

# SINGLE TENANT NNN

Investment Opportunity



1211 HALF DAY ROAD, BANNOCKBURN, ILLINOIS  
**CHICAGO MSA**

ACTUAL SITE





**EXCLUSIVELY MARKETING BY**

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## PROPERTY PHOTO





## INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in a NNN leased, franchisee guaranteed, freestanding Panera Bread investment property located in Bannockburn, IL (Chicago MSA). Panera Bread recently exercised their first option in 2018 and currently has 3 years remaining in their initial lease term with 3 remaining (5-year) options to extend. The lease features 10% rental increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is franchisee guaranteed by Chicago Bread, LLC, an experienced regional operator with more than 30 Panera Bread locations throughout the wider Chicago MSA. Chicago Bread's parent company, Hamra Enterprises, franchises more than 170 Panera Bread, Wendy's, Noodles & Company, and Holiday Inn Express locations across the United States including stores in Illinois, Tennessee, Mississippi, New England, Missouri, and Arkansas. The Panera Bread lease is NNN with landlord responsibilities limited to roof and structure repairs, making it an ideal, low-management investment opportunity for a passive investor.

Panera Bread is strategically positioned as an outparcel to Bannockburn Green, a 183,000 SF shopping center anchored by Heinen's Grocery. The center is located at the signalized, hard corner intersection of Half Day Road and Waukegan Road, averaging 37,100 combined vehicles passing by daily. Panera Bread benefits from excellent synergy with other national/credit tenants within the shopping center, including PNC Bank, McDonald's, Walgreens, and more, promoting crossover store exposure to the site. The tenant also benefits from increased exposure via prominent signage on the Bannockburn Green monument sign along Waukegan Road. Other nearby national/credit tenants include Mariano's Supermarket, Target, Whole Foods, Jewel Osco, and more, further increasing consumer draw to the trade area. Moreover, another Panera Bread location down the street recently closed in late 2018, making this the only Panera Bread within approximately 4 miles and allowing this store to absorb sales coming from the nearby closure. The 5-mile trade area is supported by a dense population of more than 120,000 residents and 161,000 employees. Bannockburn is known as an extremely affluent suburban community of the Chicago MSA. Specifically, residents within 1 mile of the subject property boast an impressive average household income in excess of \$238,500, with an average home value above \$1.05M.

Hamra Enterprises Website: <https://hamraenterprises.com/>



## PROPERTY PHOTOS



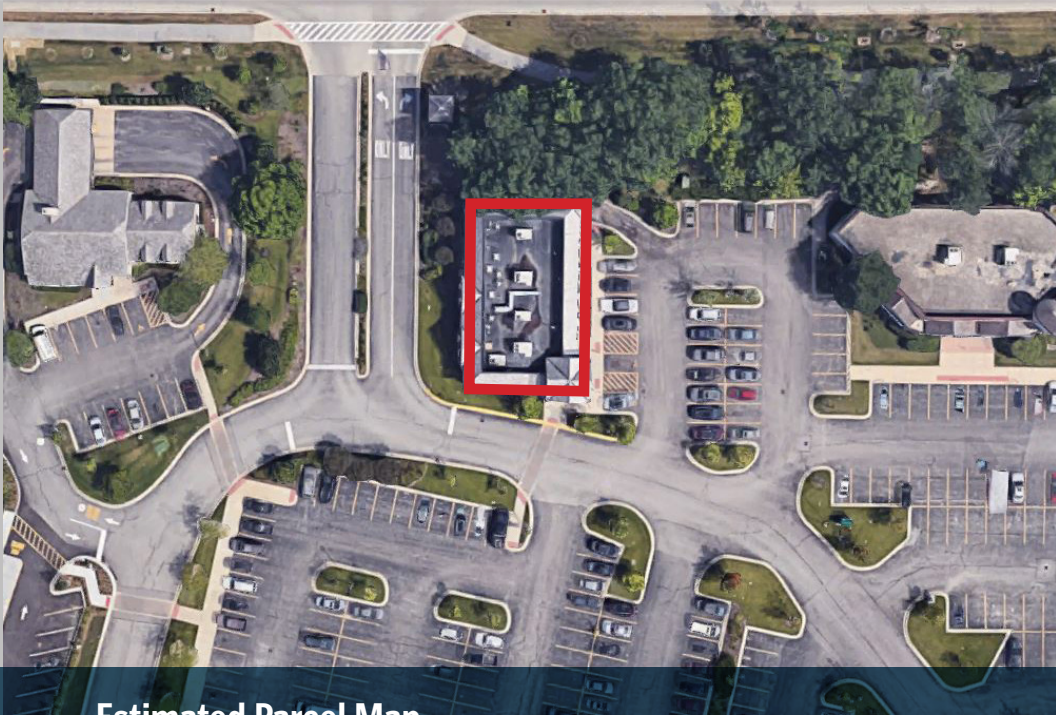


## OFFERING SUMMARY



### Offering

PRICING	\$2,565,000
NET OPERATING INCOME	\$147,476
CAP RATE	5.75%
GUARANTY	Franchisee (30+ Unit Entity)
TENANT	Chicago Bread, LLC
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof and Structure



Estimated Parcel Map

### Property Specifications

RENTABLE AREA	4,600 SF
LAND AREA	0.11 Acres (est.)
PROPERTY ADDRESS	1211 Half Day Road, Bannockburn, IL 60015
YEAR BUILT	2008
OWNERSHIP	Fee Simple (Land & Building)

## Franchisee Guaranteed Lease | Options To Extend | Scheduled Rental Increases | Experienced Regional Operator

- Panera Bread franchisee guaranteed lease
- Recent 2018 renewal provides more than 3 years of firm term remaining with 3 more (5-year) option periods to extend
- The lease features 10% rental increases at the beginning of each option period
- Rental increases grow NOI and hedge against inflation
- The franchisee, Chicago Bread, LLC, is an experienced regional operator with more than 30 Panera Bread locations throughout the Chicago MSA
- The parent company, Hamra Enterprises, operates more than 170 Panera Bread, Wendy's, Noodles & Company, and Holiday Inn Express locations throughout Illinois, Tennessee, Mississippi, New England, Missouri, and Arkansas - Hamra Enterprises Website: <https://hamraenterprises.com/>

## NNN Lease | Fee Simple Ownership | Passive Investment | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for an out-of-state, passive investor

## Signalized, Hard Corner Intersection | Excellent Visibility & Access | Monument Signage

- Located at the signalized, hard corner intersection of Half Day Road and Waukegan Road, averaging 37,100 combined vehicles passing by daily
- Site benefits from excellent visibility along Half Day Road and a dedicated shopping center entrance immediately adjacent to the subject parking lot
- Bannockburn Green monument features prominent Panera Bread tenant signage, increasing store exposure

## Outparcel to Institutional Quality Grocery Anchored Center | Strong National/Credit Tenant Presence | Limited Competition

- The subject property is strategically positioned as an outparcel to Bannockburn Green, a 183,000 SF neighborhood shopping center anchored by Heinen's Grocery
- Serves as the town center for the Bannockburn community
- High quality flagstone brick facade and extensive landscaping
- Other tenants within the center include McDonald's, Panera Bread, Walgreens, and more
- Excellent tenant synergy promotes crossover store exposure
- Nearby national/credit tenants include Mariano's, Target, Whole Foods, Jewel Osco, and more
- Further increases consumer draw to the subject property
- Panera Bread recently closed a location down the street from the site, making this the only Panera location within approximately 4 miles and allowing this store to absorb store sales from the nearby closure

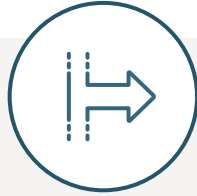
## Chicago MSA | Strong Demographics in 5-Mile Trade Area | Extremely Affluent 1-Mile Population | \$238,500 AHHI | \$1.05M+ Average Home Value

- Bannockburn is known as an affluent bedroom community of the wider Chicago Metro area
- More than 120,000 residents and 161,000 employees support the 5-mile trade area
- Residents within 1 mile of the subject property boast an impressive average household income in excess of \$238,500
- Average home value in excess of \$1.05M within 1 mile



### Location

Located in  
Bannockburn, IL  
Lake County  
Chicago MSA



### Access

Waukegan Road  
1 Access Point  
  
Half Day Road  
1 Access Point



### Traffic Counts

Waukegan Road  
17,800 Cars Per Day  
  
Half Day Road  
19,300 Cars Per Day  
  
Interstate 94  
171,900 Cars Per Day



### Improvements

There is approximately 4,600 SF  
of existing building area



### Parking

There is reciprocal parking  
throughout the shopping center.



### Year Built

2008



### Zoning

R: Retail District



DEERBROOK SHOPPING CENTER  
BED BATH & BEYOND  
Hobby Lobby  
The Home Depot  
BARNES & NOBLE  
Walgreens

DEERFIELD HIGH SCHOOL

BANNOCKBURN LAKES OFFICE PARK (500,000 SF)

17,800 CARS PER DAY

CRYSTAL ROCK CAPITAL MANAGEMENT

garbs

ROSATTI'S

heinen's

BENSMAN group

Walgreens

GNC

NEWPORT COFFEE HOUSE

MATTRESS FIRM

Panera BREAD

McDonald's

BENTLEY'S PET STUFF

PNC

19,300 CARS PER DAY

HALF DAY RD.

WAUKEGAN RD.

SHELL





Lou Malnati's  
PIZZERIA

CHASE

LAKE FOREST HIGH SCHOOL

LAKE FOREST BANK  
& TRUST COMPANY, N.A.  
A WINTHROP COMMUNITY BANK

MARIANO'S  
Fresh Market

Panera  
BREAD

MATTRESS FIRM

BENTLEY'S  
PET STUFF

19,300  
CARS PER DAY

NEWPORT  
COFFEE HOUSE

HALF DAY RD.

McDonald's

Walgreens

ROSATTI'S

GNC

heinen's

garbs

WAUMEGAN RD.

17,800  
CARS PER DAY

BENSMAN  
group

BANNOCKBURN LAKES  
OFFICE PARK  
(500,000 SF)

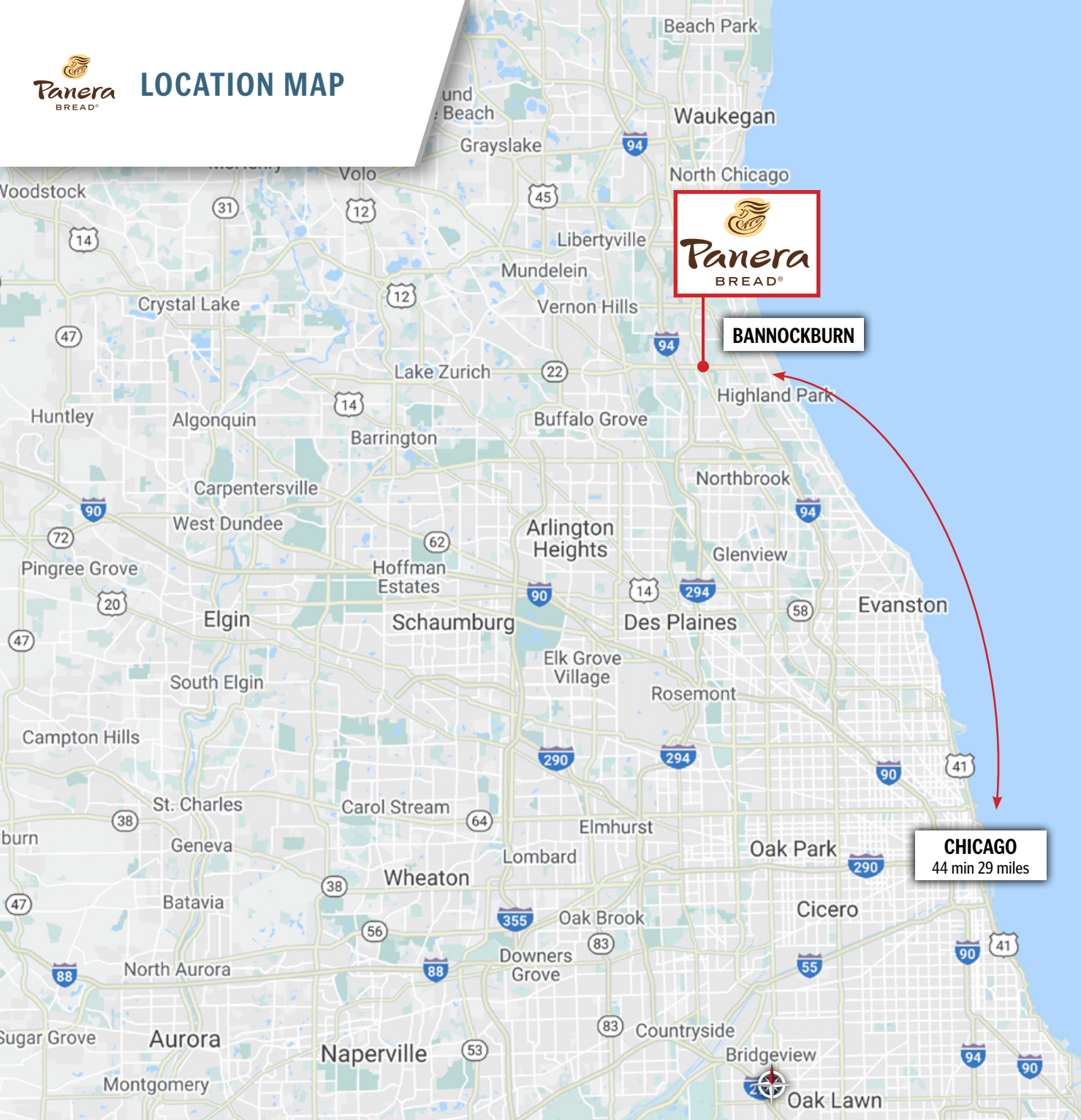


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population:	2,032	52,917	120,392
Average Household Income:	\$238,727	\$209,626	\$188,491
Estimated Employees:	15,287	60,253	161,476
Estimated Avg. Home Value:	\$1,058,400	\$725,392	\$697,008





## LOCATION MAP



**BANNOCKBURN**

**CHICAGO**  
44 min 29 miles

### 2019 ESTIMATED POPULATION

1 Mile	2,032
3 Mile	52,917
5 Mile	120,392

### 2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$238,727
3 Mile	\$209,626
5 Mile	\$188,491

### 2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	15,287
3 Mile	60,253
5 Mile	161,476

### 2019 AVERAGE HOME VALUE

1 Mile	\$1,058,400
3 Mile	\$725,392
5 Mile	\$697,008



### Bannockburn, Illinois

The Village of Bannockburn is located approximately 26 miles northwest of the City of Chicago in Lake County, Illinois. Lake County is the wealthiest count in the state of Illinois and has long been recognized as a premier location for corporate headquarters, high tech manufacturing firms, warehouse facilities, and small businesses. There are approximately 240 businesses operating in the Village. Compass Group, Trinity International University, Donlen, LTD Commodities, LLC., Protective Insurance, Midtown, Option Care, Roundys, Illinois, LLC., FGMK, LLC., and Heinen's Grocery Store are the Principal Employers.

The largest industries in Bannockburn, IL are Educational Services, Accommodation & Food Services, and Health Care & Social Assistance, and the highest paying industries are Wholesale Trade, Finance & Insurance, and Finance & Insurance, & Real Estate & Rental & Leasing. The most common jobs held by residents of Bannockburn, IL, by number of employees, are Management Occupations, Office & Administrative Support Occupations, and Sales & Related Occupations. Compared to other places, Bannockburn, IL has an unusually high number of residents working as Personal Care & Service Occupations, Community & Social Service Occupations, and Education Instruction, & Library Occupations. The highest paid jobs held by residents of Bannockburn, IL, by median earnings, are Legal Occupations, Business & Financial Operations Occupations, and Architecture & Engineering Occupations.

The Village has an exurban feel with all the conveniences and amenities of fine suburban living—excellent schools, great shopping, and involved, caring neighbors. Bannockburn's shopping and business center provides direct access to all the needs.

Lake County is located in northeastern Illinois, with Lake Michigan to the east, Wisconsin to the north and the City of Chicago to the south. The county's communities include picturesque rural communities, highly developed urban centers, and tourist communities. Lake County's excellent schools, beautiful lakes and beaches, hundreds of miles of trails to walk and bike on, breathtaking forest preserves, unique downtowns and terrific shopping centers make it a wonderful place to live, work and visit. The County has a total area of 1,368 square miles, of which 448 square miles are land and 920 square miles are water, much of it in Lake Michigan. Besides Lake Michigan, which borders the county on the east, there are 170 other lakes and rivers, along with 400 miles of streams, and thousands of acres of wetlands. Population estimates as of July 1, 2018 was 700,832.



## Chicago, Illinois

Chicago, also known as “the windy city”, is the third largest city in the United States with a population well over 2,768,416 as of July 1, 2018. Chicago is also the largest inland city in the United States. It is located in northeast Illinois, on the southwestern banks of Lake Michigan. The Chicago metropolitan area has a population in excess of nine million people. Chicago is ranked as the fifth “Most Fun U.S City” in a survey conducted in 2003 by Cranium Inc., and sees approximately 40 million annual tourists.

The City of Chicago covers an area of 60,000 hectares and sits 176 meters (578 feet) above sea level on the southwestern shore of Lake Michigan. At 190 km wide and 495 km long, its the 5th largest body of fresh water in the world. The city is traversed by the Chicago and Calumet rivers. Chicago’s extensive parklands, including 3,000 hectares of city parks attract an estimated 86 million visitors annually. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago today embodies the values of America’s heartland-integrity, hard work and community and reflects the ideals in the social fabric of its 77 distinct neighborhoods. Chicago is recognized across the United States as a very passionate sports town.

Chicago is a leader in reforming public schools, enhancing public safety and security initiatives, providing affordable housing in attractive and economically sound communities, ensuring accessibility for all and fostering, social, economic and environmental sustainability.

Chicago continues to enjoy one of the most diverse economies in the nation, with no single sector employing more than 13 percent of the City’s workforce. This diversity provides fiscal stability from mature industries in business and financial services, manufacturing, transportation and warehousing, education and healthcare, and enables the City to promote the growth of emerging industries in technology, tourism, biotech, and life sciences. More than 400 major corporate headquarters (with at least 1,000 employees) are in the Chicago metropolitan area, including 36 in the Fortune 500 and 29 S&P 500 companies.

In addition, Chicago continues to be a destination for both business and leisure travelers, drawn by the City’s numerous cultural and recreational attractions, professional sports teams, festivals, museums, parks, restaurants and more. Tourism, business and convention travel to Chicago reached record levels in 2015.

In addition to its over 500 parks, the Chicago Parks District maintains over 30 beaches, 16 historic lagoons, nine lakefront harbors, ten bird and wildlife gardens, and thousands of special events, sports and entertaining programs. Another major waterfront activity is the annual Chicago Air and Water Show. It is the largest free event of its kind in the country and happens late summer every year along the Chicago lakefront.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	2,032	52,917	120,392
2024 Projected Population	2,005	52,633	120,883
2010 Census Population	2,106	52,923	118,375
2019 Estimated Households	684	18,923	45,496
2024 Projected Households	677	18,887	45,890
2010 Census Households	687	18,644	43,973
2019 Estimated White	80.52%	89.96%	86.23%
2019 Estimated Black or African American	4.43%	1.52%	1.45%
2019 Estimated Asian or Pacific Islander	12.50%	5.96%	9.53%
2019 Estimated American Indian or Native Alaskan	0.20%	0.14%	0.18%
2019 Estimated Other Races	1.28%	4.17%	3.53%
2019 Estimated Hispanic	3.69%	11.34%	10.16%
2019 Estimated Average Home Value	\$1,058,400	\$725,392	\$697,008
2019 Estimated Average Household Income	\$238,727	\$209,626	\$188,491
2019 Estimated Median Household Income	\$165,098	\$145,467	\$126,784
2019 Estimated Per Capita Income	\$75,021	\$75,022	\$71,296
2019 Estimated Total Businesses	203	2,046	7,735
2019 Estimated Total Employees	15,287	60,253	161,476



Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Chicago Bread, LLC dba Panera Bread	4,600	July 2008	July 2023	Current	-	\$12,290	\$2.67	\$147,476	\$32.06	NNN	3 (5-Year)
(Franchisee Guaranty)		(Recent Renewal in 2018)									Opt. 1: \$35.27/SF Opt. 2: \$38.80/SF Opt. 3: \$42.68/SF

## FINANCIAL INFORMATION

Price	\$2,565,000
Net Operating Income	\$147,476
Cap Rate	5.75%
Lease Type	NNN (Roof & Structure)

## PROPERTY SPECIFICATIONS

Year Built	2008
Rentable Area	4,600 SF
Land Area	0.11 Acres (est.)
Address	1211 Half Day Road, Bannockburn, IL 60015

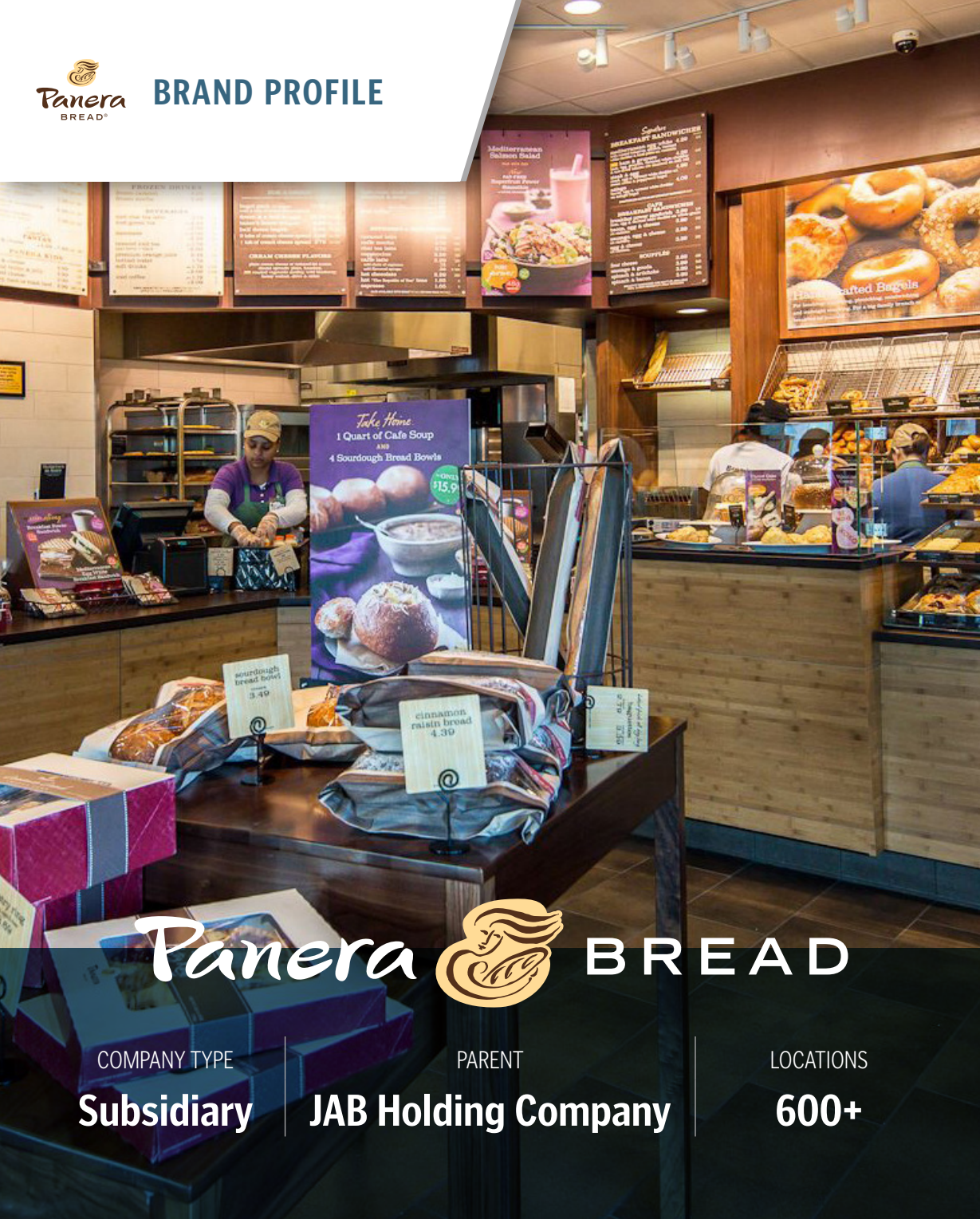


## For financing options and loan quotes:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com).



## BRAND PROFILE



## Panera Bread

[panerabread.com](http://panerabread.com)

Panera Bread is a leader in the quick-casual restaurant business with almost 2,144 bakery-cafes in 49 states and in Ontario, Canada . Its locations, which operate under the banners Panera Bread, Saint Louis Bread Co., and Paradise Bakery & Cafe, offer made-to-order sandwiches using a variety of artisan breads, including Asiago cheese bread, focaccia, and its classic sourdough bread. The chain's menu also features soups, salads, and gourmet coffees. In addition, Panera sells its bread, bagels, and pastries to go. The company was founded in 1987 and is headquartered in Sunset Hills, Missouri.

**Panera**  **BREAD**

COMPANY TYPE

**Subsidiary**

PARENT

**JAB Holding Company**

LOCATIONS

**600+**



# SRS

NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**2100+**

**RETAIL  
TRANSACTIONS**  
in 2019  
company wide

**485**

**PROPERTIES  
SOLD**  
in 2019  
NNLG

**\$1.5B**

**TRANSACTION  
VALUE**  
in 2019  
NNLG

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

\*Statistics are for 2019

ACTUAL SITE

**[SRSRE.COM/NNLG](https://SRSRE.COM/NNLG)**