

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New 15-Year NNN Sale-Leaseback



1405 Parschen Road | Brunswick, OH

CLEVELAND MSA

ACTUAL SITE



NATIONAL
NET LEASE
GROUP



EXCLUSIVELY MARKETING BY



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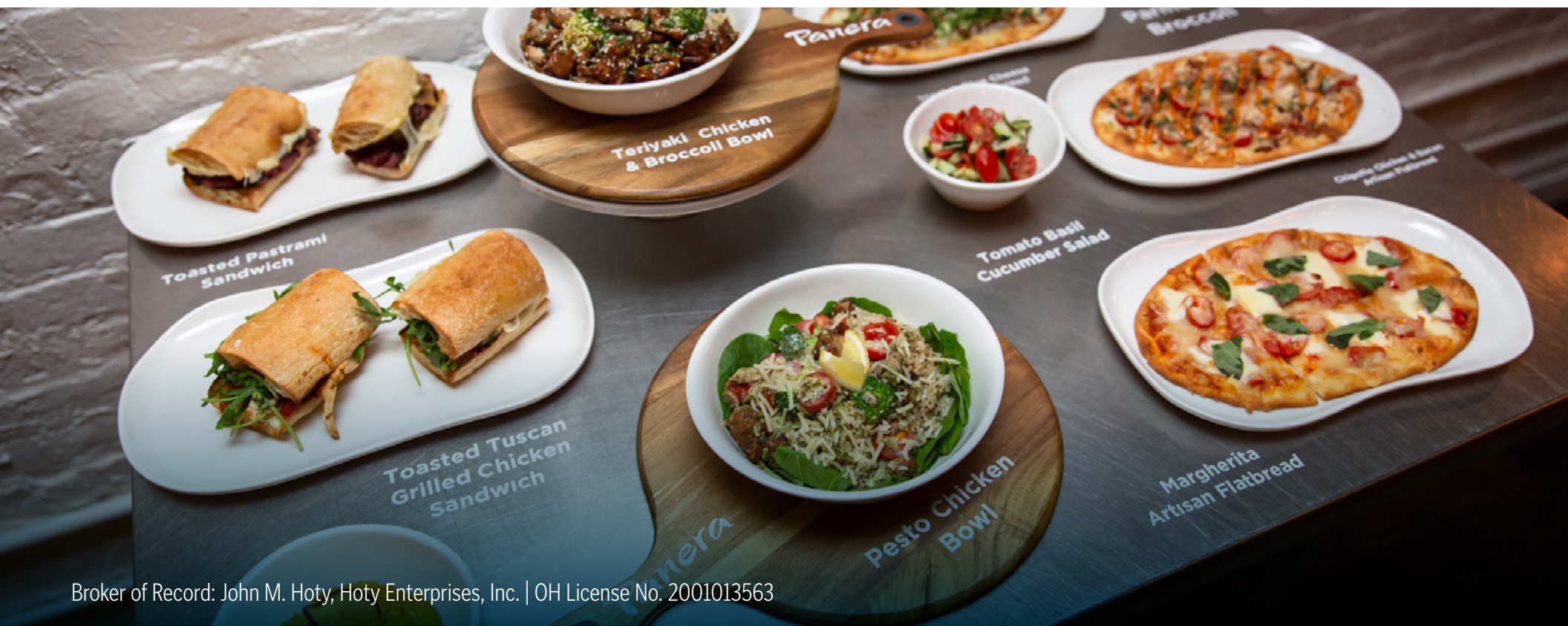
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PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$3,882,000
Net Operating Income	\$174,678
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	1405 Parschen Road Brunswick, Ohio 44212
Rentable Area	4,663 SF
Land Area	1.40 AC
Year Built	2013
Tenant	Dalcan, LLC dba Panera Bread
Franchisee	Covelli Enterprises (Largest Panera Franchisee)
Guarantor	Dalcan, LLC (54 Panera Bread Stores)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	7.50% Every 5 Years & Beg. of Each Option
Options	4 (5-Year)
Rent Commencement	COE (Close of Escrow)
Lease Expiration	15 Years from COE

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Panera Bread	4,663	COE	15 Years from COE	Year 1	-	\$14,557	\$174,678	4 (5-Year)
				Year 6	7.50%	\$15,649	\$187,779	
				Year 11	7.50%	\$16,822	\$201,862	

Brand New 15-Year Sale-Leaseback | Largest Panera Franchisee | 7.50% Rental Increases | Options To Extend

- The tenant, Panera Bread will execute a brand new 15-year lease at the close of escrow
- Covelli Enterprises is the largest Panera Franchisee, operating 300+ locations across the country
- Dalcan, LLC (54 Panera Stores) is the guarantor of the lease
- The lease features 7.50% rental increases every five years throughout the initial term and at the beginning of each option
- The lease also includes 4 (5-year) options to extend, demonstrating long-term commitment to the site

Absolute NNN Lease | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Directly off Center Road | Dense Retail Corridor | Surrounding Big Box Retailers | Near Interstate 71

- Subject property is directly off Center Road, a primary retail and commuter thoroughfare serving Brunswick and the immediate trade area
- Dense retail corridor that includes big box retailers such as Giant Eagle Supermarket, The Home Depot, Marc's Stores, and more
- Panera Bread is positioned near Interstate 71, a north/south Interstate Highway in the Great Lakes/Midwestern region and leads directly to Cleveland

Drive-Thru Equipped | Excellent Visibility & Access

- The asset is equipped with a drive-thru, restaurants with drive-thrus typically generate more sales and increase productivity
- Panera Bread benefits from significant street frontage along Parschen Road, promoting excellent visibility and ease of access

Strong Demographics In 5-Mile Trade Area | Cleveland MSA

- More than 81,000 residents and 24,000 employees
- Features an average household income of \$104,733
- Subject property is located approximately 25 miles South of Cleveland

PROPERTY OVERVIEW



LOCATION



Brunswick, Ohio
Medina County
Cleveland–Elyria MSA

ACCESS



Parschen Road: 1 Access Point

TRAFFIC COUNTS



Center Road/State Highway 303: 39,500 VPD
Interstate 71: 56,000 VPD

IMPROVEMENTS



There is approximately 4,663 SF of existing building area

PARKING



There are approximately 80 parking spaces on the owned parcel.
The parking ratio is approximately 17.15 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 003-18D-04-027
Acres: 1.40
Square Feet: 60,797

CONSTRUCTION



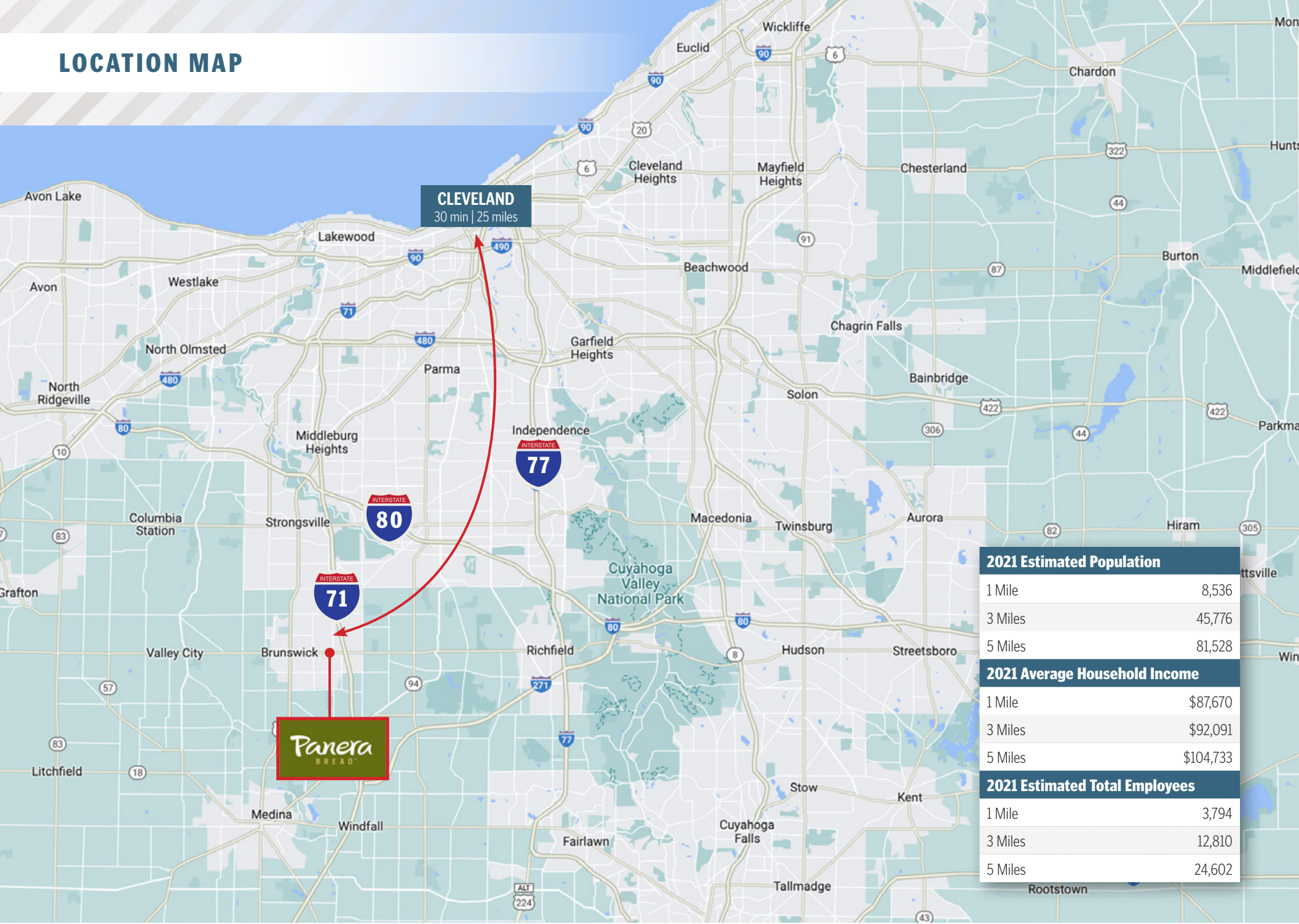
Year Built: 2013

ZONING



Commercial: Restaurant, Bar, Food Services

LOCATION MAP

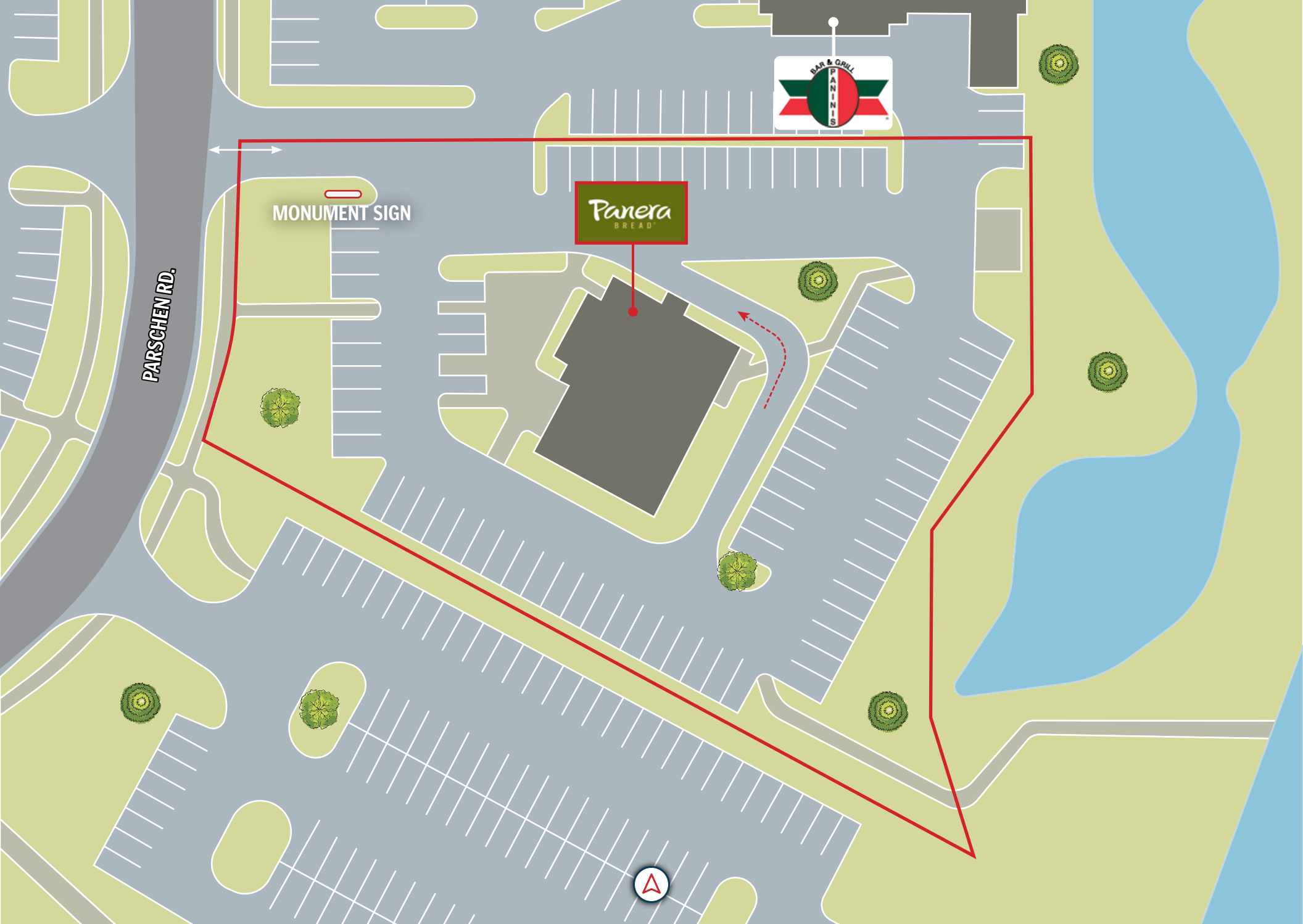


2021 Estimated Population	
1 Mile	8,536
3 Miles	45,776
5 Miles	81,528
2021 Average Household Income	
1 Mile	\$87,670
3 Miles	\$92,091
5 Miles	\$104,733
2021 Estimated Total Employees	
1 Mile	3,794
3 Miles	12,810
5 Miles	24,602





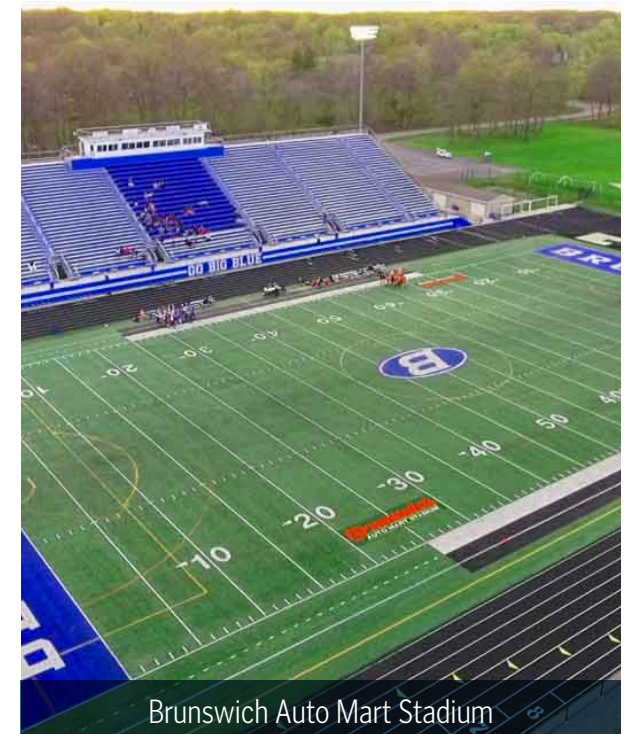




AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	8,536	45,776	81,528
2026 Projected Population	8,670	47,218	83,169
Projected Annual Growth 2021 to 2026	0.31%	0.62%	0.40%
2021 Median Age	39.8	41.5	43.1
Households & Growth			
2021 Estimated Households	3,444	17,397	30,751
2026 Projected Households	3,518	18,027	31,528
Projected Annual Growth 2021 to 2026	0.43%	0.71%	0.50%
Race & Ethnicity			
2021 Estimated White	94.97%	94.78%	93.52%
2021 Estimated Black or African American	1.29%	1.52%	1.51%
2021 Estimated Asian or Pacific Islander	1.86%	1.92%	3.13%
2021 Estimated American Indian or Native Alaskan	0.19%	0.20%	0.17%
2021 Estimated Other Races	1.07%	0.87%	0.69%
2021 Estimated Hispanic	3.56%	3.49%	3.16%
Income			
2021 Estimated Average Household Income	\$87,670	\$92,091	\$1,04,733
2021 Estimated Median Household Income	\$65,918	\$73,114	\$82,784
Businesses & Employees			
2021 Estimated Total Businesses	310	1,151	2,101
2021 Estimated Total Employees	3,794	12,810	24,602



Brunswick Auto Mart Stadium

BRAND PROFILE



PANERA BREAD

panerabread.com

Company Type: Subsidiary

Locations: 2,150+

Parent: JAB Holding Company

Panera Bread is a leader in the quick-casual restaurant business. Its locations, which operate under the banners Panera Bread, Saint Louis Bread Co., and Paradise Bakery & Café, 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. As of December 28, 2021, there were 2,118 bakery-cafes in 48 states and in Ontario, Canada, operating under the Panera Bread® or Saint Louis Bread Co. names. Panera Bread is part of Panera Brands, one of the world's largest fast casual restaurant companies, comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels. The company was founded in 1987 and is headquartered in Sunset Hills, Missouri.





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