



The Tot Spot Day Care | Single-Tenant Absolute NNN Investment

1720 Walnut Grove Rd, Derby (Wichita), KS 67037



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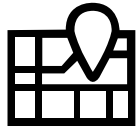
Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute NNN childcare investment in Derby, Kansas – an established southeast suburb of Wichita – 100% leased to The Tot Spot, Inc. with 10.1 years of firm term remaining, zero landlord responsibilities, and a 10-year renewal option. At \$14.40 PSF, the in-place rent is well below prevailing market rates for comparable commercial use, providing the landlord with a defensible income stream and meaningful rental upside upon any future lease event. The Tot Spot is a long-tenured operator at this location, with a demonstrated enrollment track record that predates and substantiates the current lease structure.

The property fronts N Rock Road at 19,100 VPD within a well-established, nationally tenanted retail corridor in Derby. Adjacent operators include Dollar Tree (Top 86% in Kansas per Placer.ai), McDonald's (Top 79% in Kansas), and Arby's (Top 79% in Kansas) – a co-tenancy profile that reflects the sustained, high-frequency consumer traffic characteristic of Derby's most active commercial corridor and directly supports the childcare operator's visibility and accessibility to the surrounding working-parent population.

Derby is anchored by Derby Public Schools (USD 260), consistently recognized as one of the premier public school districts in the State of Kansas. The district's reputation is a primary driver of long-term residential stability in the trade area, producing a concentrated base of established family households that generate durable, recurring demand for licensed childcare services.

Property Details:



Parcel No. (APN)

00304250

00304249



Building Size

5,000 SF



Lot Size

0.415 AC





Investment Highlights

- ✓ **Absolute NNN Lease – Zero Landlord Responsibilities**
 - 10.1 Years of Firm Term Remaining Through August 4, 2036
 - Taxes, Insurance, CAM, Roof & Structure All Tenant Responsibility
- ✓ **Strong Placer.ai Trade Area – Top-Performing National Retailers**
 - Dollar Tree: Top 86% in Kansas
 - McDonald's: Top 79% in Kansas
 - Arby's: Top 79% in Kansas
- ✓ **Below-Market Rent – \$14.40 PSF**
 - Well Below Prevailing Retail Rents Along the N Rock Road Corridor
 - In-Place Rent Provides Significant Landlord Protection Under Any Lease Continuity Scenario
- ✓ **Long-Tenured, Proven Operator**
 - Established Operating History at This Location Prior to and Independent of the Current Lease
 - Demonstrated Enrollment Stability Reinforcing Long-Term Tenant Commitment to the Site
- ✓ **High-Traffic Location – 19,100 VPD on N Rock Road**
 - Primary Commercial Corridor Through Derby's Most Active Retail Node
- ✓ **Derby USD 260 – One of the Premier Public School Districts in Kansas**
 - District Reputation Drives Long-Term Residential Stability & Concentrated Family Household Demand
- ✓ **Established Family Residential Market – Derby, KS**
 - Fully Built-Out, Long-Tenured Suburban Community with Durable Childcare Demand Base
- ✓ **Bite-Size NNN Investment**
 - Accessible Equity Requirement with Long-Term Absolute NNN Lease & Proven Operator in Place

Income & Expense

Annual Rent		\$72,000
Operating Expenses		
Taxes		Net
Insurance		Net
CAM		Net
Roof & Structure	Tenant Responsibility	
NET OPERATING INCOME		\$72,000



Offering Summary

Price	\$1,066,667
Cap Rate	6.75%
NOI	\$72,000

Rent Roll

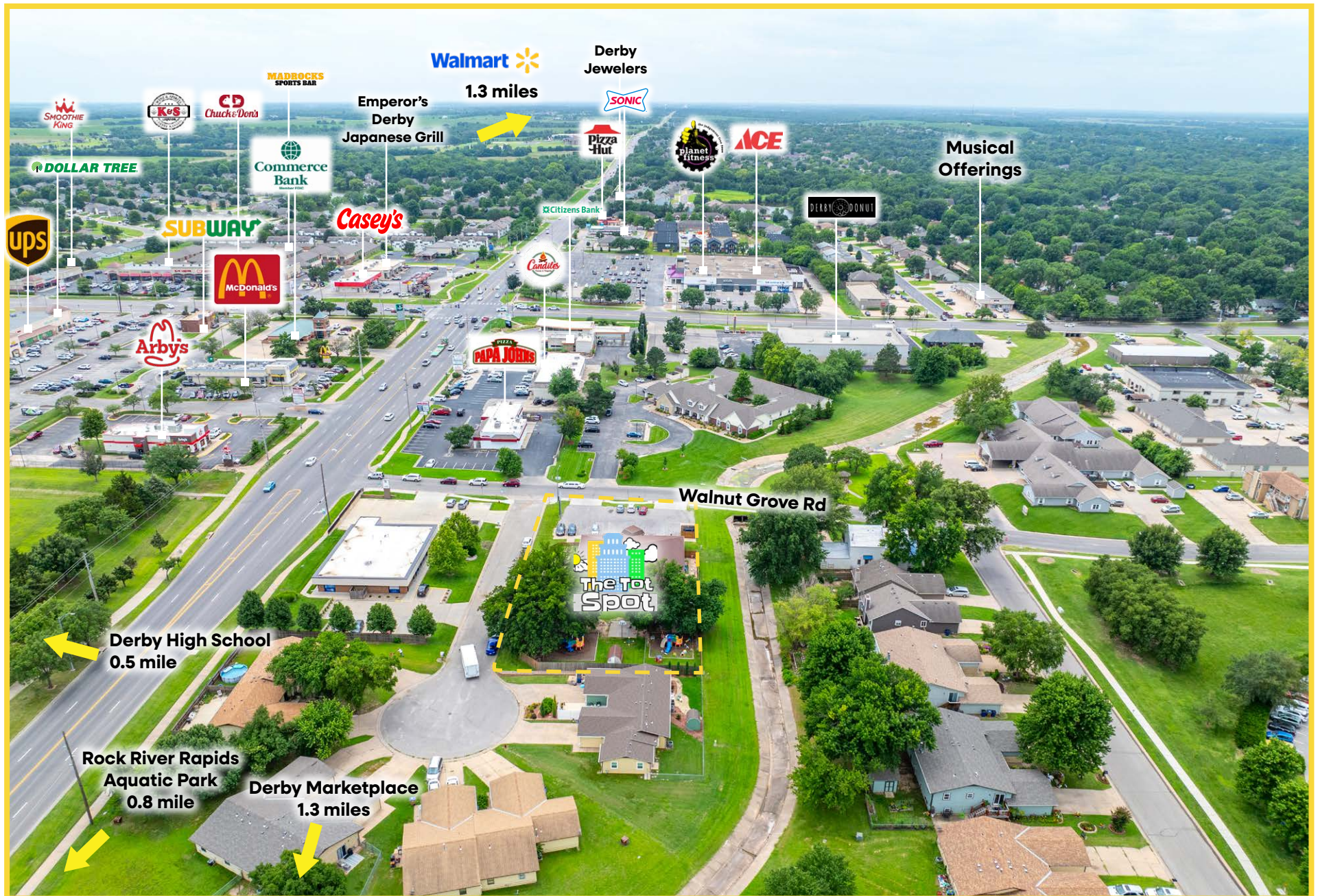
Tenant	Lease Type	Square Footage	Lease Commencement	Lease Expiration	Lease Term Remaining	Annual Rent	Annual Rent PSF	Rental Increases	Option Periods
The Tot Spot, Inc.	Absolute NNN	5,000 SF	Aug-5-2021	Aug-4-2036	10.1 Years	\$72,000	\$14.40	N/A	One 10-Year Option
TOTALS		5,000 SF				\$72,000			



Aerial Overview



Aerial Overview



Other Listings Available



Busy Bird Learning Center Single-Tenant Absolute NNN Investment

2342 S Maize Rd,
Wichita, KS 67209

Price: \$756,923

Cap Rate: 6.50%

NOI: \$49,200

[View Listing](#)



Launch Pad Learning Center Single-Tenant Absolute NNN Investment

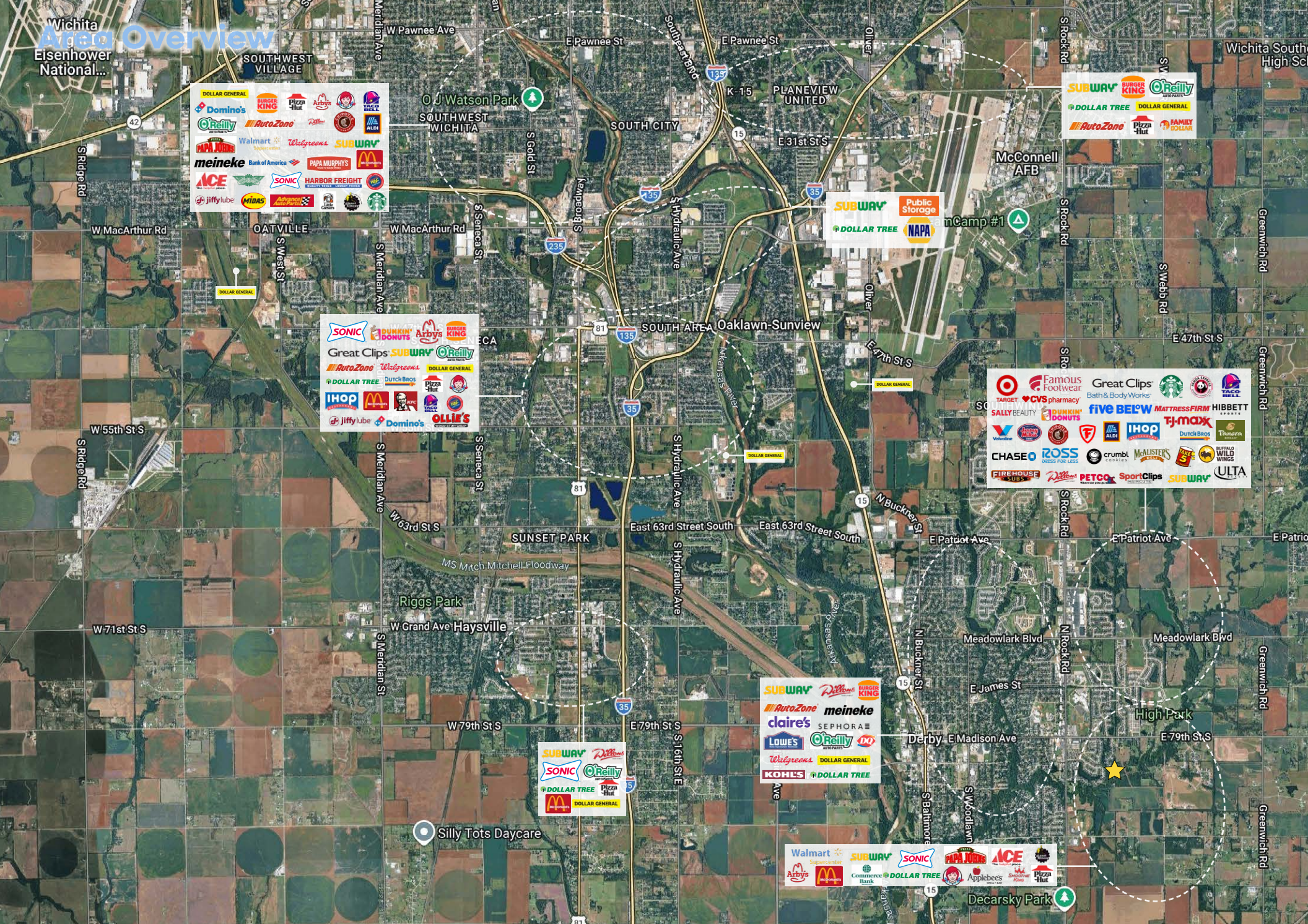
216 N Main St,
Goddard (Wichita), KS 67052

Price: \$984,000

Cap Rate: 7.5%

NOI: \$73,800

[View Listing](#)



Demographics

3 Mile Radius:

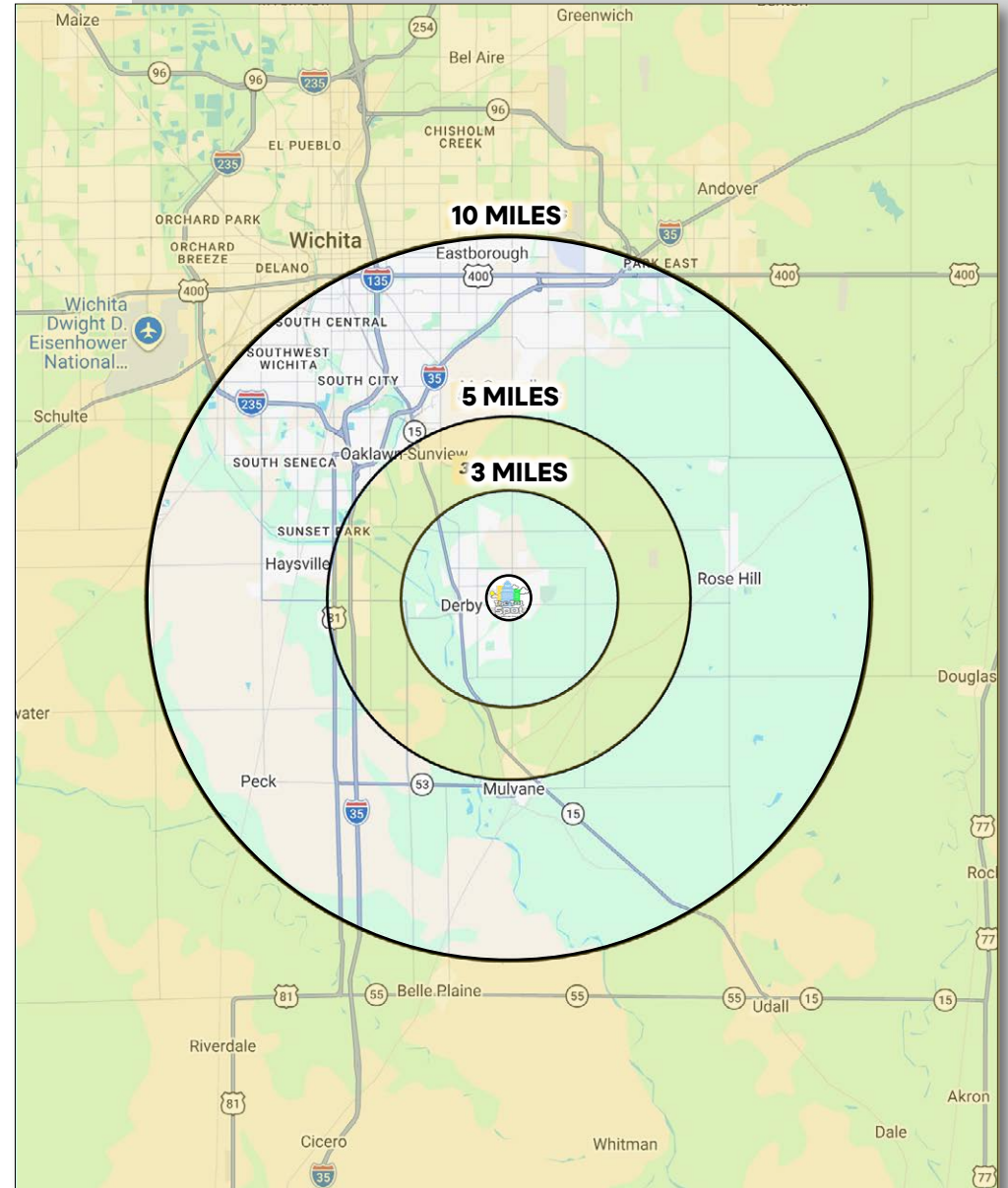
	
Total Population: 26,764	Average Household Income: \$113,154
Households: 10,843	Median Household Income: \$90,601
Daytime Population: 13,684	
Median Age: 37.6	

5 Mile Radius:

	
Total Population: 42,207	Average Household Income: \$108,516
Households: 16,722	Median Household Income: \$86,882
Daytime Population: 20,591	
Median Age: 38.0	

10 Mile Radius:

	
Total Population: 218,753	Average Household Income: \$92,572
Households: 88,974	Median Household Income: \$73,452
Daytime Population: 113,983	
Median Age: 35.4	



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$627,815,253

EDUCATION

Bachelor's Degree or Higher



31%

OWNER OCCUPIED HOME VALUE

Average



\$267,269

TAPESTRY SEGMENTS

Classic Comfort 5,834 households	Room to Roam 4,561 households	Middle Ground 2,859 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Located in Southern and Midwestern suburbs, these neighborhoods have middle-income, full-time working households. Affordable homes built mid-century dominate. Solo commutes are common, and daytime populations exceed the number of local workers.	Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.	These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.
Household Types	Household Types	Household Types
Married couples	Married couples with no kids	Married couples; singles living alone
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Single Family

ANNUAL HOUSEHOLD SPENDING

\$7,301	\$2,175	\$10,629	\$7,193
Eating Out	Apparel & Services	Groceries	Health Care

KEY FACTS

- ✓ Population: 69,446
- ✓ Median Age: 37.5
- ✓ Median Household Income: \$80,564
- ✓ Daytime Population: 68,275

City Overview – Wichita, KS

Wichita is the largest city in Kansas and the commercial hub of south-central Kansas, with a city population exceeding 397,000 and a metro population of approximately 660,000. The local economy is anchored by aerospace, defense, healthcare, education, and diversified industrial employers – a multi-sector employment base that generates the dual-income household demand and consistent daytime population that directly supports early-education and childcare assets throughout the metro.

The aerospace sector is the city's defining economic engine. Spirit AeroSystems employs approximately 13,000 workers in Wichita following Boeing's \$4.7 billion reacquisition in late 2025, and Textron Aviation (Cessna and Beechcraft) contributes another 9,350 local employees. McConnell Air Force Base adds approximately 5,679 military and civilian personnel, providing a significant defense employment anchor. Koch Industries – globally headquartered in Wichita – employs approximately 3,100 locally across its energy, chemicals, and manufacturing platform. The healthcare sector provides additional recession-resistant payroll through Ascension Via Christi (4,413 employees) and Wesley Healthcare (2,030 employees). Wichita Public Schools (USD 259) and Wichita State University collectively contribute more than 8,000 additional employees to the metro's institutional employment base.

Regional investment activity reflects the durability of this economic foundation. Over the past decade, more than \$3.5 billion has been committed and 14,000 jobs created in Sedgwick County, with an additional \$5.3 billion and 16,000 jobs in the active development pipeline. Wichita's cost of living sits approximately 12% below the national average, with housing costs roughly 35% lower than the U.S. norm – a profile that preserves household disposable income available for childcare and early education services and supports stable enrollment and tuition payment across the market.

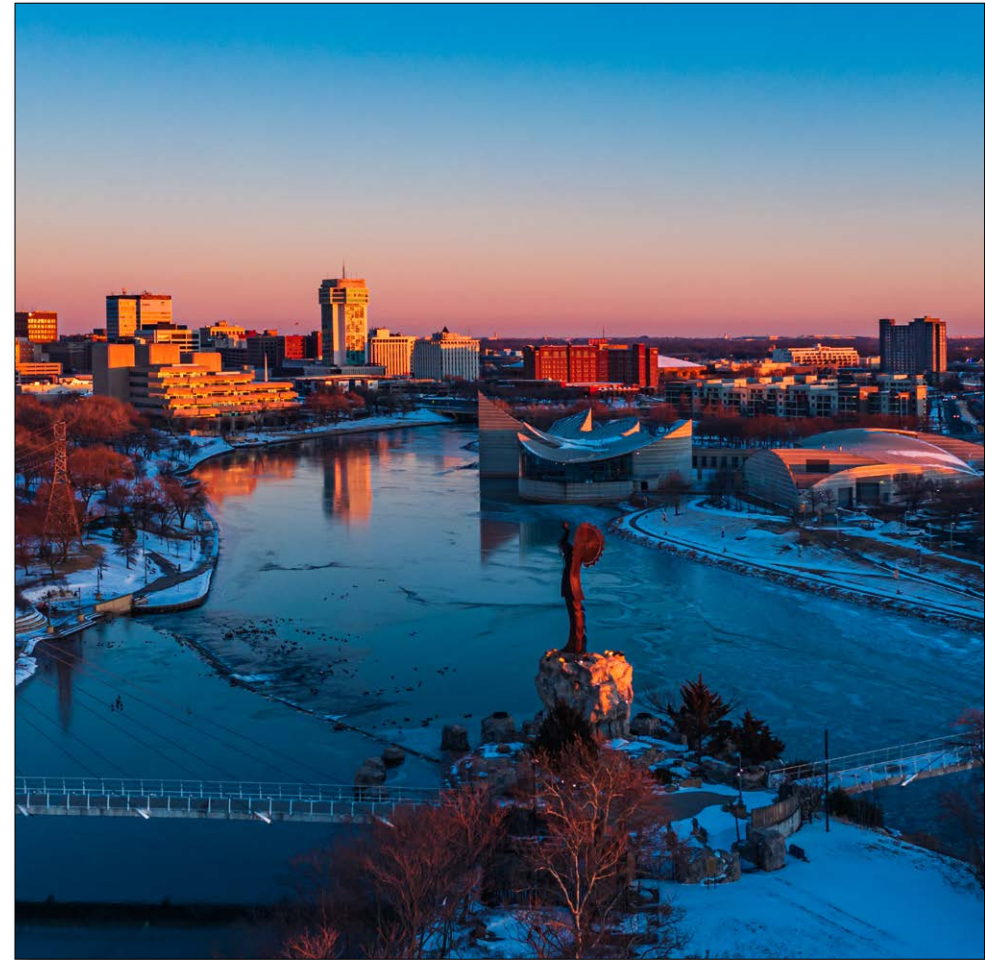


Key Facts

- ✓ **City Population:** 397,000+
- ✓ **Metro Area Population:** ~660,000
- ✓ **Largest Employers:** Spirit AeroSystems/Boeing (13,000), Textron Aviation (9,350), McConnell AFB (5,679), Koch Industries (3,100), Ascension Via Christi (4,413)
- ✓ **Investment Pipeline:** \$3.5B+ Invested, 14,000 Jobs Created in Past Decade; \$5.3B+ & 16,000 Jobs in Pipeline
- ✓ **Cost of Living:** ~12% Below National Average; Housing ~35% Below National Average
- ✓ **Airport:** Wichita Dwight D. Eisenhower National Airport (1.8M+ Passengers Annually)

Derby, KS – Submarket Overview

Derby is an established city in Sedgwick County, located approximately 10 miles southeast of downtown Wichita. The community represents one of the Wichita MSA's most stable and desirable family residential markets, anchored by Derby Public Schools (USD 260) – widely recognized as among the premier public school districts in the State of Kansas. The district's academic reputation is the primary driver of long-term household retention in Derby and a consistent draw for incoming family households selecting among Wichita's suburban communities, producing a residential base that is mature, long-tenured, and concentrated in family household types that generate recurring demand for licensed childcare. N Rock Road functions as Derby's primary commercial corridor, carrying 19,100 VPD through a nationally tenanted retail node whose Placer.ai trade area performance ranks among the strongest in the Wichita suburban market.



Key Facts

- ✓ **Location:** ~10 Miles Southeast of Downtown Wichita
- ✓ **School District:** Derby USD 260 (Premier Public School District in Kansas)
- ✓ **Growth Profile:** Fully Built-Out, Stable Family Residential Suburb

Tenant Overview



The Tot Spot Day Care is a long-tenured childcare and early education operator serving the Derby community at 1720 Walnut Grove Road. The operator has maintained continuous operations at this location over an extended period, establishing a demonstrated enrollment track record that predates and substantiates the current absolute NNN lease structure.

The property benefits from direct adjacency to a cluster of highly successful national operators – Dollar Tree, McDonald's, and Arby's each rank among the top-performing locations of their respective brands in the State of Kansas per Placer.ai foot traffic data. The sustained performance of these co-tenants reflects the depth and consistency of consumer demand along this corridor, and directly validates the trade area's strength as a location for a necessity-based childcare operation.

Licensed childcare operators occupy a structurally different position in the NNN investment landscape than traditional retail or restaurant tenants. Revenue is generated through recurring monthly tuition obligations rather than discretionary consumer transactions, producing a cash flow profile that is materially less sensitive to economic cycles. Enrollment relationships are inherently long-duration – families typically maintain ongoing relationships with a specific childcare provider through the full early-education lifecycle of their children – and the regulatory and capital requirements associated with licensing a new childcare facility in Kansas create substantial barriers to competitive displacement of an established incumbent. The 10-year renewal option reflects the operator's demonstrated confidence in the long-term performance of this location and further reinforces the income security of this investment.



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