

# Single Tenant NNN Lease | 1715 W Alta Rd

ASKING PRICE: \$1,150,000



## EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 1715 W Alta Rd (the "Property") – a 14,725 SF Early Education and Preschool NNN Asset, in Peoria, IL. The Property is occupied by Bright Horizons Children's Centers LLC / Little Friends Early Education & Preschool on an NNN lease with limited landlord responsibilities. Bright Horizons is the largest childcare operator in the nation and has been operating at this location for over 25 years, while Little Friends has been a staple in the Peoria community for over 40 years.

The Property is located just north of Knoxville (IL-40) and IL Route 6 in North Peoria. The school caters to a growing residential population and is ideally positioned near multiple established neighborhoods, apartment complexes, houses of worship and retail centers.

Lease information available with NDA.



**14,725**  
TOTAL SF



**NNN**  
LEASE



**\$88**  
PRICE/SF



**3.03**  
ACRES

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- Property Photos & Videos
- County Records
- Leases



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## TENANT PROFILE



"Bright Horizons is a leading global provider of high-quality early education and childcare, back-up care, and workforce education services. For more than 35 years, we have partnered with employers to support workforces by providing services that help working families and employees thrive personally and professionally. Bright Horizons operates more than 1,000 early education and childcare centers in the United States, the United Kingdom, the Netherlands, Australia and India, and serves more than 1,450 of the world's leading employers. Bright Horizons' early education and childcare centers, back-up child and elder care, and workforce education programs help employees succeed at each life and career stage."

[www.brighthorizons.com](http://www.brighthorizons.com)

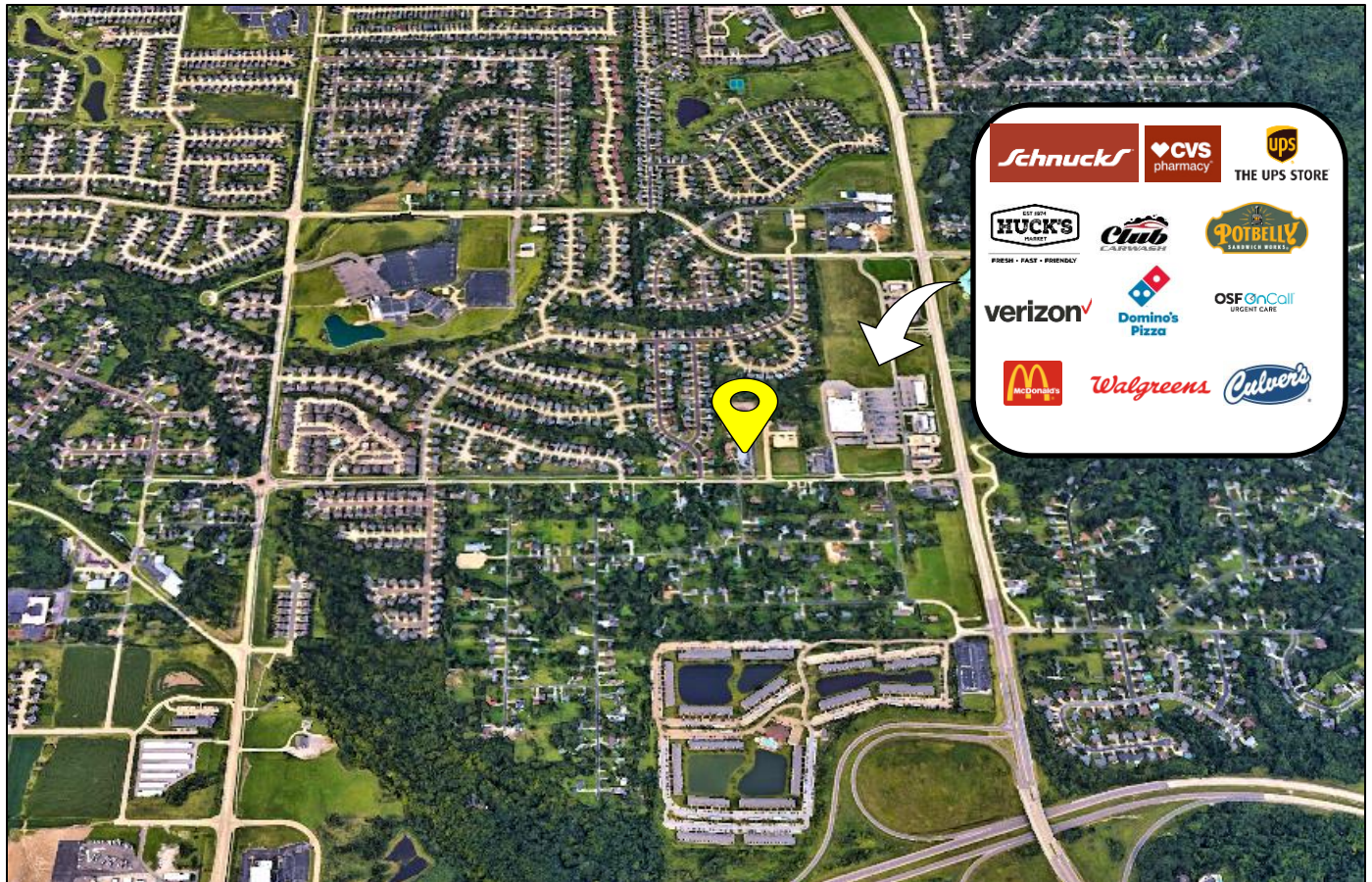
## LEASE SUMMARY

Tenant	Bright Horizons Children's Centers
Lease Type	Triple-Net (NNN)
Lease Commencement	January 3, 2000
Lease Expiration	June 30, 2030
Remaining Term	4.9 yrs
Annual Increases	None
Renewal Option(s)	One (1) 5yr
Renewal Increase	6.85%

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## PROPERTY INFORMATION

ADDRESS	1715 W Alta Road
CITY / STATE / ZIP	Peoria, IL 61615
PARCEL ID(s)	09-29-351-009
PROPERTY TYPE	Education / Child-Care
ZONING	O-1
TOTAL LOT ACRES	3.03
TOTAL BUILDINGS	3
TOTAL BUILDING SF	14,725
PARKING SPACES	65



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## EXTERIOR PICTURES



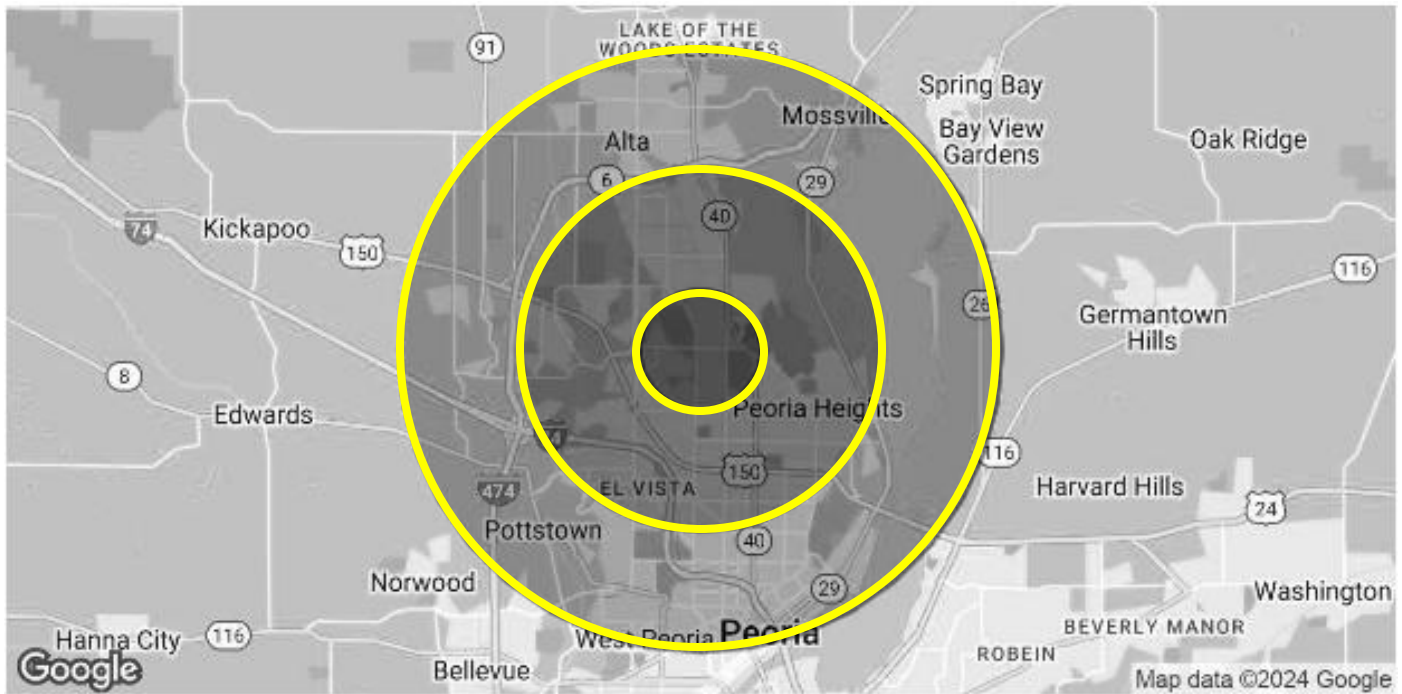
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## PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap



**1715 W ALTA RD**  
PEORIA, IL 61615

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All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
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