



Menlo Group
COMMERCIAL REAL ESTATE



SINGLE TENANT INVESTMENT

THE LEARNING EXPERIENCE (TLE)

119 US Highway 202,
Raritan, NJ 08869

Listed by:

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PROPERTY SUMMARY

SALE PRICE	\$4,958,500
SALE PRICE PER SF	\$495.85
CAP RATE	6.5%
NOI	\$322,300.00
BUILDING SIZE	+/- 10,000 SF
LOT SIZE	1.615 AC
PROPERTY TYPE	Childcare
OCCUPANCY	100%
YEAR BUILT	2020
APN	1816_29_2
ZONING	B-3, Raritan

PROPERTY HIGHLIGHTS

- Long-Term, Single-Tenant Double Net (NN) Investment
- Tenant: The Learning Experience (TLE at Raritan, LLC)
- 20-Year Initial Lease Term with 15 Years Remaining
- Commencement Date is July 1, 2021 and expires June 30, 2041
- Two Five-Year Renewal Options
- Nationally Recognized, Experienced, and Proven Operator
- Fully Built-Out 10,000 SF Childcare Facility
- Exceptional Visibility and Signage Exposure Along the US Routes 202/206 Corridor
- Strategic Location with Convenient Access to Major Regional Thoroughfares, Including US Routes 202, 206, and 22; NJ Route 28; and Interstate 287
- Convenient Access to Numerous Nearby Business, Retail, and Service Amenities
- Ample On-Site Parking

Do not disturb tenants. Please call or email Grafton Milne or Jessie Moorman for tours.



PROPERTY DESCRIPTION

Introducing an exceptional single-tenant double net (NN) lease investment opportunity in the heart of Raritan, New Jersey. This 10,000 SF freestanding building is leased to The Learning Experience, a nationally recognized early childhood education provider, under a 20-year lease with 15 years remaining and multiple renewal options—offering investors long-term stability and predictable income. Located along U.S. Highway 202, the property offers strong visibility, easy access, and ample parking. Surrounded by established residential and retail areas, the location supports steady traffic and longterm tenant success.

PROPERTY FEATURES

- Number of Floors: One (1)
- Tenancy: Single
- Building Size: +/- 10,000 SF
- Playground Size: +/- 5,000 SF
- Lot: 1.615 AC (70,349 SF)
- Year Built: 2020
- Zoning: B-3, Raritan





This detailed floor plan illustrates the layout of a child care facility. The building is divided into several functional areas:

- Outdoor Play Areas:** Located on the left side, these include a "SPRING RIDGE PLAYGROUND" with a slide and a "SPRING RIDGE PLAYGROUND" with a climbing structure. There are also several circular and rectangular play zones.
- Classrooms and Activity Rooms:** The central part of the building contains three classrooms labeled "PRE-SCHOOL #1", "PRE-SCHOOL #2", and "PRE-SCHOOL #3". There are also two "TODDLER" rooms and a "TODDLER A" room.
- Restrooms and Bathrooms:** Multiple restrooms are distributed throughout the facility, including "TOILET" rooms for toddlers, preschoolers, and staff. There are also "BATH" rooms for preschoolers and toddlers.
- Support Spaces:** These include a "KITCHEN", a "DINING ROOM", a "RECEPTION" area, a "NURSERY", and a "Nurse's Office". There are also several "CLOSET" and "STORAGE" areas.
- Corridors and Entrances:** The plan shows a network of corridors connecting the various rooms. Entrances are marked with arrows, and there are several exits.

The layout is designed to provide a safe and functional environment for children and staff, with clear pathways and designated areas for different activities.

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FINANCIAL OVERVIEW

Tenant	TLE at RARITAN, LLC	Property Taxes	Landlord
Lease Type	Double Net (NN)	Operating Expenses	Tenant
Lease Term	20 Years (240 Months)	Insurance	Tenant
Lease Commencementt	July 1, 2021	Utilities	Tenant
Lease Expiration	June 30, 2041	HVAC	Tenant
Renewal Options	Two (2), Five (5) Year Options	Maintenance	All structural components, including foundation and roof (Landlord for Years 1-10; Tenant is responsible thereafter)
Rent Escalations	10% Every Five (5) Years		

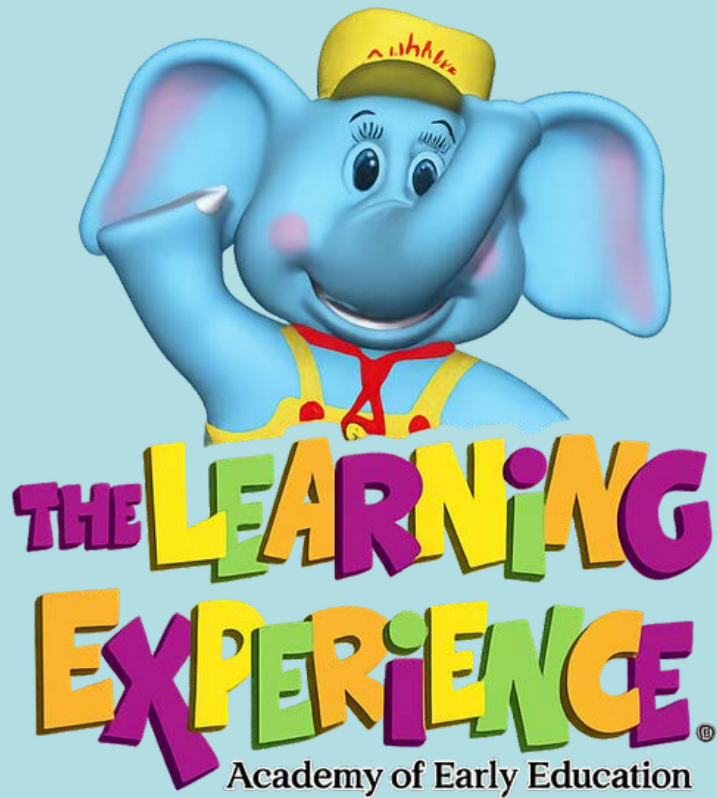


RENT SCHEDULE | INITIAL TERM

Year	Rent PSF	Annual Rent	Monthly Rent	Increase
1	\$43.00	\$430,000.00	\$35,833.33	0.00%
2	\$43.00	\$430,000.00	\$35,833.33	0.00%
3	\$43.00	\$430,000.00	\$35,833.33	0.00%
4	\$43.00	\$430,000.00	\$35,833.33	0.00%
5	\$43.00	\$430,000.00	\$35,833.33	0.00%
6	\$47.30	\$473,000.00	\$39,416.67	10.00%
7	\$47.30	\$473,000.00	\$39,416.67	0.00%
8	\$47.30	\$473,000.00	\$39,416.67	0.00%
9	\$47.30	\$473,000.00	\$39,416.67	0.00%
10	\$47.30	\$473,000.00	\$39,416.67	0.00%
11	\$52.03	\$520,300.00	\$43,358.33	10.00%
12	\$52.03	\$520,300.00	\$43,358.33	0.00%
13	\$52.03	\$520,300.00	\$43,358.33	0.00%
14	\$52.03	\$520,300.00	\$43,358.33	0.00%
15	\$52.03	\$520,300.00	\$43,358.33	0.00%
16	\$57.23	\$572,330.00	\$47,694.17	10.00%
17	\$57.23	\$572,330.00	\$47,694.17	0.00%
18	\$57.23	\$572,330.00	\$47,694.17	0.00%
19	\$57.23	\$572,330.00	\$47,694.17	0.00%
20	\$57.23	\$572,330.00	\$47,694.17	0.00%

*Currently in Year 6 of the initial lease term

TENANT PROFILE



TENANT HIGHLIGHTS

- Nationally Recognized and Proven Operator
- Over 500 Locations Nationwide
- Established in 2002
- Twenty (20) Year Double Net (NN) Lease in Place with Fifteen (15) Years Remaining
- Two (2), Five (5) Year Options to Renew
- Utilizes L.E.A.P.® (Learning Experience Academic Program) Curriculum in all locations

TENANT INFORMATION

The Learning Experience® is one of the most trusted brands in the childcare space. Founded by the Weissman family in 2002 with a passion for early childhood education and a unique approach that drives learning and development through the eyes of a child, TLE has been dedicated to providing excellence in early education and childcare for more than 20 years. With more than 600 centers operating or under development, The Learning Experience® is one of the nation's fastestgrowing Academies of Early Education for children ages six weeks to six years old.

Location Map

The map shows the project site (highlighted in a yellow box and labeled **SITE**) located at the intersection of Frelinghuysen Ave and Southwick St. The site is situated between Frelinghuysen Ave and Bell Ave, and between Southwick St and Victoria St. Highway 202 runs along Frelinghuysen Ave, and Highway 206 runs along Bell Ave. An inset photograph shows the exterior of the building, a single-story structure with a sign for 'QuickChek' and 'Grocery'.

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



Location Map

The map shows a commercial area with several streets labeled: Frelinghuysen Ave, Bell Ave, Victoria St, and Southwick St. A yellow box highlights a specific building, which is also shown in an inset photograph. The inset photo shows a single-story building with a sign that reads "QuickChek" and "24/7". The building is located at the intersection of Frelinghuysen Ave and Bell Ave. The map also shows a highway labeled "202" and "206".

SITE

Frelinghuysen Ave

Bell Ave

Victoria St

Southwick St

Google

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Southwick St

Bell Ave

Victoria St

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Location Map

The map shows an aerial view of a commercial area. A yellow box labeled **SITE** is located on the east side of Frelinghuysen Ave, south of the intersection with Southwick St. To the north of the site is a large parking lot and a building. To the east is a multi-lane road with a highway shield for 206. To the south are residential streets: Bell Ave, Southwick St, and Victoria St. An inset photograph in the top right corner shows a building with a sign for 'QuickChek' and a gas station, which is the subject of the site.

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Southwick St

Bell Ave

Victoria St

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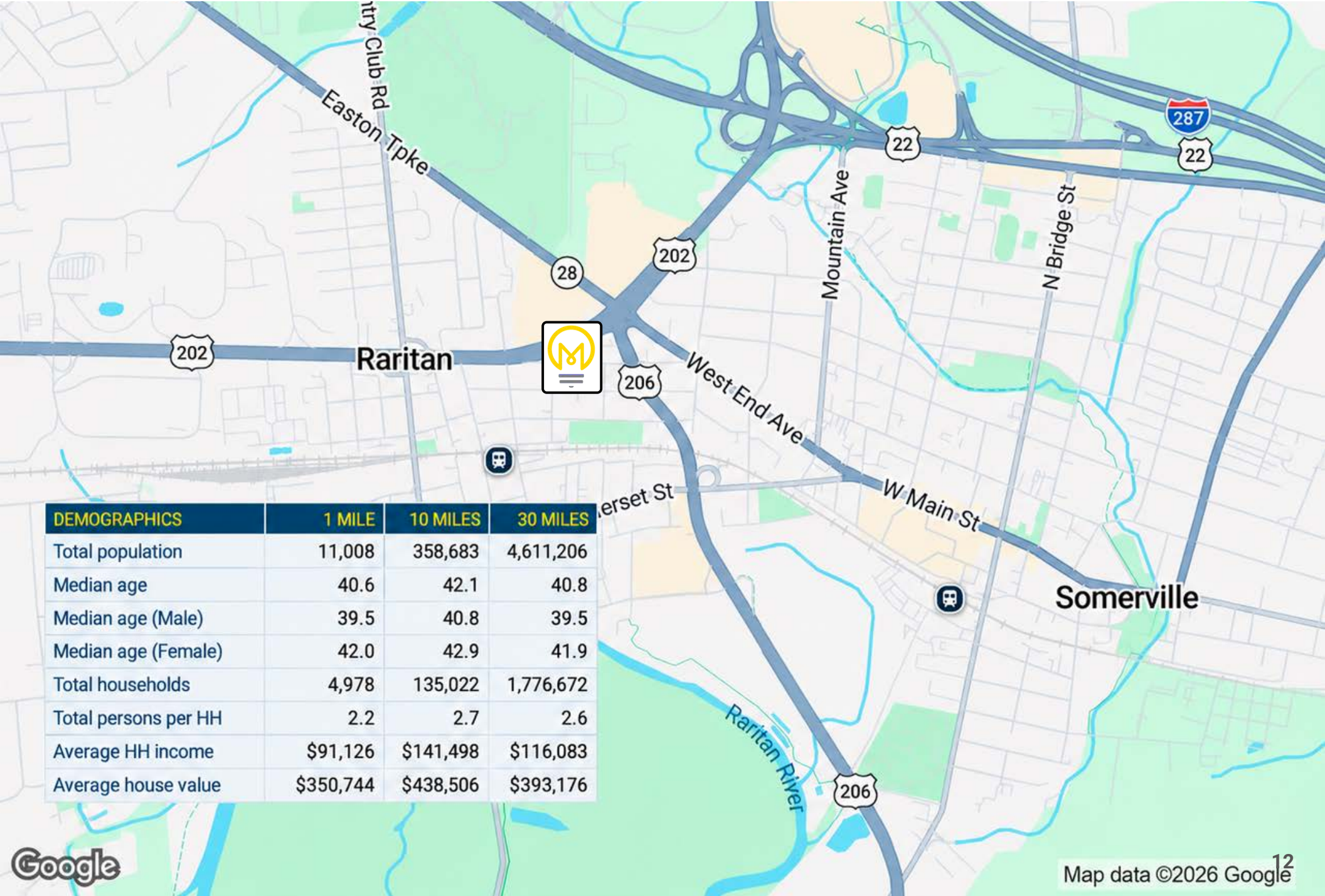
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Location Map



DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total population	11,008	358,683	4,611,206
Median age	40.6	42.1	40.8
Median age (Male)	39.5	40.8	39.5
Median age (Female)	42.0	42.9	41.9
Total households	4,978	135,022	1,776,672
Total persons per HH	2.2	2.7	2.6
Average HH income	\$91,126	\$141,498	\$116,083
Average house value	\$350,744	\$438,506	\$393,176