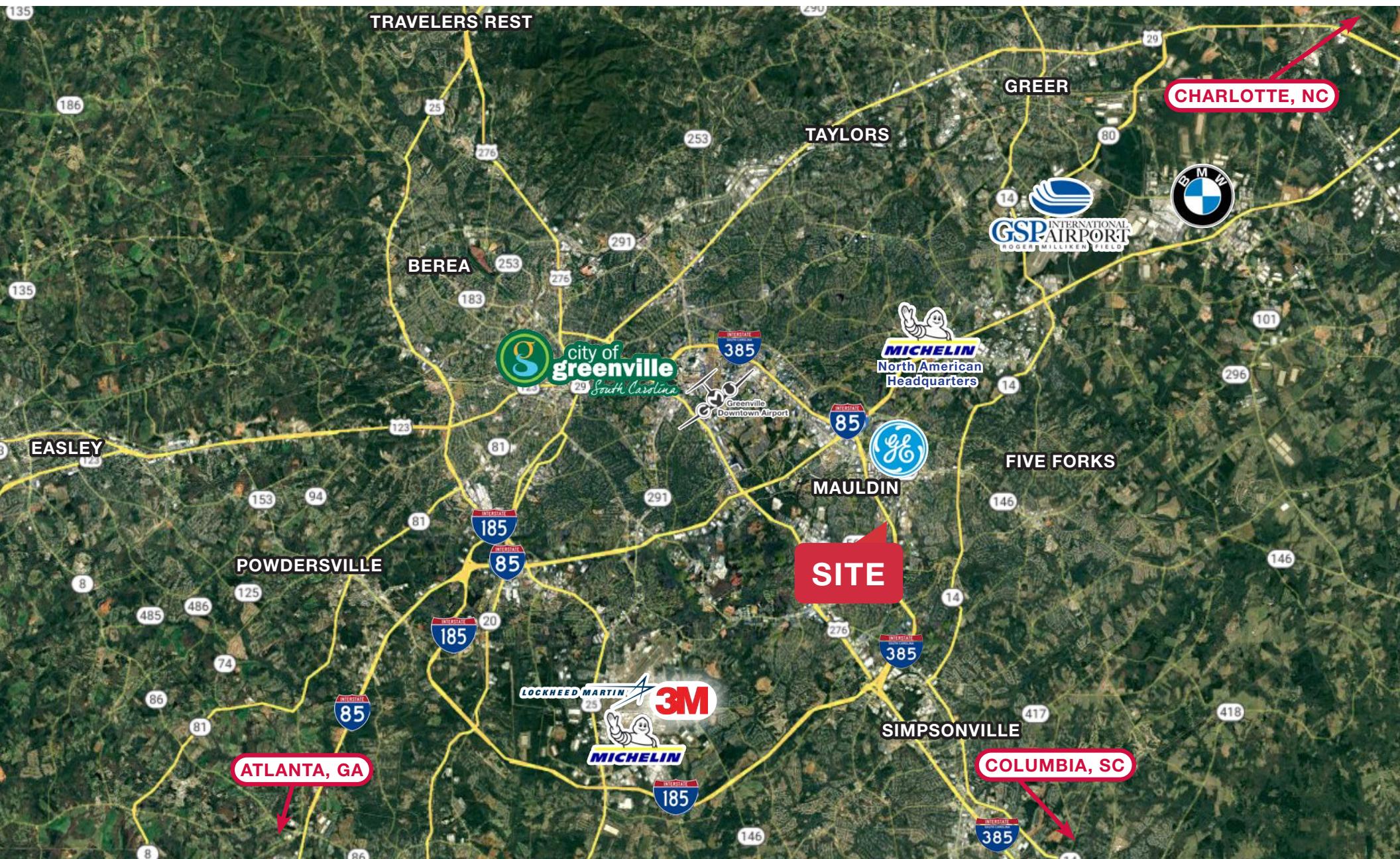
PROPERTY OVERVIEW

Regional Map



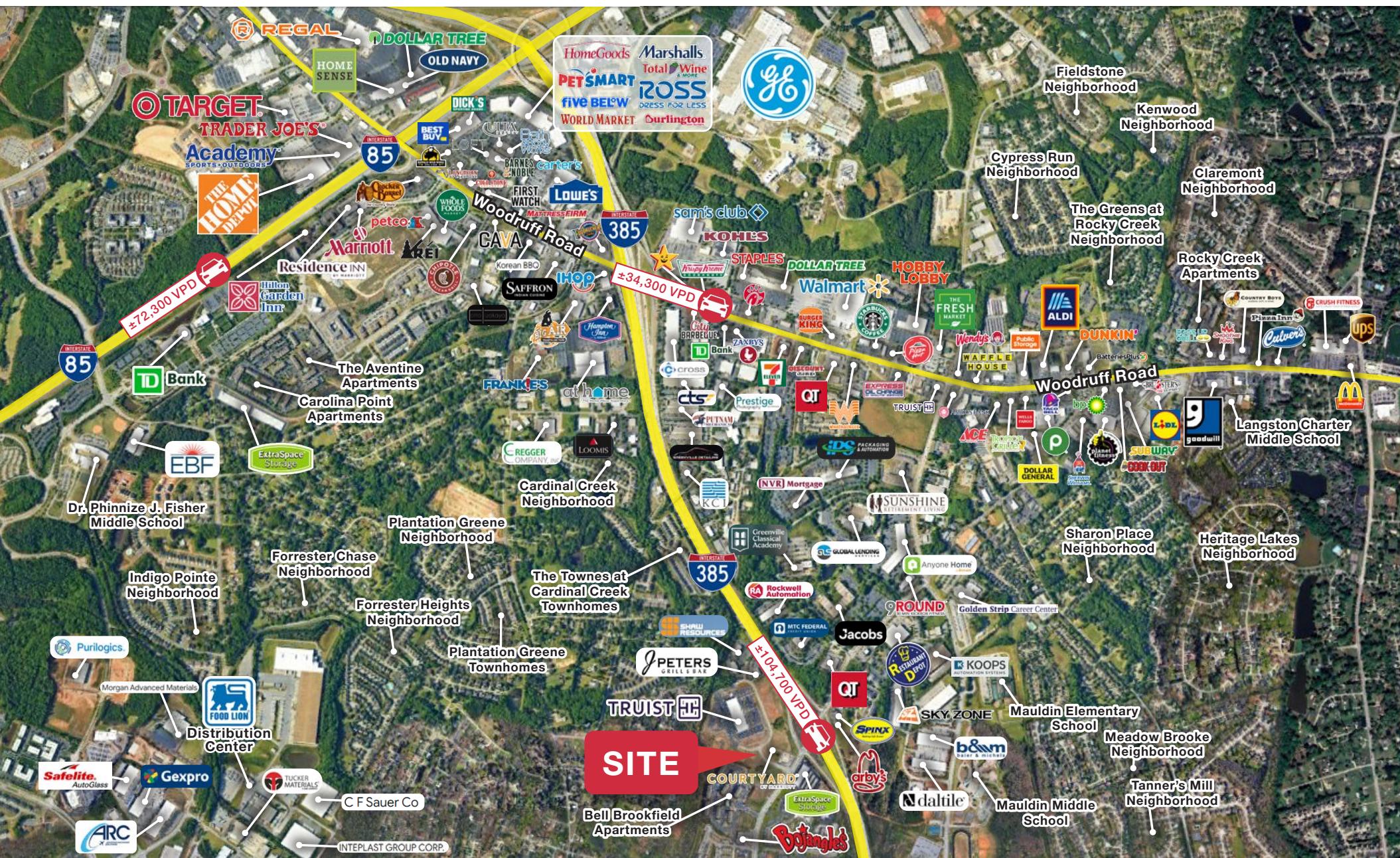
PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map



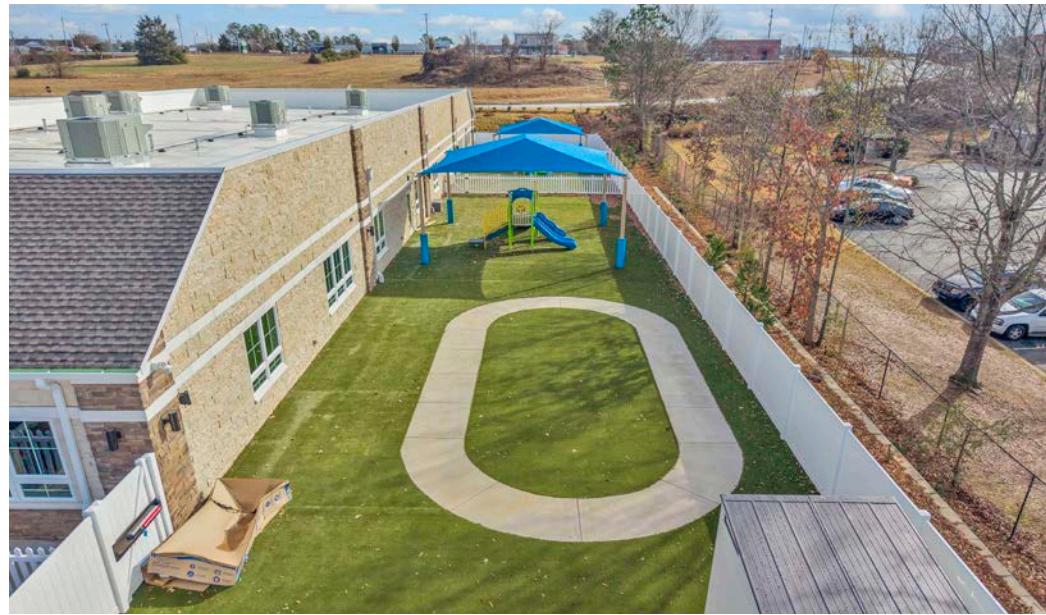
PROPERTY OVERVIEW

Site Aerial



PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

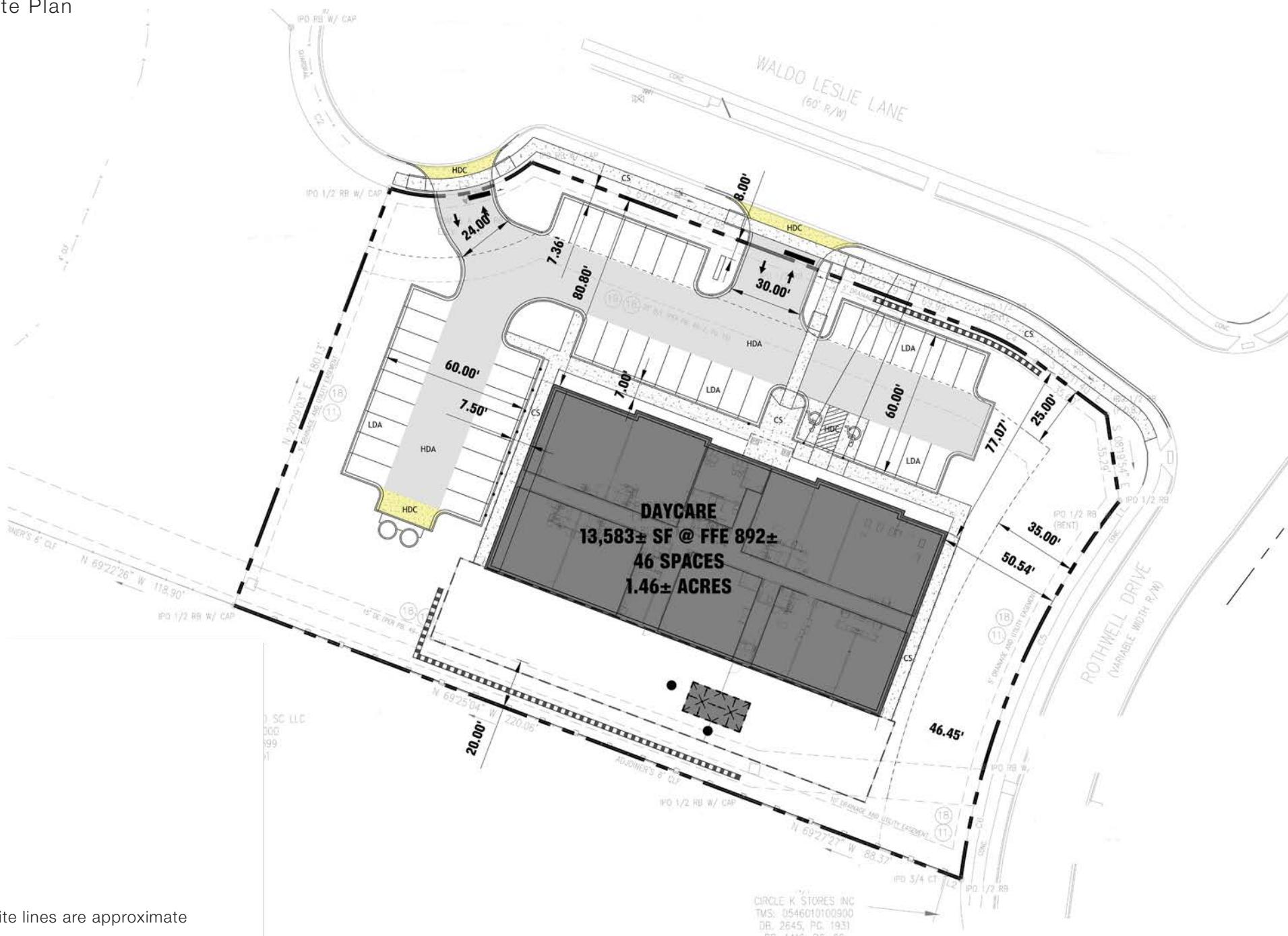
Aerial Site Plan



*Site lines are approximate

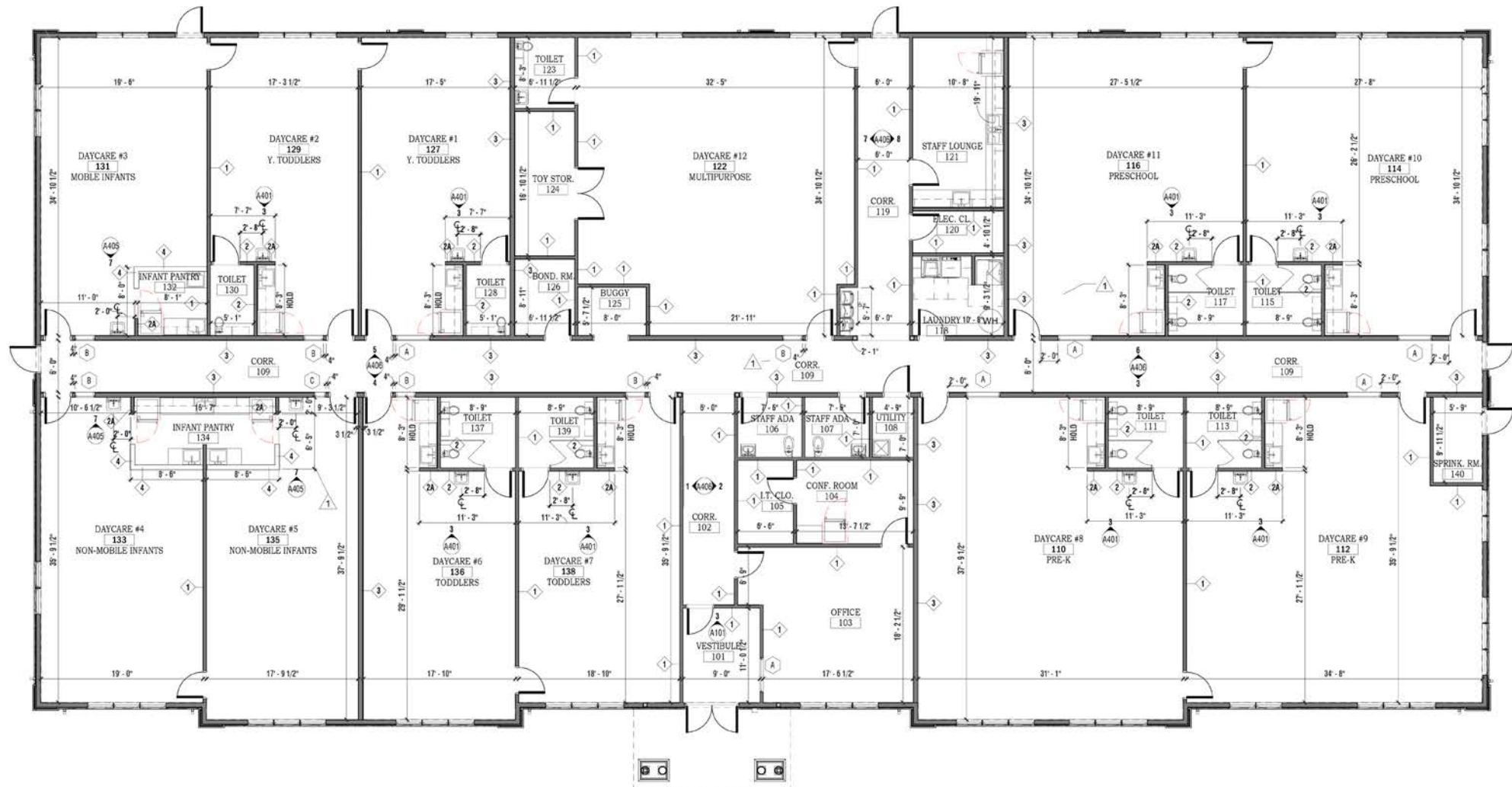
PROPERTY OVERVIEW

Site Plan



PROPERTY OVERVIEW

Floor Plan



TENANT OVERVIEW

Rent Roll, Assumptions, and Operating Income & Expenses



LEASE SUMMARY

Tenant	Upstate Child Development LLC
Lease Guaranty	Corporate & Franchisee*
Lease Type	Absolute NNN
Building Size	±13,583 SF
Original Lease Term	16.5 Years
Lease Commencement Date	12/1/2025
Rent Commencement Date	6/1/2026
Rent Expiration Date	5/31/2042
Options	(2) 5 - Year
Increases	10% every 5 Years
Property Taxes	Tenant Responsibility
Property and Liability Insurance	Tenant Responsibility
Operating Expenses	Tenant Responsibility
Roof & Structure	Tenant Responsibility
HVAC	Tenant Responsibility
Parking Lot	Tenant Responsibility

*Note: New Jule Holdings LLC (Lightbridge Corporate) guarantees the lease for the first 5 years, the Franchisee/Operator Robert Taylor & Lauren Taylor offer a personal guaranty for the full 16.5 year term of the lease.

RENT SCHEDULE

Initial Term	Monthly	Annually
6/1/2026 - 5/31/2031	\$47,133	\$565,596
6/1/2031 - 5/31/2036	\$51,846	\$622,156
6/1/2036 - 5/31/2041	\$57,031	\$684,371
6/1/2041 - 5/31/2042	\$58,172	\$698,059
First Option		
6/1/2042 - 5/31/2043	\$59,335	\$712,020
6/1/2043 - 5/31/2044	\$60,522	\$726,260
6/1/2044 - 5/31/2045	\$61,732	\$740,785
6/1/2045 - 5/31/2046	\$62,967	\$755,601
6/1/2046 - 5/31/2047	\$64,226	\$770,713
Second Option		
6/1/2047 - 5/31/2048	\$65,511	\$786,127
6/1/2048 - 5/31/2049	\$66,821	\$801,850
6/1/2049 - 5/31/2050	\$68,157	\$817,887
6/1/2050 - 5/31/2051	\$69,520	\$834,245
6/1/2051 - 5/31/2052	\$70,911	\$850,930



Robert and Lauren Taylor are highly qualified Lightbridge Academy franchise operators who bring a blend of business acumen, community commitment, and family-centered values to their operations. Both graduates of Clemson University, the Taylors offer a strong foundation in sales, marketing, and business development skills that translate directly into efficient and growth oriented management of their childcare center.

Robert's background in business development and account management gives him the tools to run operations with efficiency and vision, while Lauren's marketing and project management expertise ensures a family centered approach and a welcoming, well run environment. Together, they represent the perfect balance of business skill and community heart.

Driven by a commitment to help families thrive, the Taylors chose to open a Lightbridge Academy to meet the growing need for high quality childcare in their fast growing Greenville, SC community. Their strong professional backgrounds, long term local roots, and personal dedication make them exactly the kind of operators investors value, as they are reliable, growth focused, and committed for the long term.

Lightbridge Academy locations operated by the Taylors are not just childcare centers, but rather community anchors that create stability, serve working families, and enhance the overall appeal and value of the surrounding property. Learn more at lightbridgeacademy.com ↗

Lightbridge Academy has been recognized as a leading franchise brand, earning the **Franchise Satisfaction Award**, securing a place on **Franchise Times' Fast & Serious list** in 2025 and ranking **#179 on Entrepreneur's Franchise 500 list**.



REPRESENTATIVE PHOTO

Founded	1997
Headquarters	New Jersey
Locations	160+
Number of States	15
Began Franchising	2011





Nestled in the picturesque upstate of South Carolina, **Greenville seamlessly blends southern tradition, rich American history, and an array of natural attractions.** Conveniently located near the Blue Ridge Mountains, **halfway between Charlotte, NC, and Atlanta, GA**, the area serves as a **central point for both business and leisure.** Greenville is **recognized as the economic engine of the state**, boasting a **flourishing economy**, while its vibrant downtown acts as the cultural and entertainment heart of the upstate region. More than just a city, Greenville encompasses a county and region, offering a **diverse and enriching lifestyle** amidst a backdrop of natural beauty and economic vitality.

www.greenville.gov | www.upstatealliance.com | greenvilleanconomicdevelopment.com | livability.com | kiddingaroundgreenville.com | moveupstatesc.com | visitgreenvillesc.com

BEST CITIES TO LAUNCH AND GROW YOUR BUSINESS

Success.com, 2025

BEST PLACES TO RETIRE IN 2025

Forbes, 2025

#6 SOUTH'S BEST CITIES

Southern Living Magazine, 2025

#10 TOP GROWTH METROS

U-Haul, 2025

#1 IN BEST PLACES TO LIVE IN SOUTH CAROLINA

U.S. News & World Report, 2024

#1 BEST PLACE TO RETIRE IN SC

Travel + Leisure, 2024

#2 SMALL CITIES FOR GRADUATES SEEKING STABILITY

CoworkingCafe, 2024

#4 BEST PLACES TO LIVE IN THE U.S.

U.S. News & World Report, 2024

#4 FRIENDLIEST CITIES IN THE U.S.

Condé Nast Traveler, 2024

#5 BEST SMALL CITIES IN THE U.S.

Condé Nast Traveler, 2024

MARKET OVERVIEW

Greenville, South Carolina



ECONOMY

Greenville boasts a thriving economy in the Southeast, evolving from a textile hub to a diverse economic center. Upstate South Carolina is a major manufacturing hub, attracting top companies like **GE Energy, Michelin, BMW, Fluor, Magna, and Bosch**. The city's skilled workforce and business-friendly atmosphere make it a prime location for **automotive, biotech, aerospace, and advanced materials manufacturing**, drawing interest from entrepreneurs and established companies.

MAJOR EMPLOYERS IN THE UPSTATE



UPSTATE, SOUTH CAROLINA STATS

20% of all jobs in South Carolina

40+ Fortune 500 Companies

20+ Headquartered Operations

575+ International Companies

34 Countries Operating Firms in the Upstate

MARKET OVERVIEW

Greenville, South Carolina



DOWNTOWN

Downtown Greenville beckons with sought-after **dining, shopping, and diverse entertainment** in an authentic, sustainable, and people-centric atmosphere. Broad sidewalks, outdoor plazas, and streetside dining evoke a **European city vibe**, fostering community. About 85% of restaurants are local, contributing to a distinctive flavor in the culinary scene. **Free weekend parking** enhances accessibility, making downtown Greenville an inviting and cherished Upstate destination.

EVENTS

Greenville hosts a vibrant array of annual events, including **Artisphere**, a fine arts festival on Main Street with 140+ visual artists across 15+ mediums, live demonstrations, and more—drawing **100,000+ attendees**. The **Fall for Greenville** festival features 60+ local restaurants and 80+ musical acts, **attracting 150,000+ visitors**. Additional cultural highlights include Euphoria, a culinary event, and the Greenville Jazz Fest, reinforcing Greenville as a hub for arts and entertainment.

SOUTH CAROLINA'S MOST WALKABLE DOWNTOWNS

Discover South Carolina, 2025

BEST CITY PARK IN THE U.S.

USA Today, 2025

BEST FOOD CITIES IN THE U.S.

Travel + Leisure, 2024

ARTS

Greenville's art scene thrives with entertainment venues like the **Peace Center** and **Bon Secours Wellness Arena**, elevating the city's cultural status. The flourishing scene mirrors major cities, boasting public art projects and a dynamic calendar of cultural events. **Greenville's Art in Public Places** initiative showcases nearly 100 installations, while museums, including the **Upcountry History Museum** and **Greenville County Museum of Art**, enrich the city's cultural tapestry.

OUTDOORS

Outdoor enthusiasts flourish in Greenville with options like the **23-mile Swamp Rabbit Trail** along the Reedy River, favored by the city's cyclists. The trail traverses **Falls Park on the Reedy**, downtown's green oasis with captivating waterfalls. Parks along the trail include Cancer Survivor Park, Cleveland Park with the Greenville Zoo, and Unity Park. In 2024, **±2.37 million people walked and biked the Swamp Rabbit Trail**. Additionally, Greenville County features **three state parks**: Paris Mountain, Jones Gap, and Caesars Head.



TRANSPORTATION



Greenville-Spartanburg International Airport (GSP) plays a key role in connecting the Upstate, offering more than **100 daily flights, including nonstop service to 20+ destinations and one-stop access to 200+ cities worldwide**. It also provides exclusive nonstop international air cargo service to Germany, Mexico, and Korea, supporting regional logistics and manufacturing. Just **20 minutes from downtown Greenville**, GSP serves **2.6 million passengers annually** and offers 1,500 acres for future development. In 2024, GSP earned five Airport Service Quality awards from Airports Council International, including Best Airport (2–5M passengers) and Cleanest Airport in North America. Adjacent to GSP, **Greenville Downtown Airport (GMU)** supports the Upstate's business environment with **over 90,000 annual take-offs and landings**, solidifying their collective impact on regional connectivity and economic vitality.



The region is serviced by two leading **commercial railroads, Norfolk Southern and CSX Corporation**, while **Amtrak** provides passenger rail service with convenient connections to various **major cities**.



The **South Carolina Inland Port**, operational since 2013 in Greer, **extends the reach of the Port of Charleston 212 miles inland** and is conveniently located a few miles from GSP. Closer to population centers and key import/export clients, it **offers 24/7 gates and next-day container availability**, providing unprecedented flexibility and control for manufacturers and retailers with tight production lines and supply chain needs.



The Upstate is easily accessible through **I-85, linking Atlanta and Charlotte**, and **I-26, providing a direct route to the Port of Charleston**, enabling efficient one-day truck service to reach 54% of the U.S. population. Accessibility is further enhanced by its proximity to **interstates 185, and 385**, along with **US highways 25, 29, 123, and 276**, facilitating seamless transportation across the area.

MARKET OVERVIEW

Demographics

1
MILE
RADIUS

Summary	2025	2030
Population	7,680	8,202
Households	3,336	3,645
Families	1,888	2,044
Average Household Size	2.24	2.19
Owner Occupied Housing Units	1,747	1,934
Renter Occupied Housing Units	1,589	1,711
Median Age	36.9	38.6
Average Household Income	\$117,559	\$131,512

3
MILE
RADIUS

Summary	2025	2030
Population	54,066	57,352
Households	23,658	25,652
Families	14,685	15,775
Average Household Size	2.26	2.21
Owner Occupied Housing Units	14,881	16,368
Renter Occupied Housing Units	8,777	9,284
Median Age	40.4	41.4
Average Household Income	\$126,328	\$141,333

5
MILE
RADIUS

Summary	2025	2030
Population	139,532	148,417
Households	59,631	64,832
Families	37,788	40,680
Average Household Size	2.32	2.27
Owner Occupied Housing Units	38,163	42,033
Renter Occupied Housing Units	21,468	22,799
Median Age	39.9	40.7
Average Household Income	\$131,896	\$147,251

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 201 Waldo Leslie Ln, Greenville, SC ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



FURMAN

CAPITAL ADVISORS

101 E. Washington Street, Suite 300 | Greenville, SC 29601



864.235.6855



FurmanCapital.com