



Subject Property

Panera Bread

Greer, SC

 Price:
\$4,483,000

 Cap Rate:
4.35%

This Panera Bread is operated by Panera, LLC, who has recently announced their intention to file for a Public Offering through experienced restaurateur Danny Meyer. Panera, LLC's current majority owner JAB Holding has endorsed the proposed IPO and plans to stay on as an equity partner.

The Property is a Panera Bread build-to-suit site that was delivered in 2019 and features both a drive-thru lane and dedicated mobile order pickup zone. The Property is located at the signalized corner of W Wade Hampton Blvd (31,043 VPD) and S Buncombe Rd (23,200 VPD).

HIGHLIGHTS



**Rare Corporate
Panera Bread**

**Build-to-Suit with
Drive-Thru Lane**



**1.5% Annual
Population Growth**

**10% Rent
Increase in 2024**



**Click Here For
Offering Memorandum**



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