

# OFFERING MEMORANDUM



Colliers

South Mission St

2111  
MOUNT PLEASANT MI



# 2111 SOUTH MISSION ST MOUNT PLEASANT MI

## Contacts

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## Summary

Colliers International is pleased to offer the opportunity to purchase a Panera Bread located at 2111 South Mission Street, Mount Pleasant, MI 48858.

This is a rare corporately guaranteed lease on an irreplaceable site – directly across the street from the football stadium of Central Michigan University. This is a true passive investment, an absolute NNN lease offering, with zero landlord responsibilities or expenses. There are healthy 10% rental increases every 5 years including the three, five-year options to renew.

This store is located just east of the main campus of Central Michigan University making it easy for students to come for breakfast, lunch and dinner. The store is an outlot to Central Michigan Commons anchored by a Staples and a Dunham Sports. It sits on the south end of the main retail corridor in Mount Pleasant.

The property is offered at \$3,630,000 which translates to a 5.50% cap rate.





## Details

### STRATEGIC LOCATION

- › Located just east of the Central Michigan University campus and across from the football stadium
- › Main retail corridor with numerous surrounding national tenants
- › Outlot to main University shopping center

### STRONG INVESTMENT FUNDAMENTALS

- › Corporately guaranteed
- › COVID & recession proof brand
- › 10% rent bump in options
- › Strong recognized brand
- › 100% Fee Simple



**\$3,630,000**  
PRICE



**5.50%**  
CAP RATE



**\$199,650\***  
NOI



**5.75 YRS**  
LEASE TERM REMAINING



**6.15.2021**  
COMMENCEMENT



**7.31.2027**  
EXPIRATION



**Corporate**  
GUARANTEE



**10%** every 5 years,  
inc. options  
ESCALATIONS

\*as of August 1, 2022  
– seller will credit rent  
difference





# Offering Details

## PROPERTY DESCRIPTION

PROPERTY ADDRESS	2111 South Mission Street Mount Pleasant, MI 48858
OFFERING PRICE	\$3,630,000
NOI	\$199,650 * as of August 1, 2022 – seller will credit rent difference
CAP RATE	5.50%
LAND SIZE	1.81 acres
BUILDING SIZE	3,528 SF
YEAR BUILT	2017

## LEASE SUMMARY

LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	5.75 Years
RENT COMMENCEMENT	June 15, 2012
LEASE EXPIRATION	July 31, 2027
RENEWAL OPTIONS	Three, Five-year options
ESCALATIONS	10% every five years
NEXT RENT INCREASE	August 1, 2022*
GUARANTOR	Corporate (the site it operated by Bread of Life Franchisee)







# About Panera

Panera Bread Company is one of the top fast-casual chain restaurants in the United States and Canada, leading the industry in clean food, digital sales, customer loyalty, delivery and catering. Its headquarters are in Sunset Hills, Missouri, a suburb of St. Louis, and operates under the trade names of Panera Bread, Saint Louis Bread Company and Paradise Bakery & Cafe.

In the past 35 years, Panera has grown from one 400-square-foot cookie store in Boston, Massachusetts, into an enterprise with 2,360 bakery-cafes, 140,000 associates serving approximately 9 million customers per week, with an estimated \$6 billion in annual sales.

Panera remains at the forefront of food quality standards and transparency, all made with healthy, real ingredients, prepared fresh daily.

During its final 20 years as a public company, it was a best performing restaurant stock, delivering an 86-fold return to shareholders from 1997 to 2017. In 2017, Panera was acquired by JAB Holding, a privately held company and investment arm of the Reimann family, focused on long term investments in companies with premium brands, attractive growth and strong cash flow.

Panera Bread remains poised for continued growth and long-term returns. In May 2018, the company introduced delivery services to 897 cities in 43 states, employing its own drivers and creating an estimated 13,000 jobs.

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



## SALES

\$6 billion



## HEADQUARTERS

Sunset Hills, MO



## EMPLOYEES

140,000



## LOCATIONS

2,360



## OWNERSHIP

Public



## TENANT

Covelli Enterprises



## FOUNDED

1987



## CREDIT RATING

S&P BBB+





# Location Overview

Mt. Pleasant is the county seat for Isabella County and is one of the most populated cities in mid-Michigan.

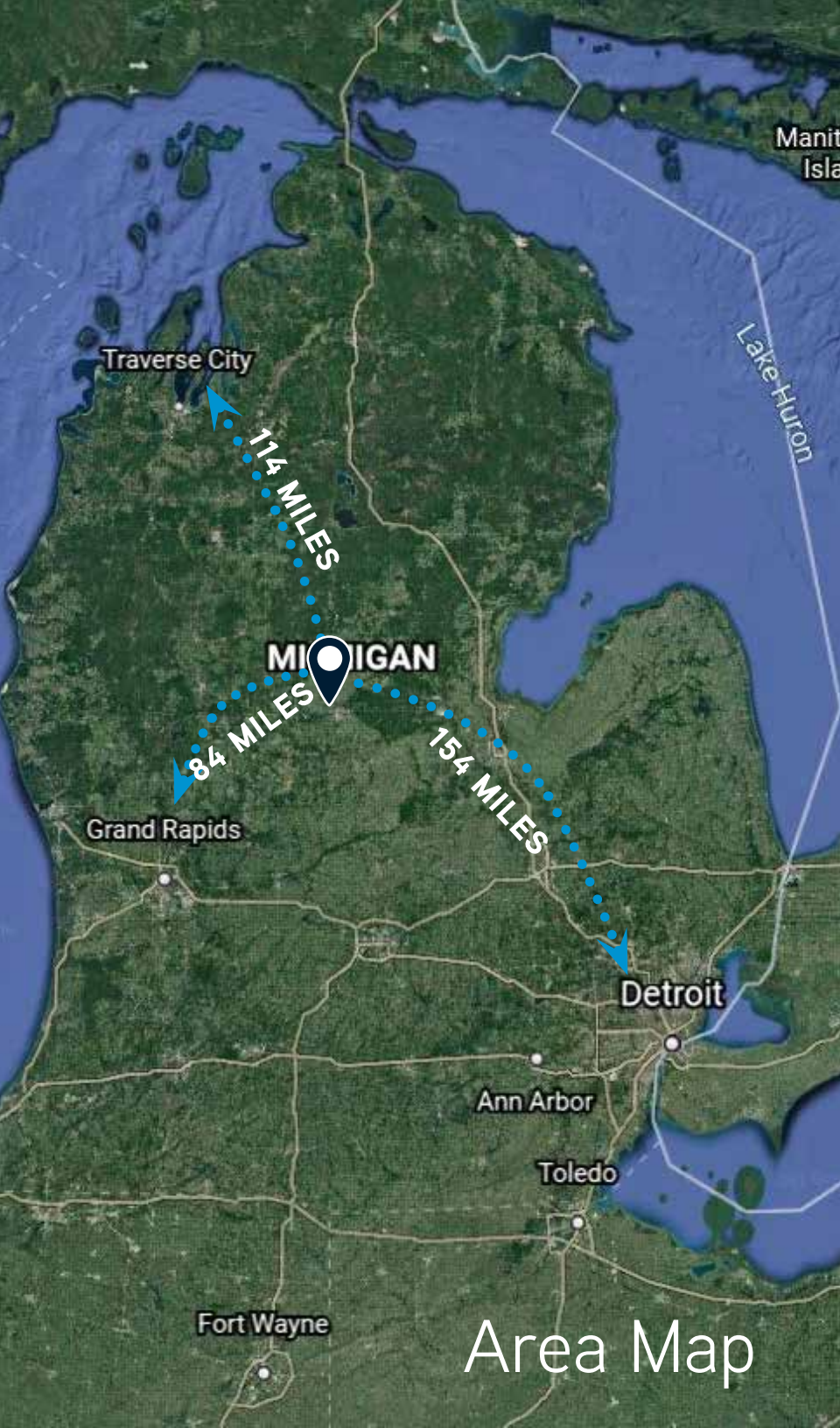
Mission Street is the main thoroughfare having five lanes, and an exit off of US-127. US-127 runs through the entire state, mainly connecting Lansing to Mt. Pleasant, and merging with I-75, 60 miles to the north.

Mt. Pleasant is home to Central Michigan University, which is one of the largest universities in the state with approximately 20,000 students making Mt. Pleasant a “college town”.

Soaring Eagle Resort & Casino is also an attraction in Mt. Pleasant bringing 2.5 million visitors to the area annually. The 512-room, 210,000 SF casino and resort has 60 table games, 18 poker tables, and over 3,000 slot machines, which attracts visitors from the entire state.

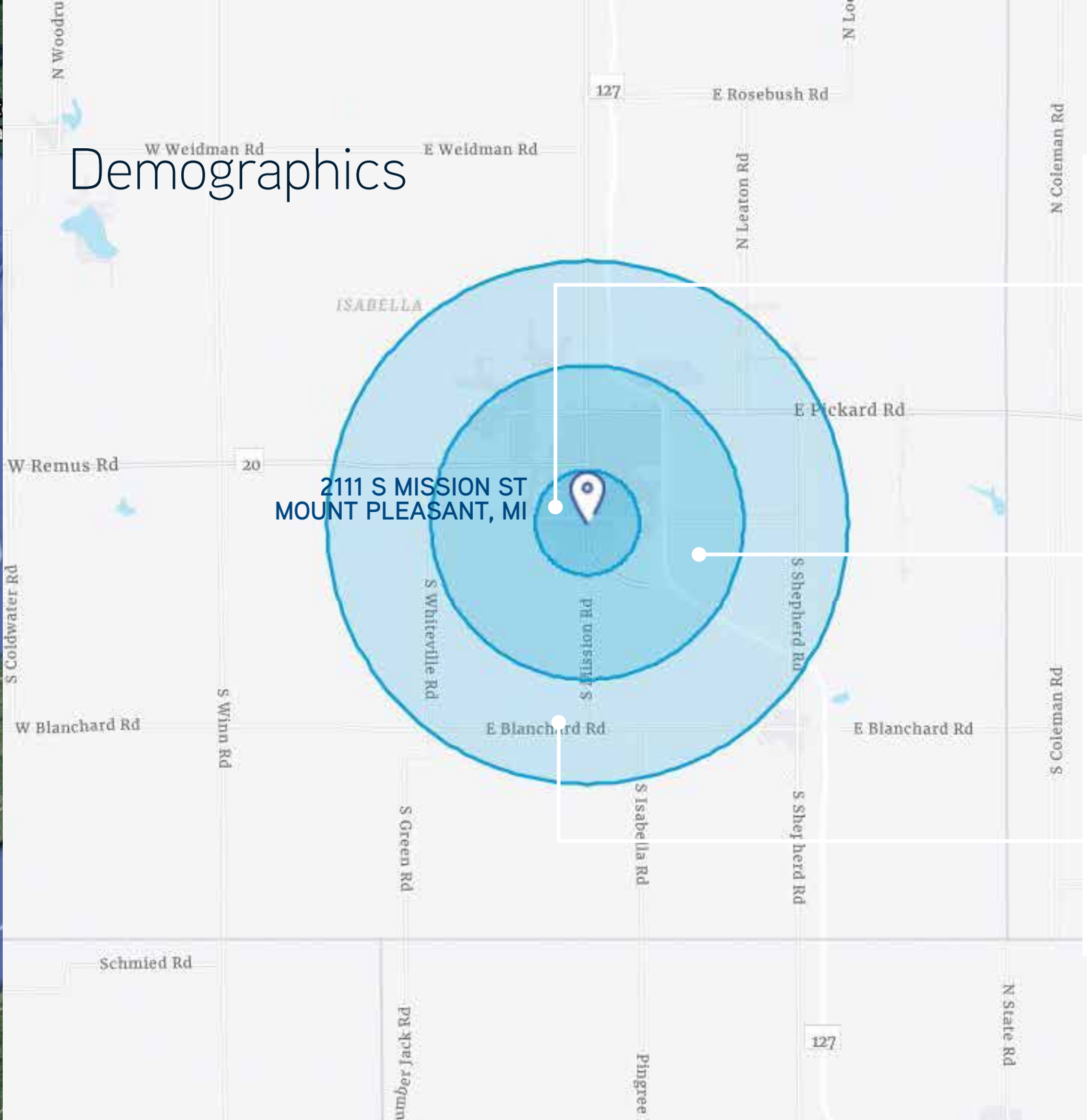
**Central Michigan University** (CMU) is a public research university in Mount Pleasant, Michigan. Established in 1892, Central Michigan University has more than 20,000 students on its Mount Pleasant campus and 7,000 students enrolled online at more than 60 locations worldwide.

CMU offers 200 academic programs at the undergraduate, master’s, specialist, and doctoral levels, including programs in entrepreneurship, journalism, music, audiology, teacher education, psychology, and physician assistant. The School of Engineering and Technology has ABET accredited programs in Mechanical, Electrical, and Computer Engineering. CMU has also established a College of Medicine, which opened in fall 2013.



Area Map

# Demographics



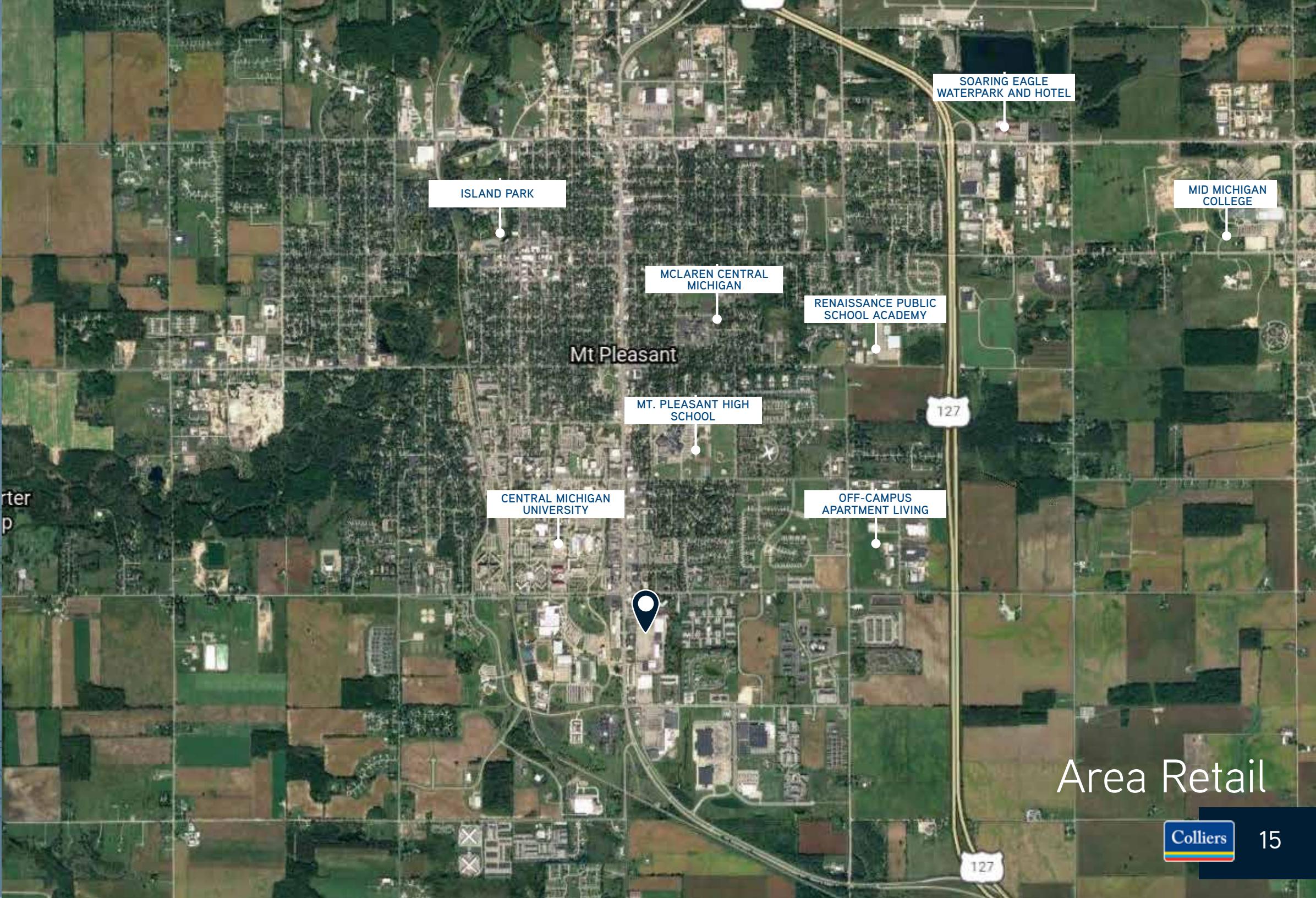
1 mile
15,180 people
3,937 households
\$41,361 average HHI
3 mile
37,546 people
13,315 households
\$50,886 average HHI
5 mile
43,706 people
15,608 households
\$55,778 average HHI







# Site Plan



# Area Retail





# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 2111 S Mission St Mount Pleasant, MI. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 2111 S Mission St Mount Pleasant, MI or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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