



THE LEARNING EXPERIENCE 335 FOUNDERS WAY

Poughkeepsie, NY, 12603 | **Dutchess County**

~10,000 SF HIGH-GROWTH FRANCHISE
OPPORTUNITY

AVAILABLE FOR SALE
ASKING PRICE \$950,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 Franchise Opportunity
High-growth The Learning Experience.
Current capacity of 133 children, can be
expanded by up to 25 additional children

#2 New Construction
Recently built in 2024

#3 Eastdale Village
The building is located in Eastdale
Village, live-work-play community with
429 fully occupied apartments

#4 Long Term Lease with Options
20 year lease term with two 5-year
options



INVESTMENT OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **The Learning Experience Franchise with a leasehold interest in 335 Founders Way** in Poughkeepsie, NY.

The property is fully occupied by The Learning Experience.



PROPERTY SUMMARY

335 Founders Way	335 Founders Way
Neighborhood	Eastdale
County	Dutchess
Land Area	1.17 AC
Year Built	2024
Traffic Count	14,000 VPD
Zoning	MHC
Population <i>within 3-mile radius</i>	41,696
Average Household Income <i>within 3-mile radius</i>	\$105,054

FINANCIAL SNAPSHOT

LEASE SUMMARY

Lease Type	Absolute NNN
Square Feet	10,000 SF (approx.)
Roof & Structure	Tenant Responsible
Parking Lot	Tenant Responsible
Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Lease Start	10/10/23
Lease Expiration	10/10/43
Lease Term Remaining	17 years
Guaranty	Limited Corporate

AT A GLANCE



LISTING PRICE
\$950,000



AVERAGE MONTHLY TUITION
\$1,975 per child



PRO-FORMA ANNUAL GROSS SALES
70% capacity: \$2,200,000
90% capacity: \$2,820,000



EST. ANNUAL OWNER EARNINGS (10%)
\$220,000 - \$282,000



PRO-FORMA ANNUAL ROI
23% to 29%



THE LEARNING EXPERIENCE

The Learning Experience (TLE) is a nationally recognized provider of early childhood education, offering daycare and preschool programs for children from six weeks to six years old. The brand traces its roots to the 1980s, when members of the Weissman family began developing innovative childcare and educational programs in the United States. After acquiring and growing Tutor Time in the late 1980s and 1990s, Michael and Richard Weissman reentered the childcare industry in 2002, officially reviving The Learning Experience brand. Franchising began in 2003, and the company steadily expanded by combining a proprietary curriculum with state-of-the-art facilities designed to make learning engaging and fun.

Headquartered today in Deerfield Beach, Florida, The Learning Experience is known for its L.E.A.P.® (Learning Experience Academic Program), which blends academics, play-based learning, technology, fitness, and philanthropy to support the development of the whole child. Over the years, TLE has attracted significant investment to fuel its growth, including private equity backing from firms such as Golden Gate Capital, which acquired the company in 2018 to accelerate national expansion.

As of 2025–2026, The Learning Experience operates more than 420 childcare centers across approximately 30 U.S. states, with additional locations in the United Kingdom and hundreds more centers under development. The brand has opened dozens of new locations in recent years and continues to rank among the fastest-growing childcare franchises in the country, earning recognition in national franchise rankings for its scale, consistency, and strong demand from families.



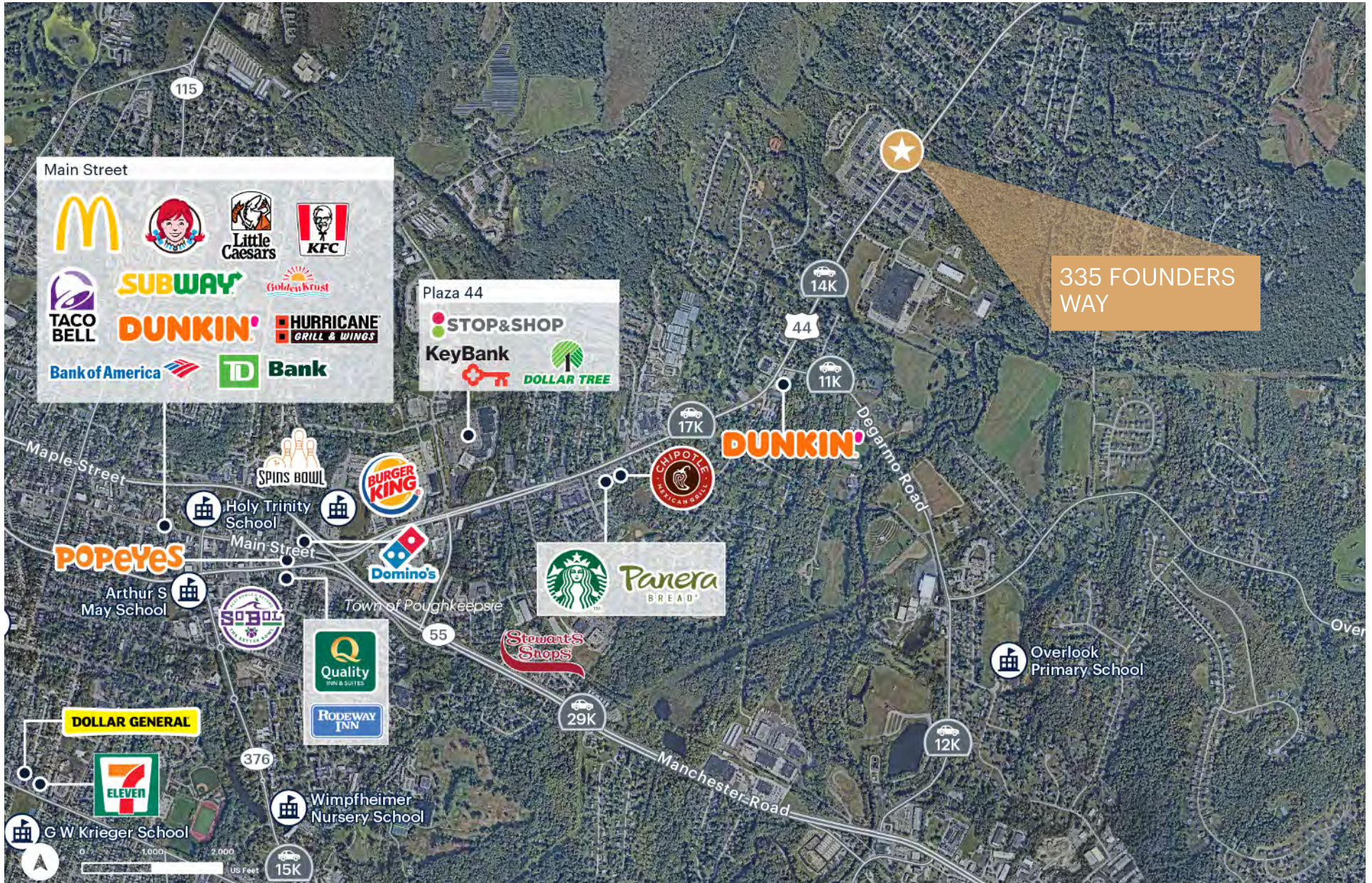
RENT SCHEDULE

YEAR	RENT/SF	ANNUAL RENT	MONTHLY RENT	INCREASE
1	\$41.50	\$415,000	\$34,583.33	0%
2	\$41.50	\$415,000	\$34,583.33	0%
3	\$41.50	\$415,000	\$34,583.33	0%
4	\$41.50	\$415,000	\$34,583.33	0%
5	\$41.50	\$415,000	\$34,583.33	0%
6	\$44.82	\$448,200	\$37,350	8%
7	\$44.82	\$448,200	\$37,350	0%
8	\$44.82	\$448,200	\$37,350	0%
9	\$44.82	\$448,200	\$37,350	0%
10	\$44.82	\$448,200	\$37,350	0%
11	\$48.41	\$484,056	\$40,338	8%
12	\$48.41	\$484,056	\$40,338	0%
13	\$48.41	\$484,056	\$40,338	0%
14	\$48.41	\$484,056	\$40,338	0%
15	\$48.41	\$484,056	\$40,338	0%
16	\$52.28	\$522,780.48	\$43,565.04	8%
17	\$52.28	\$522,780.48	\$43,565.04	0%
18	\$52.28	\$522,780.48	\$43,565.04	0%
19	\$52.28	\$522,780.48	\$43,565.04	0%
20	\$52.28	\$522,780.48	\$43,565.04	0%

OPTIONS

YEAR	RENT/SF	ANNUAL RENT	MONTHLY RENT	INCREASE
Option Term #1				
21	\$56.46	\$564,602.92	\$47,050.24	8%
22	\$56.46	\$564,602.92	\$47,050.24	0%
23	\$56.46	\$564,602.92	\$47,050.24	0%
24	\$56.46	\$564,602.92	\$47,050.24	0%
25	\$56.46	\$564,602.92	\$47,050.24	0%
Option Term #2				
26	\$60.98	\$609,771.15	\$50,814.26	8%
27	\$60.98	\$609,771.15	\$50,814.26	0%
28	\$60.98	\$609,771.15	\$50,814.26	0%
29	\$60.98	\$609,771.15	\$50,814.26	0%
30	\$60.98	\$609,771.15	\$50,814.26	0%

MARKET RETAIL



LOCAL RETAIL



**335 FOUNDERS WAY
FOR SALE**

MARKET OVERVIEW

335 Founders Way is located in Poughkeepsie, NY within Dutchess County. Its immediate area forms part of the growing Eastdale Village district, one of Poughkeepsie's newest master-planned, mixed-use communities that features over 400 luxury rental apartments and approximately 120,000 square-feet of retail, dining, and medical space.

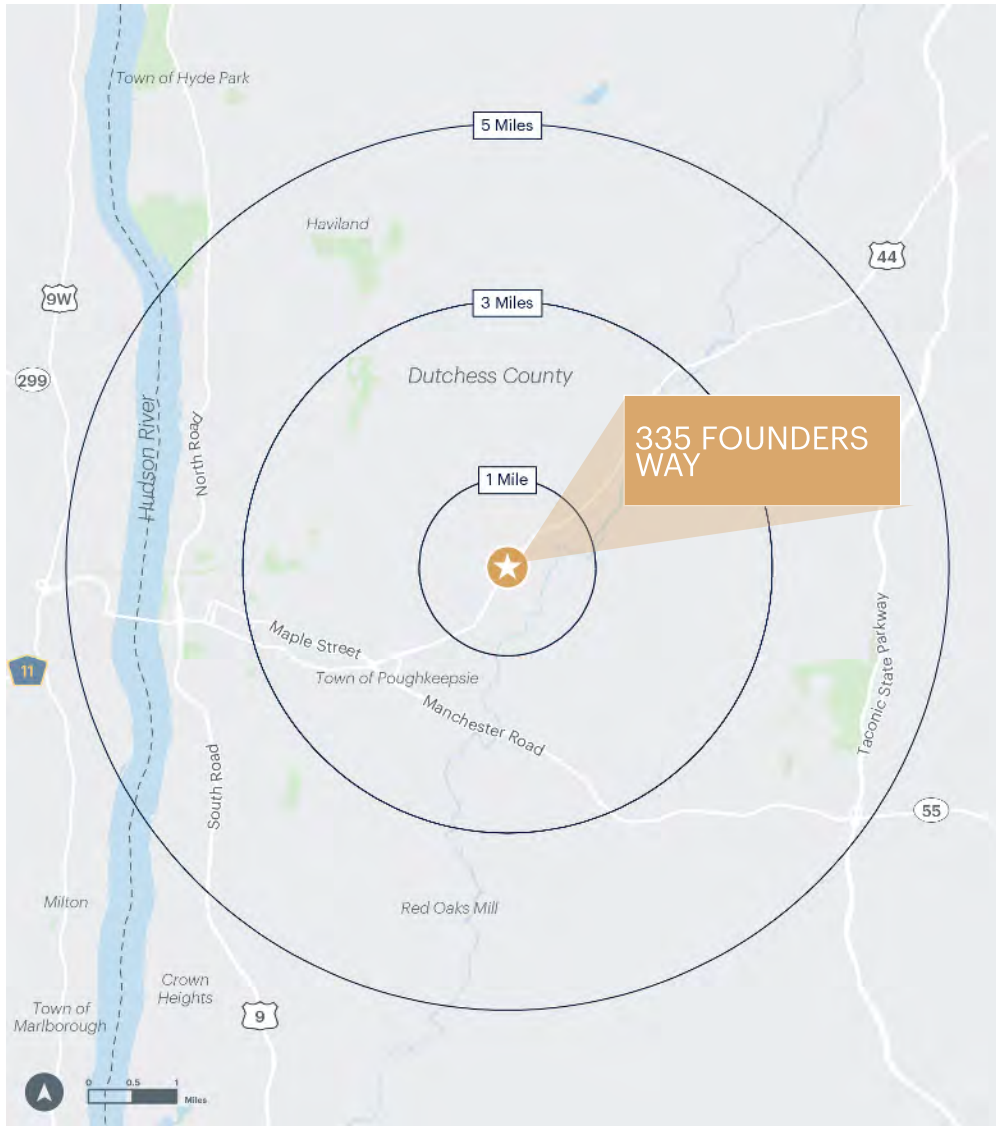
Eastdale is designed as a "live-work-play" environment with year-round events, boutique retail, and modern amenities, creating a vibrant and self-contained neighborhood destination.

Poughkeepsie's retail and industrial activity from surrounding commercial corridors, such as Dutchess Turnpike (Route 44) and Eastdale Avenue/Eastdale Commercial Village, supports long-term value for commercial users and investors seeking exposure in a strengthening Hudson Valley submarket.

Poughkeepsie offers a diverse mix of attractions that draw visitors year-round, blending history, culture, and scenic outdoor experiences. One of the city's most iconic destinations is the Walkway Over the Hudson, the world's longest elevated pedestrian bridge, which provides sweeping views of the Hudson River and attracts walkers, cyclists, photographers, and sightseers from across the region.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	4,415	41,696	94,884
Number of Households	1,781	15,968	36,629
Average Household Income	\$105,796	\$105,054	\$116,083
Median Household Income	\$83,492	\$80,358	\$85,200
College Graduates	35.28%	35.54%	40.55%
Total Businesses	130	1,576	3,528
Total Employees	1,433	19,394	45,627
Daytime Population	3,670	41,118	95,721

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