



# LEGACY

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# PANERA BREAD

1101 RED TOP ORCHARD RD., WAYNESBORO, VA 22980

**FOR SALE** \$2,600,000 | 4.56%

LEGACYCREA.COM



Representative Photo

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## WAYNESBORO, VA

- Absolute NNN Lease Structure - Zero Landlord Responsibilities
- Property is Constructed with Drive Thru
- Property Sits on 1.36 AC Lot Providing Ample Room for Parking
- Panera Bread Invested \$1M in Renovations in 2013
- Very Healthy Rent to Sales Ratio Below 5% Annually
- Located in the Heart of an Extremely Dense Retail Corridor - Outparcel to Lowe's - Neighboring National Tenants Include Walmart, Home Depot, Target, Ross Dress For Less, Starbucks, McDonald's, Chick-fil-A, and Many More
- Population Exceeds 21,000 People Within 3 Miles
- 32% Population Increase Within 1 Mile of Site Over the Past 10 Years (2010-2020) - Estimated to Grow an Additional 10% by 2025
- Pylon Signage Visibility on Lew Dewitt Avenue Seeing Over 12,400 VPD

### PROPERTY DETAILS

Building Area:	7,936 SF
Land Area:	1.36 Acres
Year Built:	1987
Year Renovated:	2013
Price (PSF):	\$327.62

### LEASE OVERVIEW

Remaining Lease Term:	7+ Years
Rent Commencement:	November 2012
Base Annual Rent:	\$118,688
Lease Type:	NNN
Options:	(2) 5 Year
Increases:	2.5% Every 5 Years
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant

## INCOME SUMMARY

PANERA BREAD

Base Annual Rent	\$89,241
Average Overage Rent Paid (2015-2020)	\$29,447
GROSS INCOME	\$118,688
NET OPERATING INCOME	\$118,688















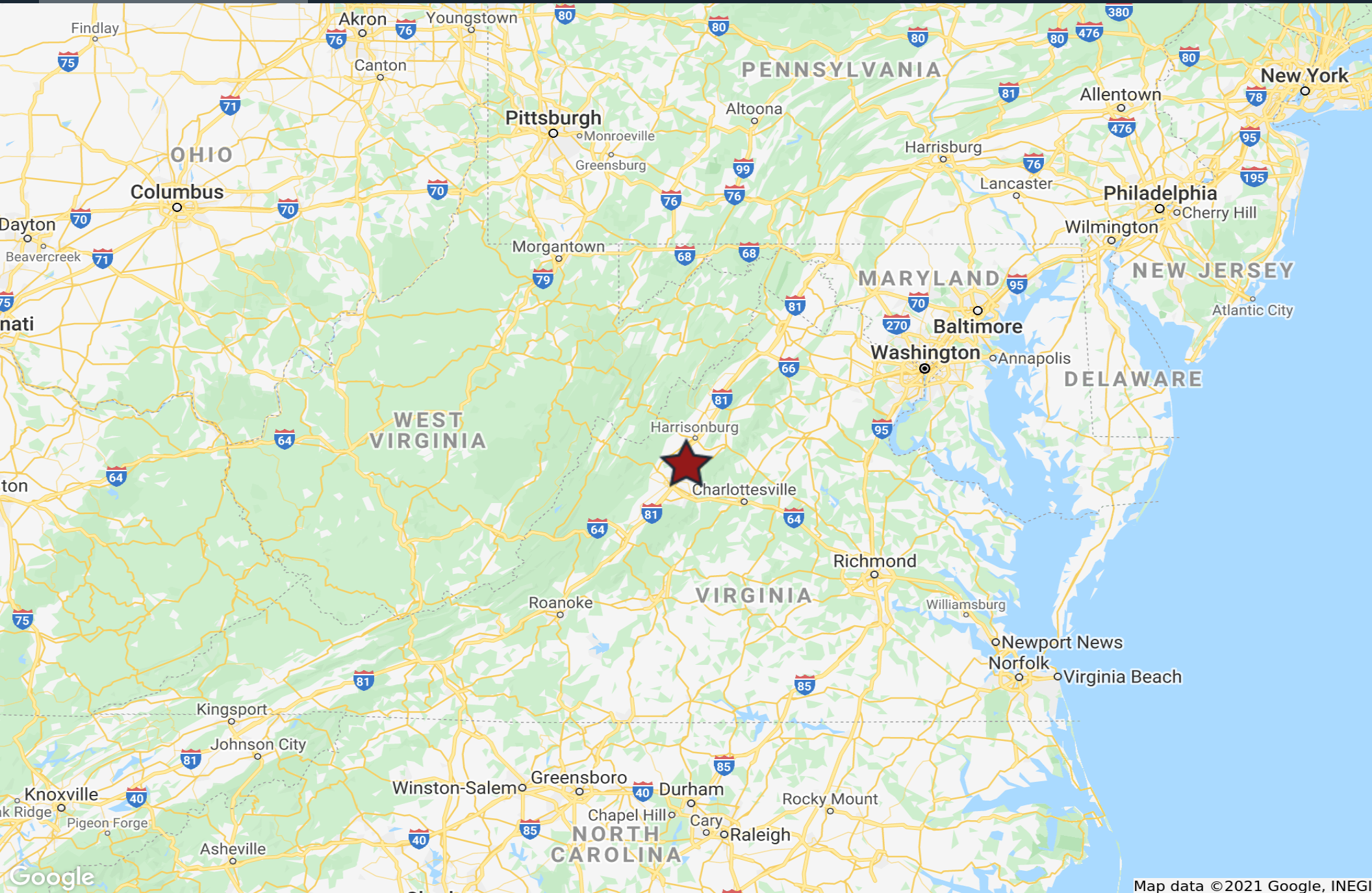


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# REGIONAL MAP

1101 RED TOP ORCHARD RD. | WAYNESBORO, VA 22980





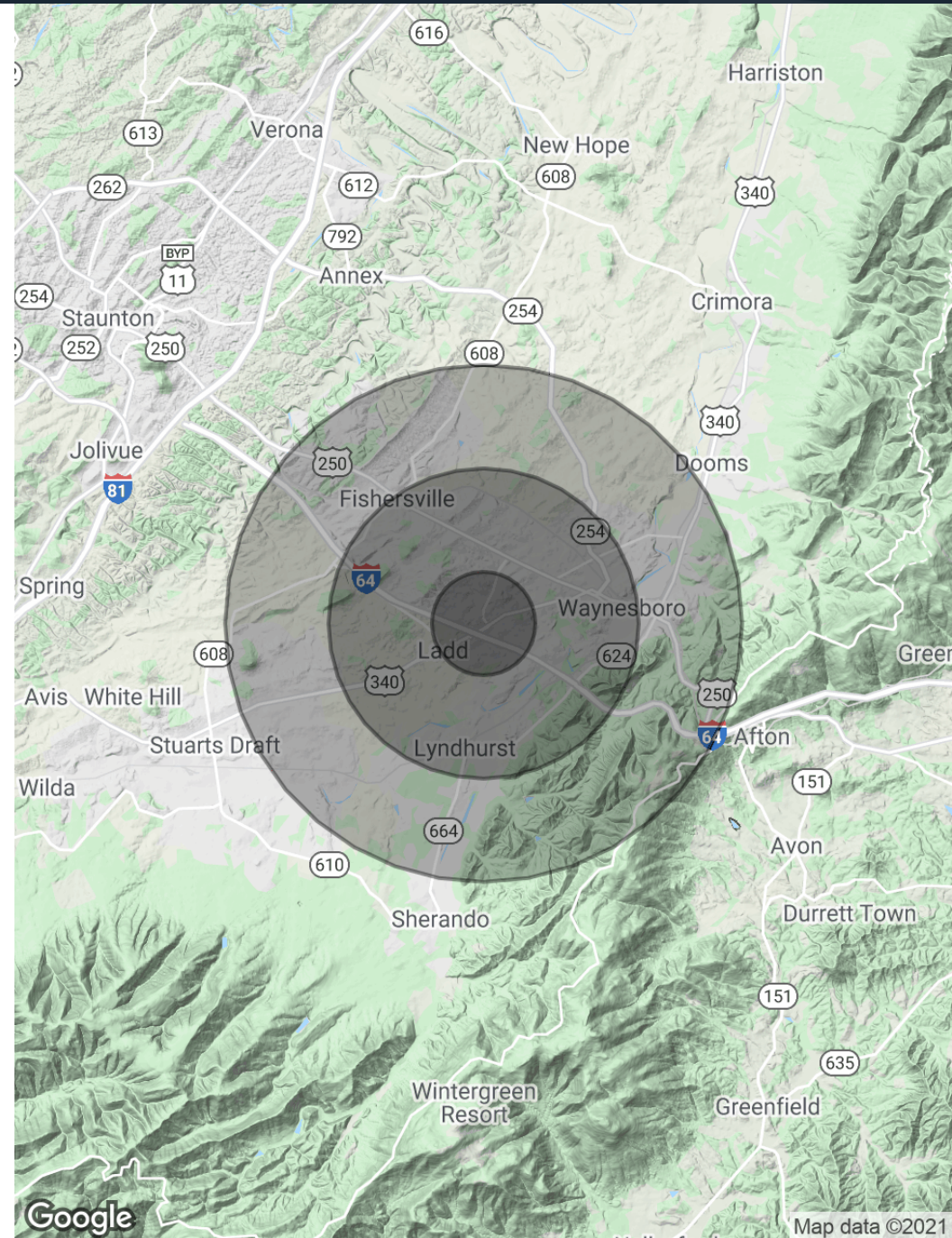
# DEMOGRAPHICS MAP & REPORT

1101 RED TOP ORCHARD RD. | WAYNESBORO, VA 22980

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,132	21,800	40,516
Average age	43.7	42.1	40.2
Average age (Male)	40.4	39.5	37.4
Average age (Female)	46.2	44.5	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,290	7,528	14,486
# of persons per HH	2.4	2.5	2.5
Average HH income	\$77,420	\$65,649	\$64,455
Average house value	\$222,433	\$226,399	\$230,312

\* Demographic data derived from 2010 US Census







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