

HENDERSONVILLE, NC (ASHEVILLE MSA)

Panera Bread



Representative Photo

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ASKING PRICE \$3,840,000

CAP RATE 4.75%

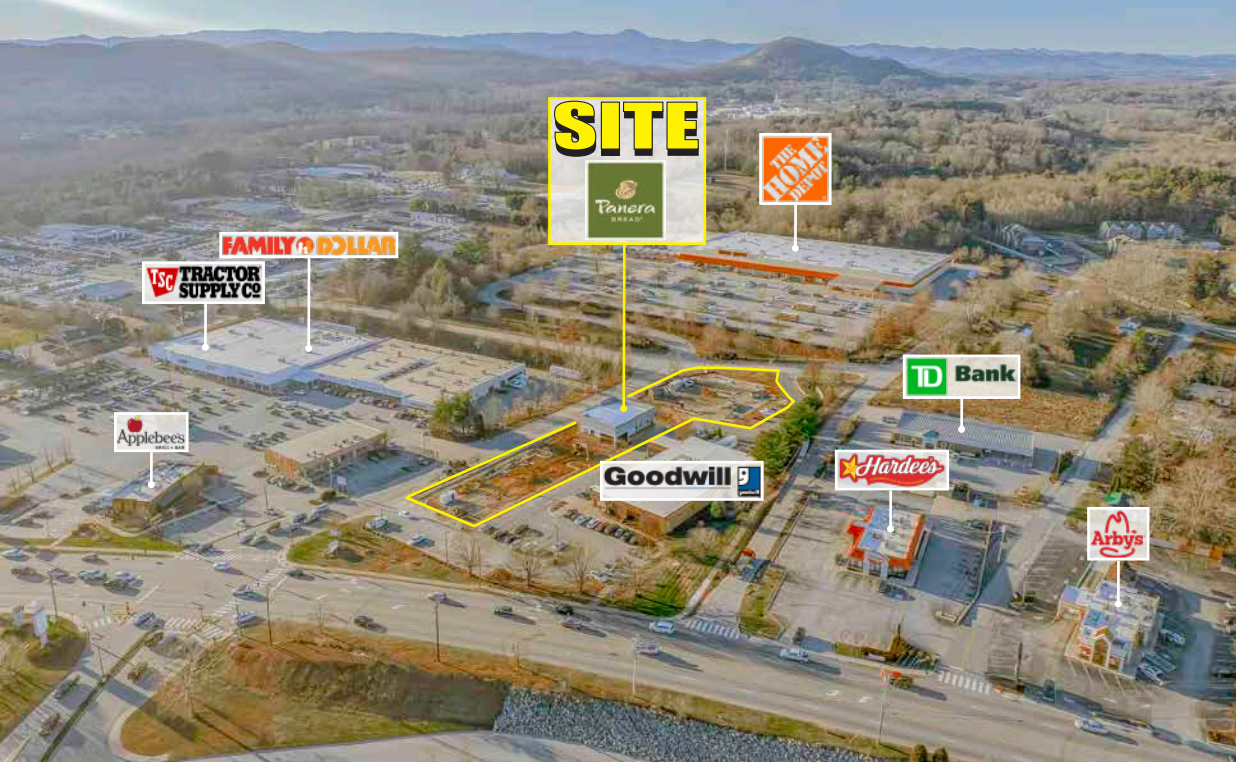
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Investment Highlights

- Brand New Build-to-Suit Construction of the latest prototype design with Drive-thru
- 15 Year NNN Lease with Three, 5-year options
- Attractive 10% rent increase every 5-years and at each of the renewal options
- Subject property is located on corner of fully signalized intersection | Across from Blue Ridge Mall - a 268,500 SF Regional Mall
- Frontage on 4 Seasons Blvd | Traffic Counts over 29,000 VPD
- Strong Brand | 2018 Harris Poll Equitrend - Sandwich Shop Brand of the Year
- The 1-Mile Population has grown by over 6% since 2010, with continued strong growth projected for the coming years
- Ideal location in prime retail corridor | Sits in front of Home Depot and amongst numerous other National Retailers





Executive Summary

TENANT	Panera Bread (Covelli Enterprises)
ASKING PRICE	\$3,840,000
CAP RATE	4.75%
ANNUAL RENT	\$182,400
ADDRESS	160 Coolridge St Hendersonville, NC
MARKET	Asheville, NC MSA
LAND SIZE	1.10 Acres
BUILDING SIZE	4,200 SF
YEAR BUILT	2020
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof & Structure
RENT COMMENCEMENT	3/1/2020
LEASE TERM	15 Years
OPTIONS TO RENEW	Three, 5-year Options
RENT ESCALATIONS	10% every 5 Years



Rent Schedule

YEARS	ANNUAL	MONTHLY	INCREASE
1 - 5	\$182,400.00	\$15,200.00	
6 - 10	\$200,640.00	\$16,720.00	10.0%
11 - 15	\$220,704.00	\$18,392.00	10.0%
OPTION 1 (LY 16 - 20)	\$242,774.40	\$20,231.20	10.0%
OPTION 2 (LY 21 - 25)	\$267,051.84	\$22,254.32	10.0%
OPTION 3 (LY 26 - 30)	\$293,757.02	\$24,479.75	10.0%

Panera Bread

Thirty years ago, at a time when quick service meant low quality, Panera set out to challenge this expectation. Panera began with a simple commitment: to bake bread fresh every day in their bakery-cafes. No short cuts, just bakers with simple ingredients and hot ovens. Each night, any unsold bread and baked goods were shared with neighbors in need.

Panera is also focused on improving quality and convenience. With investments in technology and operations, they now offer new ways to enjoy your Panera favorites – like mobile ordering and Rapid Pick-Up® for to-go orders and delivery – all designed to make things easier for guests. As a result, Panera has been one of the most successful restaurant companies in history. What started as one 400-square-foot cookie store in Boston has grown into a company with more than 2,300 units, nearly \$6 billion in system-wide sales, and over 100,000 associates.

As of Summer of 2019, there were 2,143 bakery-cafes in 48 states and in Ontario, Canada, operating under the Panera Bread® or Saint Louis Bread Co.® names.

For more information, visit panerabread.com





Covelli Enterprises

After climbing the “Golden Arches,” Covelli Enterprises adheres to a core philosophy: Treat employees and customers with respect and dignity; give back. The décor is different and so are the menus. But the underlying philosophy and the operating practices of all restaurants that are part of Covelli Enterprises are the same today as they were in 1959 when the late Albert Covelli opened the first McDonald’s Restaurant in Warren, Ohio.

Covelli Enterprises operates more than 300 Panera Bread bakery-cafés in eight states. Headquartered in Warren, Ohio, Covelli Enterprises is the single largest franchisee of Panera Bread, LLC. In 2018, Covelli Enterprises donated more than \$32 million to hunger relief agencies and non-profit organizations through Covelli Cares.

For more information, visit covelli.com

COVELLI ENTERPRISES QUICK FACTS

ESTIMATED ANNUAL REVENUE	\$624 Million
OWNERSHIP	Private
# OF LOCATIONS	315+
HEADQUARTERS	Warren, OH

Why Invest in Hendersonville, NC?

GETTING TO KNOW HENDERSONVILLE

Located amidst the majestic mountains of the Southern Appalachians, Hendersonville has come to be known as the “City of Four Seasons” and as an ideal retirement community. Since the early 1900’s, Hendersonville has attracted visitors and families seeking a gentle climate, lovely mountain scenery, and great recreational resources. It is located in Henderson County, which has a population of over 104,000, and is by far the largest city in the county. Downtown Hendersonville has the second largest downtown in western North Carolina (Asheville is the biggest) with many things to do, see and taste. Hendersonville is the heart of an economically and culturally vibrant mountain community. A walk down picturesque Main Street or an excursion along Seventh Avenue any day of the year reveals a place bustling with activity.

NATIONALLY RECOGNIZED BREWERIES

Sierra Nevada Brewing Company has set the standard for artisan brewers worldwide as a winner of numerous awards for a wide variety of beers and ales, including the legendary Pale Ale. Sierra Nevada’s east coast brewing, bottling and distribution operation in Mills River is located 10 miles from downtown Hendersonville, south of Asheville. The Taproom offers 20 beers on tap. The restaurant serves farm-to-table dishes that are mainly supplied locally.

PISGAH NATIONAL FOREST

The Pisgah National Forest’s 501,691 acres stretches across the eastern edge of Western North Carolina’s mountains. The Forest offers hiking trails, fishing, camping, picnic sites, and spectacular waterfalls. Some of Pisgah National Forest’s attractions include Looking Glass Falls, Sliding Rock, Pisgah Forest State Fish Hatchery, Pisgah Center for Wildlife Education, The Cradle of Forestry and the North Mills River Recreational Area. The North Mills River Recreational Area is located just 13 miles from Hendersonville and offers picnic sites, campsites, river fishing & tubing.



Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 PROJECTED POPULATION	3,606	32,661	64,763
2019 ESTIMATE	3,388	30,710	60,730
2010 CENSUS	3,157	28,793	55,965
GROWTH 2019 - 2024	6.43%	6.35%	6.64%
GROWTH 2010 - 2019	7.32%	6.66%	8.51%

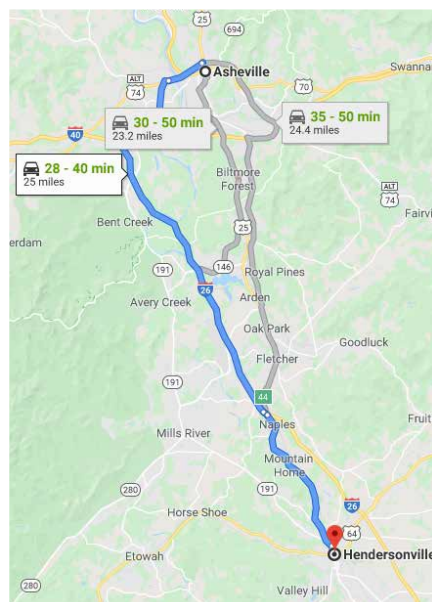
POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	2,881	27,472	55,546
BLACK	383	1,938	2,671
HISPANIC	379	4,511	8,396
AM. INDIAN & ALASKAN	25	201	452
ASIAN	39	432	722
HAWAIIAN & PACIFIC ISLAND	8	132	232
OTHER	53	535	1,106
U.S. ARMED FORCES	0	2	12

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 PROJECTION	1,629	14,553	28,132
2019 ESTIMATE	1,532	13,682	26,378
2010 CENSUS	1,433	12,849	24,348
GROWTH 2019 - 2024	6.33%	6.37%	6.65%
GROWTH 2010 - 2019	6.91%	6.48%	8.34%
OWNER OCCUPIED	653	8,469	18,209
RENTER OCCUPIED	878	5,213	8,168
2019 AVG HOUSEHOLD INCOME	\$48,460	\$58,424	\$62,613
2019 MED HOUSEHOLD INCOME	\$46,458	\$46,078	\$50,452

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
<\$25,000	493	3,650	6,765
\$25,000 - \$50,000	316	3,545	6,302
\$50,000 - \$75,000	442	3,082	5,834
\$75,000 - \$100,000	196	1,552	3,222
\$100,000 - \$125,000	60	594	1,433
\$125,000 - \$150,000	17	668	1,304
\$150,000 - \$200,000	0	331	935
\$200,000+	9	259	580

ASHEVILLE, NC

Asheville is a city in western North Carolina's Blue Ridge Mountains. It's known for a vibrant arts scene and historic architecture, including the dome-topped Basilica of Saint Lawrence. The vast 19th-century Biltmore estate displays artwork by masters like Renoir. The Downtown Art District is filled with galleries and museums, and in the nearby River Arts District, former factory buildings house artists' studios. It is home to a wide array of gourmet restaurants, breweries, wineries, and tourist attractions. The Biltmore Estate, built by the Vanderbilt family, is one of America's greatest estates and a year-round tourist attraction. Asheville is also home to an advanced-manufacturing industry with plants from companies such as G.E. aviation and Linamar. Asheville is one of North Carolina's most unique and economically prosperous markets.





Limiting Conditions

Atlantic Retail is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to Atlantic Retail.

This Offering Memorandum was prepared by Atlantic Retail, and has been reviewed by the Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

The subject property is being offered on a no representation or warranty "As-Is" basis.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Atlantic Retail, or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this 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 Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. Atlantic Retail is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of Atlantic Retail, and may be used only by parties approved by Atlantic Retail. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Atlantic Retail, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Atlantic Retail and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

FOR MORE INFORMATION CONTACT

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