

MAGIC CARPET ACADEMY

2302 CEDAR RUN PLACE, WILSON, NC 27896

PLEASE DO NOT CONTACT THE OWNER OR VISIT THE CENTER.

XPAND



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ASSET OVERVIEW



7,104 SF Childcare Facility on 1.24 AC featuring three playgrounds totaling ~11,900 SF. Good classroom configuration with strong functionality and ample outdoor space for operations.



STRATEGICALLY LOCATED

Ideally positioned just off Nash Street, a primary north-south corridor running through the heart of Wilson.



RESIDENTIAL PROXIMITY

Surrounded by established housing, the property offers excellent visibility and accessibility for working families seeking dependable, high-quality childcare.



PROXIMITY TO PRIMARY EDUCATION

Strategically positioned near several elementary schools, creating a natural feeder system that supports enrollment growth, convenience, and long-term childcare demand.



PROVEN TRACK RECORD

4.6-star Google rating across 16 reviews, reflecting strong community satisfaction and established parental trust.



UNLOCKING VALUE

Established childcare business with immediate upside potential.



AREA OVERVIEW

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SITE PHOTOS

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LINVILLE TEAM PARTNERS

206 West Fourth Street

Winston-Salem, NC 27101

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Linville Team Partners has been retained as the exclusive Advisor regarding the sale of this Net Leased property and hereby advises all prospective buyers as follows:

This Offering Memorandum has been prepared by Linville Team Partners and the information contained herein has been taken from sources believed to be reliable. Linville Team Partners has not verified it and makes no representation or warranties, expressed or implied, as to the accuracy or completeness of this information.

All information in this document is subject to verification by the Buyer prior to purchase. The Offering Memorandum does not claim to be all-inclusive or contain all information that a Buyer of this property may need or desire. As the potential Buyer of a net leased property, it is the Buyer's responsibility to complete a thorough due diligence investigation of this property to determine whether it is suitable to their needs. Linville Team Partners denies any obligation to carry out a due diligence examination for the Buyer.

As with any real estate investment, this Net Leased property carries significant risks. The Buyer and their legal and/or financial advisors should conduct a careful investigation of all legal and financial documents related to this property and tenant. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are only examples and do not represent the present or future performance of the property. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. In addition, the lease rate for some properties, especially new construction or newly-acquired locations, may be set based on the tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, the Buyer is responsible for conducting an investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that the Buyer may be able to negotiate with a potential replacement tenant considering the location of the property and the Buyer's legal ability to make alternate use of the property.

The Owner expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with the Buyer at any time without notice. The Owner has no legal commitment or obligations to any Buyer reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner. The Buyer agrees not to contact the tenant, their employees or customers without prior permission from the Owner.

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By accepting this Offering Memorandum, the Buyer agrees to release Linville Team Partners and hold it harmless from any claim, cost, expense or liability arising out of the buyer's investigation and/or purchase of this Net Leased property.

All showings of this property are by appointment only. Please contact for more details.