



Click For Drone Footage

Rare Corporate Panera Bread

**DRIVE THRU**

Open and Paying Rent



**Panera**  
BREAD®

1211 US HIGHWAY 82 WEST | TIFTON, GA

**PRICE: \$2,601,940 | CAP: 5.15%**

INVESTMENT OFFERING



# PANERA BREAD

## EXECUTIVE SUMMARY

**PRICE:**  
**\$2,601,940**

**CAP:**  
**5.15%**

**NOI:**  
**\$134,000**

**LOCATION:** 1211 US Highway 82 West  
Tifton, GA (Albany MSA)

**LEASE TYPE:** Absolute NNN

**LEASE EXPIRATION:** July 1st, 2033

**LESSEE:** Panera, LLC

**GUARANTOR:** Corporate Guarantee

**OPTIONS:** (3) 5-Year Options

**INCREASES:** 10% Every 5 Years

**LAND SIZE:** ±0.82 Acres

**BUILDING SIZE:** ±3,491 Square Feet

**ROFR:** None





# PROPERTY OVERVIEW



## Investment Highlights

- Tifton, GA nicknamed "The Friendly City"
- On the county seat of Tift County (Population: 40,598)
- Tifton serves as south central Georgia's primary retail hub.
- Major Retailers in the area include: Lowe's, Walmart, Hobby Lobby, McDonalds, Chick-Fil-A, Starbuck's, Buffalo Wild Wings, Captain D's, Planet Fitness, and numerous hotels in close proximity.
- Property is Located on Tifton's main retail corridor, US HWY 82 just off I-75 in Tifton, GA
- Beautifully Designed Build Out on PAD in from of Brand New LaQuinta Hotel
- Absolute NNN
- 13.5 Years Remaining on Initial Term
- Corporate Guarantee - Panera, LLC (2000+ Locations)

Retail Investment Group is pleased to be the exclusive listing agent for Panera Bread Company in Tifton, GA. The city of Tifton is home to ±16,500, but the Tifton County has a population of ±40,500. Tifton is directly east of the Albany MSA with a population of ±153,700. The property has a 15-year absolute NNN lease that will expire on July 1, 2033. There are (3) 5-year options to extend available. The property has a corporate guarantee and 10% increases every five years. This property is a build-out on PAD in front of a brand new LaQuinta Hotel. The building was built in 2018. The property structure is ±3,491 square feet and sits on ±0.82 acres of land.









Abraham Baldwin  
Agricultural College



University of Georgia  
Tifton Campus

Tift Regional  
Medical Center

Georgia Museum of Agriculture  
& Historic Village

Tifton Mall

Tifton



Henry Tift Myers Airport



# ABOUT TIFTON

## Albany MSA



Tifton, Georgia is affectionately known as “The Friendly City.” Tifton is a growing leisure destination in the heart of charming South Georgia. The city of Tifton is home to ±16,500, but the Tifton County has a population of ±40,500. Here, you will find the perfect combination of welcoming hometown appeal and exciting cultural chic. Strategically located just ±2.5 hours south of Atlanta, Tifton can be reached easily by I-75, US 319, US 82, and US 41. Central to all that is spectacular in Georgia and Florida. Whether visitors are here for a conference or a concert, an expo or reunion, or any other special event, they’re in for a delight in The Friendly City.

Tifton and Tift County have deep roots in agriculture. Discover scenic, sprawling farmlands that use state-of-the-art agricultural technology, and relish a blast-from-the-past historic working farmstead. Tifton also has a collection of museums, art galleries, shopping venues, historic sites, restaurants and outdoor recreation opportunities. The city was settled in 1872 at a railroad junction. Much of the downtown is listed on the National Register of Historic Places. Beyond its historical sites, storefronts along the streets of downtown Tifton feature casual and upscale clothing, shoes, jewelry, flowers, gifts and more. The added benefit of salons, tailoring, eye care and other services make downtown Tifton a convenient and popular destination.

Tifton is also home to Abraham Baldwin Agricultural College (ABAC), the University of Georgia Tifton Campus and Moultrie Technical College. The city hosts a range of annual festivals including Rhythm and Ribs BBQ Festival, La Fiesta del Pueblo, Folk Life Festival, Hometown Holiday Christmas Celebration and more. Tifton’s recreation is unmatched with an aquatic center, football stadiums, softball and baseball fields, soccer venues, tennis courts, a bowling alley and three championship golf courses. Plus, Tifton is an excellent spot for fishing.





Panera began in 1980 as a single, 400-square-foot cookie store in Boston, Massachusetts, and is now a leading restaurant brand with more than 2,300 bakery-cafes in the United States and Canada, 140,000 associates and annual systemwide sales in the billions.

In the early days, founder Ron Shaich, expanded his cookie business by partnering with the late Louis Kane in a small French bakery chain called Au Bon Pain. In 1993, Au Bon Pain acquired the St. Louis Bread Company, the brainchild of entrepreneur Ken Rosenthal. Ken had fallen in love with sourdough bread during a trip to San Francisco and, in 1987, opened his first bread bakery in his native St. Louis. The St. Louis Bread Company's sourdough bread was wildly popular and Ron saw that the concept had the potential to be embraced nationwide.

In the mid-1990s, Ron and his team recognized that consumers were hungry for more than food at reasonable prices – they wanted an eating experience that made them feel good about their choices and themselves. They reconceived the St. Louis Bread Company concept and named it Panera, a combination of the Italian words for bread (pane) and time (era). Panera became a leader in the burgeoning fast-casual restaurant segment. In 1999, all Au Bon Pain divisions were sold to an investment firm so resources could be directed toward growing Panera. The remaining public company was renamed Panera Bread Company.

The company's focus on elevating the guest experience intensified in the 2000s. We rolling out free WiFi and design touches like fireplaces that encouraged guests to linger. Panera set new industry standards for food quality, wellness and transparency by introducing chicken raised without antibiotics, eliminating all non-naturally occurring trans fats from foods and voluntarily disclosing calories on menus. By the end of the decade, Panera had nearly 1,500 bakery-cafes.

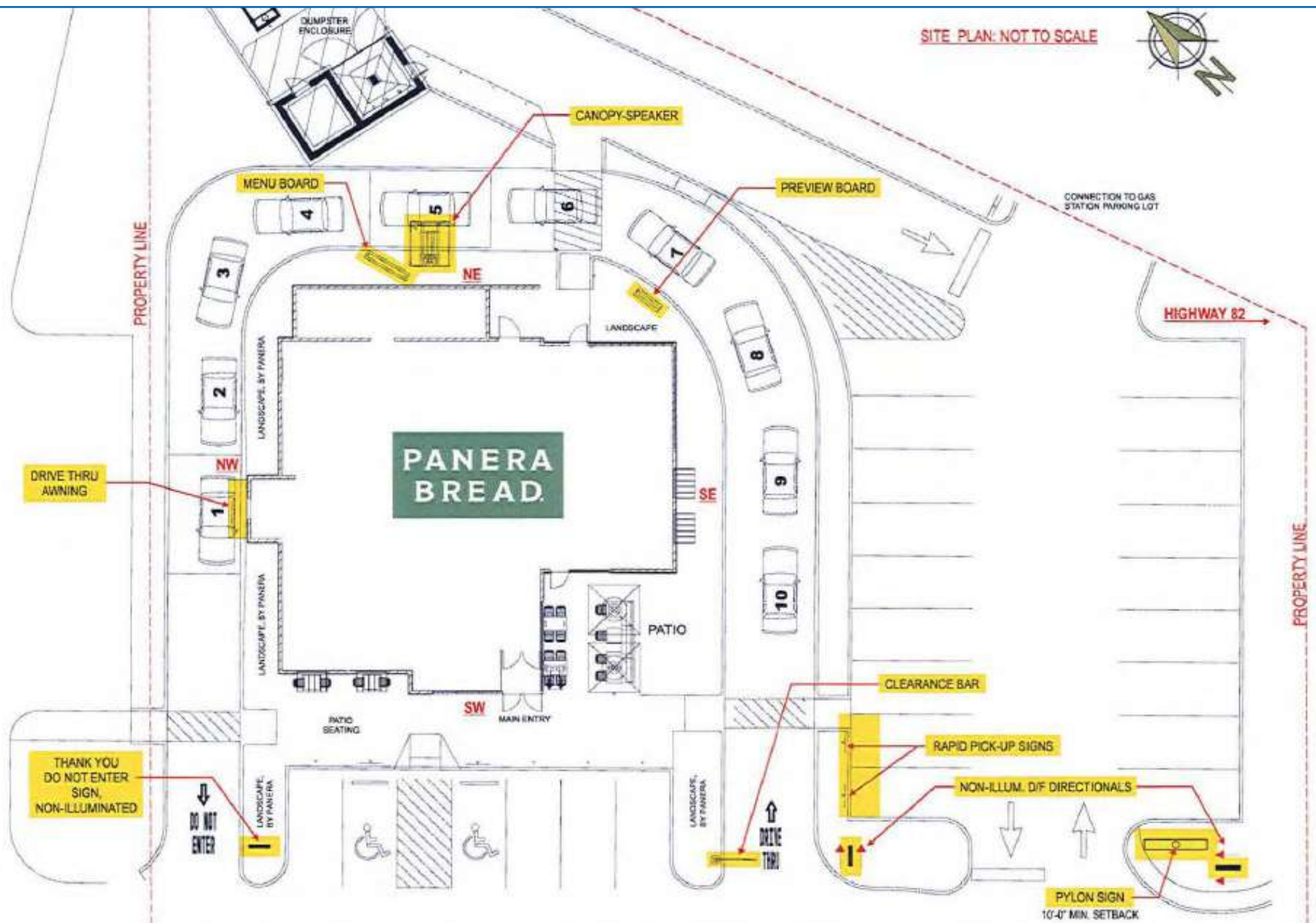
More recently, Panera has turned its attention to the growing demand for more healthful craft food options available through a variety of convenient channels. Today, Panera is leading the industry in clean food, digital sales, loyalty, delivery and catering. Panera's 2,000th cafe opened in 2016 and the brand hasn't slowed down since.

## ABOUT THE **TENANT**





# SITE SURVEY



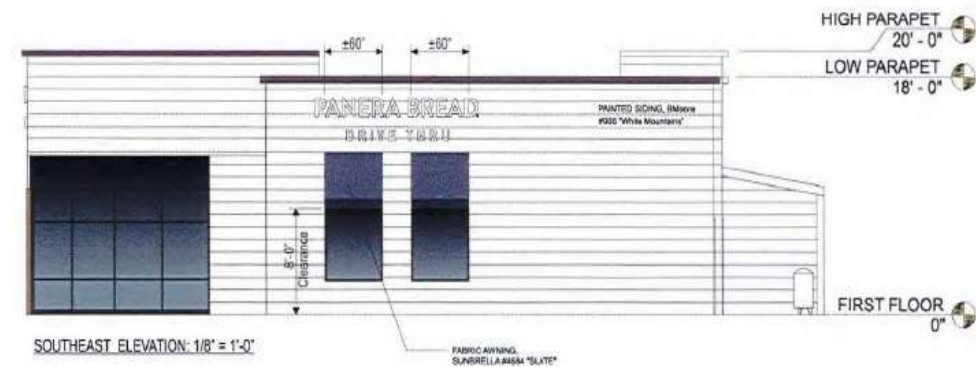
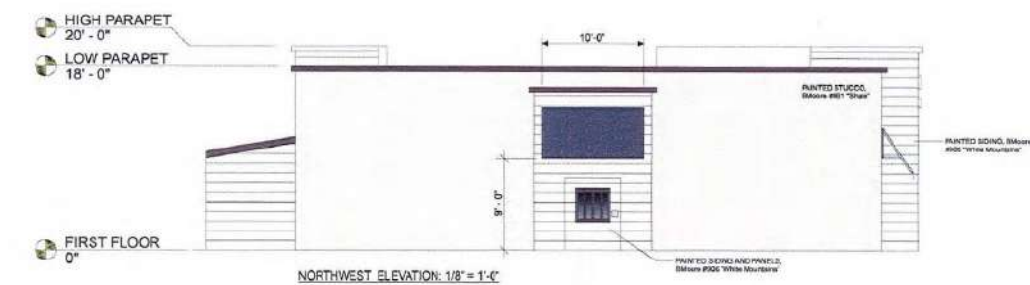
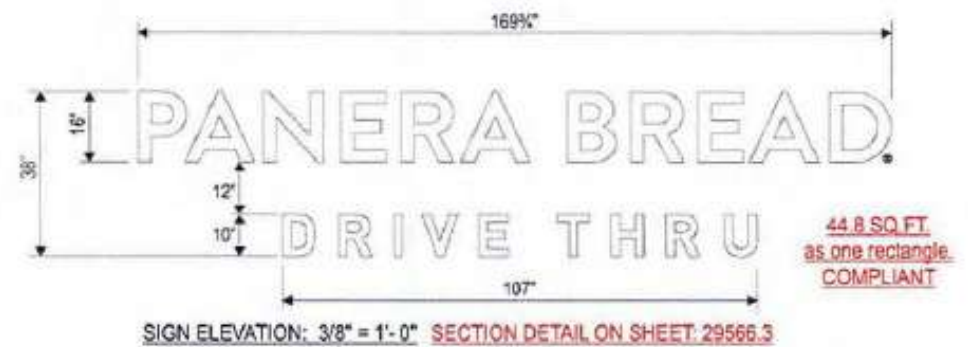


## ADDITIONAL PHOTOS



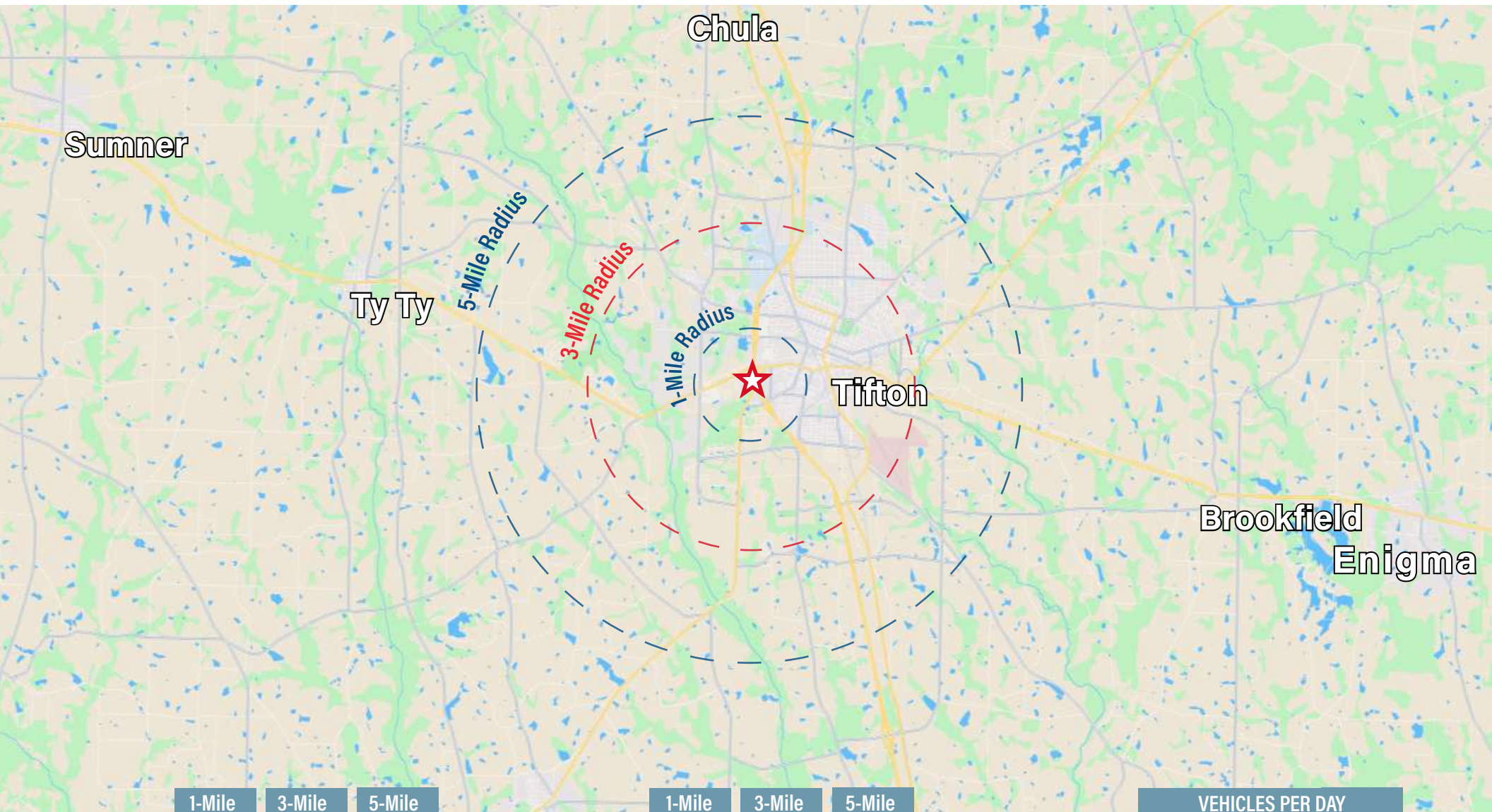


# SURVEY PHOTOS





# 2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	2,554	20,711	28,581	2010 Households	868	7,585	10,579	HWY 82:	±18,100/VPD
2019 Population	2,714	21,440	29,255	2019 Households	924	8,074	10,841	I-75:	±55,100/VPD
2024 Population	2,750	21,711	29,444	2024 Households	937	8,184	10,912		



# Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

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**The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.**

***If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.***

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