

# Panera Bread

1605 N Rock Rd | Wichita, Kansas 67206



 Price:  
**\$4,307,250**

 Cap Rate:  
**4.75%**



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Representative Photo

## INVESTMENT HIGHLIGHTS

- Top Tier Demographics
- Proximity to Several Hospitals & Universities
- Strong VPD - 30K+
- Drive-Thru Equipped
- Strong Guaranty
- Long 15-Year Term
- Absolute NNN Lease
- Near Elite National Retailers

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