

# THE LEARNING EXPERIENCE

## Executive Summary



8710 Park Central Drive

Richmond, VA 23227

List Price \$3,293,125

Price Per GLA \$299.38

Price per S.F. \$288.01

CAP 8.00 %

GLA 11,000

Building S.F. 11,434

Percent Occupied 100.00 %

Land Acres 1.68

### ■ New NNN 15-year lease - 12% Increase every 5 years

Cross Street	East Parham	Tax Parcel Number	
Market	Richmond-Petersburg MSA	Sub Market	North Richmond
Year Built	2009	Building Class	A
Location Class	B	No. of Buildings	1
HVAC	Yes	Corner	Yes
No. of Parking Spaces	45	Parking Ratio	4:1
No. Tenants	1	No. Stories	1
Occupancy	100.00 %		

### ■ Property Descriptions

Construction	Frame with 360-degree brick exterior. Fully-air conditioned and custom finished to The Learning Experience specifications for high-quality childrens learning center.
Parking	Parking is ample at 4 spaces per 1,000 square feet of building area and is located conveniently at the entrance to the building for convenient drop off and pick up of children. Additional parking for employees and teachers is at the side entrance to the building.
Traffic Counts	East Parham Road from I-95 interchange to Park Central has an ADT estimate of 24,000+ vehicles per day. Park Central Drive is the first traffic signal east of the interchange and controls mostly home-to-work commuter traffic and some cross-town traffic between Lakeside to Mechanicsville communities.
Ingress/Egress	Excellent "drive thru/drop-off" provided by two drives from Park Central Drive offer excellent access and egress to the site.
Major Tenants	The Learning Experience
Area	Locally known as the "Chamberlayne Farms" neighborhood, this area is adjacent to the neighborhoods of Lakeside, Glen Allen and Mechanicsville and is characterized by stable neighborhoods and significant mature housing stock. Predominant lifestyle groups in the immediate area include "Up & Coming Families", "In Style" and "Retirees." (See complete demographic profile report)

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Property

The subject property is located on the I-95/Parham Road Interchange at the entrance of one of the region's most prestigious business parks directly across from a regional public library and new housing development. Direct access from the signalized intersection provides easy drop-off and pick-up for the area employees and working residents in the area. This is a perfect example of an ideal use in an ideal location.

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