

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New 15-Year NNN Sale-Leaseback



135 Great Oaks Trail | Wadsworth, OH

AKRON MSA

ACTUAL SITE



NATIONAL
NET LEASE
GROUP



EXCLUSIVELY MARKETING BY



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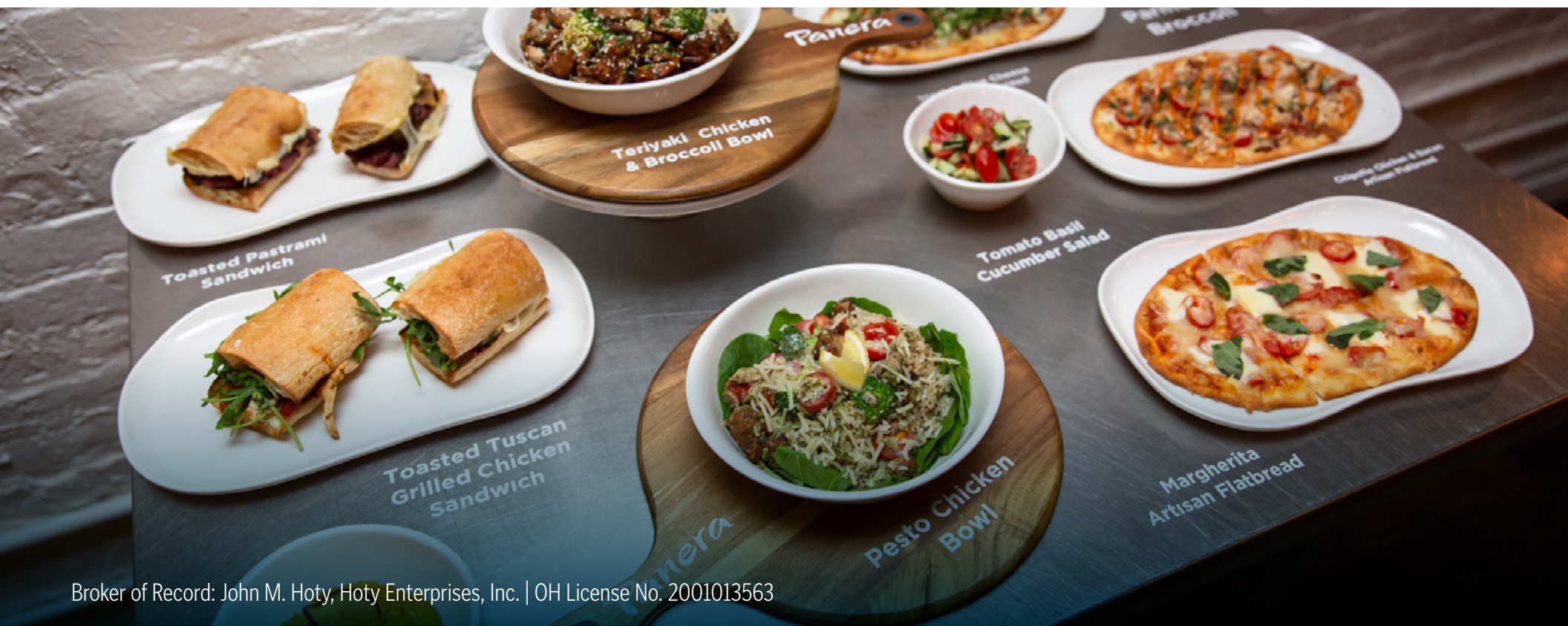
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PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$3,740,000
Net Operating Income	\$168,280
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	135 Great Oaks Trail Wadsworth, Ohio 44281
Rentable Area	5,206 SF
Land Area	1.00 AC
Year Built	2011
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



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Panera Bread	5,206	COE	15 Years from COE	Year 1	-	\$14,023	\$168,280	4 (5-Year)
				Year 6	7.50%	\$15,075	\$180,901	
				Year 11	7.50%	\$16,206	\$194,469	

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 Bread 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

Located off High Street | Dense Retail Corridor | Surrounding Big Box Retailers | Directly off Interstate 76

- Subject property is located off High Street, a dense retail retail corridor
- Surrounded by big box retailers such as The Home Depot, Walmart Supercenter, Tractor Supply Co, Big Lots, Buehler's Fresh Foods, and more
- Panera Bread is directly off Interstate 76, east/west Interstate Highway in the Eastern United States and leads directly to Akron

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 visibility along Interstate 76 and High Street, promoting excellent visibility and ease of access

Demographics In 5-Mile Trade Area | Akron MSA

- More than 44,000 residents and 13,000 employees support the 5-mile radius
- Features an average household income of \$94,191
- Subject property is located approximately 14 miles West of Akron

PROPERTY OVERVIEW



LOCATION



Wadsworth, Ohio
Medina County
Cleveland–Elyria MSA

ACCESS



Access Rd. 3: 1 Access Point

TRAFFIC COUNTS



Great Oaks Trail: 13,100 VPD
High Street/ State Highway 94: 28,200 VPD
Interstate 76/ U.S. Highway 224: 40,300 VPD

IMPROVEMENTS



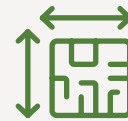
There is approximately 5,206 SF of existing building area

PARKING



There are approximately 62 parking spaces on the owned parcel.
The parking ratio is approximately 12 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 040-20A-06-044
Acres: 1.00
Square Feet: 43,560

CONSTRUCTION



Year Built: 2011

ZONING



Commercial Districts: C4

LOCATION MAP

The map displays the Cleveland and Akron metropolitan areas. A red dot in Wadsworth, OH, is marked with a Panera Bread logo. Two red arrows originate from this dot: one pointing to Cleveland, OH, and another pointing to Akron, OH. Callout boxes for Cleveland and Akron provide travel time and distance information.

CLEVELAND
40 min | 38 miles

AKRON
22 min | 14 miles

2021 Estimated Population	
1 Mile	6,461
3 Miles	27,452
5 Miles	44,053

2021 Average Household Income	
1 Mile	\$92,945
3 Miles	\$91,040
5 Miles	\$94,191

2021 Estimated Total Employees	
1 Mile	3,071
3 Miles	9,252
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AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	6,461	27,452	44,053
2026 Projected Population	6,635	28,307	45,313
Projected Annual Growth 2021 to 2026	0.53%	0.62%	0.57%
2021 Median Age	44.4	41.9	43.0
Households & Growth			
2021 Estimated Households	2,986	10,992	17,139
2026 Projected Households	3,084	11,383	17,693
Projected Annual Growth 2021 to 2026	0.65%	0.70%	0.64%
Race & Ethnicity			
2021 Estimated White	95.96%	96.47%	96.28%
2021 Estimated Black or African American	0.87%	0.98%	1.11%
2021 Estimated Asian or Pacific Islander	1.45%	0.99%	1.17%
2021 Estimated American Indian or Native Alaskan	0.26%	0.32%	0.27%
2021 Estimated Other Races	0.31%	0.24%	0.25%
2021 Estimated Hispanic	1.59%	1.69%	1.58%
Income			
2021 Estimated Average Household Income	\$92,945	\$91,040	\$94,191
2021 Estimated Median Household Income	\$72,611	\$71,377	\$72,941
Businesses & Employees			
2021 Estimated Total Businesses	242	816	1,190
2021 Estimated Total Employees	3,071	9,252	13,592



Art Wright Stadium



Main Street

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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