

# This Week's Philadelphia Deal Sheet: National Daycare Chain Plans 11 New Greater Philly Locations

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Many working parents can attest to how challenging it can be to get a coveted spot at a daycare facility.

Citing that unmet demand in greater Philadelphia, The Learning Experience, a Florida-based daycare chain with 420 locations nationwide, is purchasing 110K SF of real estate to expand its presence in the region.



Courtesy of The Learning Experience

Each of the 11 new locations will include a 10K SF indoor space and a 5,000 SF playground. Up to 30 workers are employed at each facility to watch as many as 180 children between the ages of 6 weeks and 6 years.

The first new facility is scheduled to open at 1010 Church Road in Lansdale this month. The rest are set to open their doors by the end of the third quarter of 2026.

The Learning Experience is owned by the San Francisco private equity group Golden Gate Capital, which has helped the company add 80 locations over the past two years. The chain also has three locations in the UK.

Locations in greater Philly will include:

- Lansdale: 1010 Church Road in February 2025.
- Philadelphia: 1775 N. American St. in Q2 2025; 399 Market St. in Q3 2025; and 4224 Baltimore Ave. in Q3 2026
- Wyomissing in Q3 2025
- Medford, New Jersey: 198 Old Marlton Pike in Q4 2025
- Glen Mills: 43 Dougherty Blvd. in Q1 2026
- Phoenixville: 710 Pike Springs Road in Q1 2026
- Collegeville: 1425 S. Collegeville Road in Q2 2026
- New Castle, Delaware: 287 Christiana Road in Q3 2026
- Glassboro, New Jersey in Q3 2026