



REPRESENTATIVE PHOT

NEW 10-YEAR ABSOLUTE NNN LEASE, RELOCATION STORE

PANERA BREAD

LEE'S SUMMIT (KANSAS CITY MSA), MISSOURI




TABLE OF CONTENTS

HIGH AERIAL	3
FINANCIAL OVERVIEW	4
TENANT OVERVIEW	5
INVESTMENT HIGHLIGHTS	6
AERIALS	7
ELEVATION	10
SITE PLAN	11
DEMOGRAPHICS & MAP	12

EXCLUSIVELY LISTED BY

+ PHIL SAMBAZIS

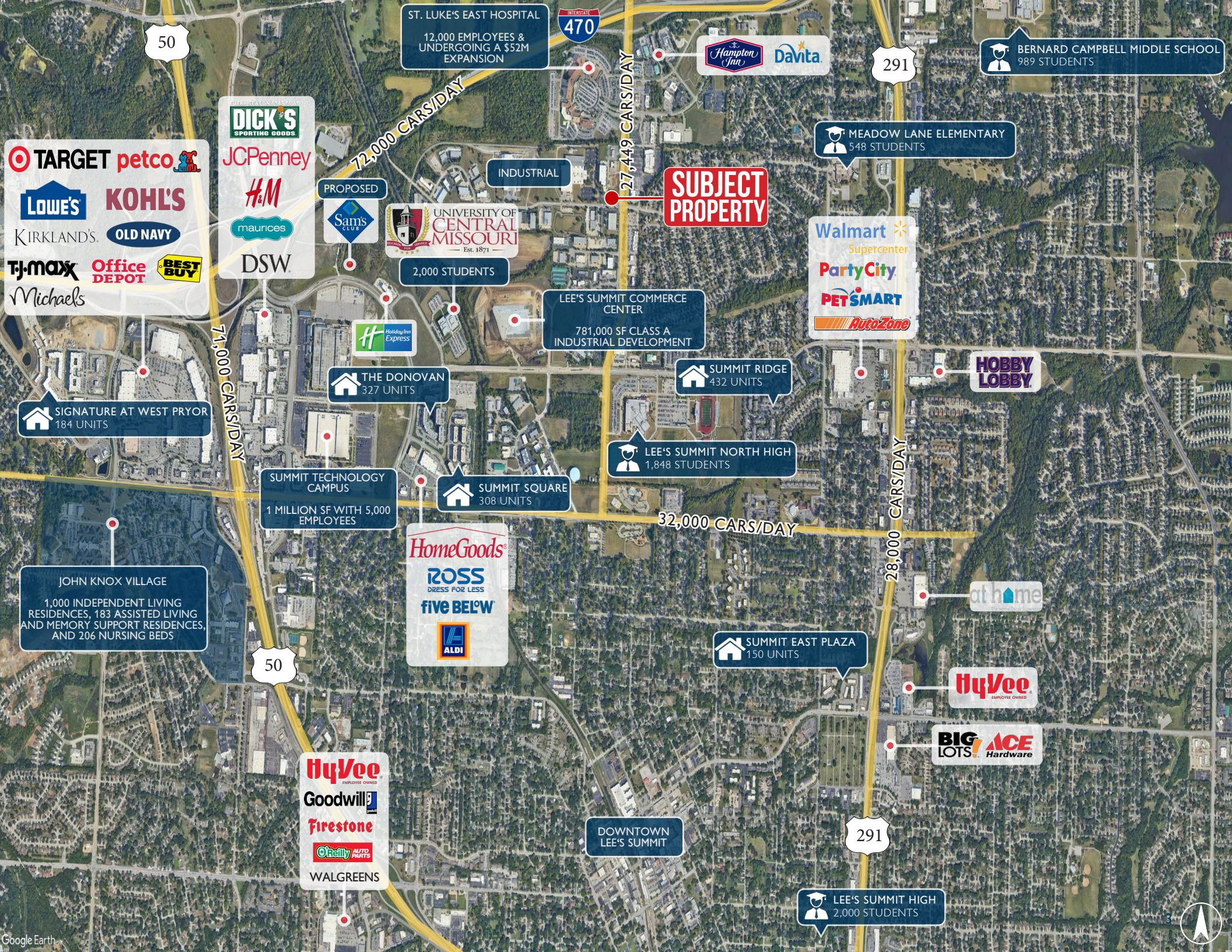
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ST. LUKE'S EAST HOSPITAL
12,000 EMPLOYEES &
UNDERGOING A \$52M
EXPANSION

INTERSTATE
470

Hampton Inn Davita

BERNARD CAMPBELL MIDDLE SCHOOL
989 STUDENTS

291

MEADOW LANE ELEMENTARY
548 STUDENTS

SUBJECT
PROPERTY

Walmart
Supercenter
PartyCity
PETSMART
AutoZone

HOBBY LOBBY

SUMMIT RIDGE
432 UNITS

LEE'S SUMMIT COMMERCE
CENTER
781,000 SF CLASS A
INDUSTRIAL DEVELOPMENT

UNIVERSITY OF
CENTRAL
MISSOURI
Est. 1871
2,000 STUDENTS

PROPOSED
Sams CLUB

DICK'S
SPORTING GOODS
JCPenney
H&M
maurices
DSW

TARGET petco
LOWE'S KOHL'S
KIRKLAND'S OLD NAVY
TJ-maxx Office DEPOT BEST BUY
Michaels

Holiday Inn Express

THE DONOVAN
327 UNITS

SIGNATURE AT WEST PRYOR
184 UNITS

LEE'S SUMMIT NORTH HIGH
1,848 STUDENTS

SUMMIT SQUARE
308 UNITS

SUMMIT TECHNOLOGY
CAMPUS
1 MILLION SF WITH 5,000
EMPLOYEES

HomeGoods
ROSS
DRESS FOR LESS
five BELOW
ALDI

32,000 CARS/DAY

28,000 CARS/DAY

at home

SUMMIT EAST PLAZA
150 UNITS

HyVee
EMPLOYEE OWNED

BIG LOTS ACE
Hardware

HyVee
Goodwill
Firestone
O'Reilly AUTO PARTS
WALGREENS

DOWNTOWN
LEE'S SUMMIT

291

LEE'S SUMMIT HIGH
2,000 STUDENTS

JOHN KNOX VILLAGE
1,000 INDEPENDENT LIVING
RESIDENCES, 183 ASSISTED LIVING
AND MEMORY SUPPORT RESIDENCES,
AND 206 NURSING BEDS

50



ADDRESS

NWC of NE Victoria
& North Douglas St.
Lee's Summit, MO 64086

PRICE

\$2,500,000

CAP RATE

5.56%

NOI

\$139,042

FINANCIAL OVERVIEW

PRICE	\$2,500,000
CAP RATE	5.56%
GROSS LEASABLE AREA	3,500 SF
YEAR BUILT	2023
LOT SIZE	1.27 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	10 Years
RENT COMMENCEMENT	Est. November 2023
INCREASES	10% Every Five Years, Including Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$139,042	\$11,587
Year 6 - Year 10	\$152,946	\$12,746
Option 1	\$168,241	\$14,020
Option 2	\$185,065	\$15,422
Option 3	\$203,571	\$16,964
Option 4	\$223,928	\$16,661



TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: FRANCHISEE
GUARANTOR: PAN KANSAS LLC (37 LOCATIONS)

Pan American is the second-largest Panera Franchisee, operating 130 bakery-cafes across 8 states. It is part of Flynn Restaurant Group, the largest operator for Arby's, Pizza Hut, and Applebee's, the second-biggest for Taco Bell and Panera, and the fifth for Wendy's. This includes 2,357 restaurants nationally, 73,000 employees, and \$4.2 billion in annual revenue, making Flynn Restaurant Group the largest industry franchisee in the U.S.

Pan Kansas LLC is a wholly owned subsidiary of Flynn Restaurant Group and includes 37 Panera locations in Kansas.



HEADQUARTERED IN
SAN FRANCISCO,
CALIFORNIA



2,357
LOCATIONS



FOUNDED IN
1999



73,000
EMPLOYEES



2ND
LARGEST
PANERA
FRANCHISEE

Recent News

INSIDE THE MAKING OF GREG FLYNN'S FRANCHISING EMPIRE

May 2022
www.qsrmagazine.com


FLYNN DOUBLES DOWN WITH MAJOR
PIZZA HUT, WENDY'S PURCHASE

April 2022
www.franchisetimes.com

INVESTMENT *HIGHLIGHTS*

- 10-Year Absolute NNN Lease with 10% Increases Every 5 Years
- Relocation of High-Performing Inline Store Across the Street, Proven Concept in Trade Area
- Store Operated by Flynn Restaurant Group, Over 2,400 Locations and \$4.2 Billion in Annual Sales
- Largest Franchisee in the U.S. and 3rd Largest Restaurant Operator in the U.S. Behind Starbucks and Chipotle
- Strong Financials, Lease Guaranteed by Pan Kansas, LLC with 37+ Locations
- Brand New High-Quality Construction with a Drive-Thru, Largest Panera Prototype
- Serving Over 100,000 Residents in a Rapidly Growing Trade Area
- One of the Fastest Growing and Most Affluent Communities in the Kansas City MSA
- Average Household Income Exceeds \$92,000 within 1 Mile and \$97,000 within 3 Miles
- Hard Corner Location at Signalized Intersection with 30,000 Cars/Day
- Easy Access to I-470 with 72,000 Cars/Day, Connects to Downtown Kansas City
- Strategic Location, Adjacent to St. Luke's East Hospital Campus (12,000 Employees), \$52 Million Expansion Underway
- Close Proximity to New 781,000 SF Class-A Industrial Development on 75 Acres (Lee's Summit Commerce Center)
- Strong Daytime Population, Over 36,000 Employees in the Primary Trade Area
- Surrounded by Several K-12 Schools with More Than 9,000 Students



 **SUMMIT SQUARE**
308 UNITS

HomeGoods®
ROSS
DRESS FOR LESS
FIVE BELOW®


JOHN KNOX VILLAGE
1,000 INDEPENDENT LIVING RESIDENCES, 183 ASSISTED LIVING AND MEMORY SUPPORT RESIDENCES, AND 206 NURSING BEDS

SUMMIT TECHNOLOGY CAMPUS
1 MILLION SF WITH 5,000 EMPLOYEES

 **THE DONOVAN**
327 UNITS

DICK'S SPORTING GOODS **JCPenney**
DSW **H&M** **maurices**

 **UNIVERSITY OF CENTRAL MISSOURI**
2,000 STUDENTS

LEE'S SUMMIT COMMERCE CENTER
781,000 SF CLASS A INDUSTRIAL DEVELOPMENT

TARGET **petco**
LOWE'S **KOHL'S**
KIRKLAND'S **OLD NAVY**
T.J. maxx **Office DEPOT** **BEST BUY**
Michaels

STREETS OF WEST PRYOR
70-ACRE, CLASS-A MIXED-USE DEVELOPMENT – 235 LUXURY UNITS, 100,000 SF OF RETAIL, NATIONALLY BRANDED HOTEL

 **Holiday Inn Express**

PROPOSED
 **Sam's CLUB**

INDUSTRIAL

INDUSTRIAL

SUBJECT PROPERTY

 **Public Storage**

SEVEN 7 BREW
DRIVE THRU COFFEE & SNACKS

 **SMOOTHIE KING**

Batteries + Bulbs
 **edible arrangements**

NE DOUGLAS ST.
27,449 CARS/DAY



ST. LUKE'S EAST HOSPITAL
12,000 EMPLOYEES &
UNDERGOING A \$52M EXPANSION

LEE'S SUMMIT
MUNICIPAL AIRPORT

BERNARD CAMPBELL MIDDLE SCHOOL
989 STUDENTS

INDUSTRIAL PARK

Public Storage

WHATABURGER

SMOOTHIE KING

SEVEN 7 BREW

Waffle House

Culver's

VALERO

usbank

Hampton Inn

Davita

Applebee's

MOVIE THEATER

NE DOUGLAS ST.
27,449 CARS/DAY

SUBJECT
PROPERTY

HCA
MIDWEST HEALTH
LEE'S SUMMIT MEDICAL CENTER

LEE'S SUMMIT HIGH
2,000 STUDENTS

LEE'S SUMMIT NORTH HIGH
1,848 STUDENTS

SONIC

bp

Starbucks

LEE'S SUMMIT HIGH
2,000 STUDENTS

INDUSTRIAL

SUMMIT SQUARE
308 UNITS

THE DONOVAN
327 UNITS

LEE'S SUMMIT COMMERCE CENTER
781,000 SF CLASS A INDUSTRIAL DEVELOPMENT

HomeGoods®
ROSS
DRESS FOR LESS
five BELOW®
ALDI

Batteries + Bulbs
edible arrangements

NE DOUGLAS ST. 27,449 CARS/DAY

SUBJECT PROPERTY

SEVEN 7 BREW
DRIVE THRU COFFEE BAR

Public Storage®

ELEVATIONS



1 | EXTERIOR PERSPECTIVE 4



2 | EXTERIOR PERSPECTIVE 3



3 | EXTERIOR PERSPECTIVE 2



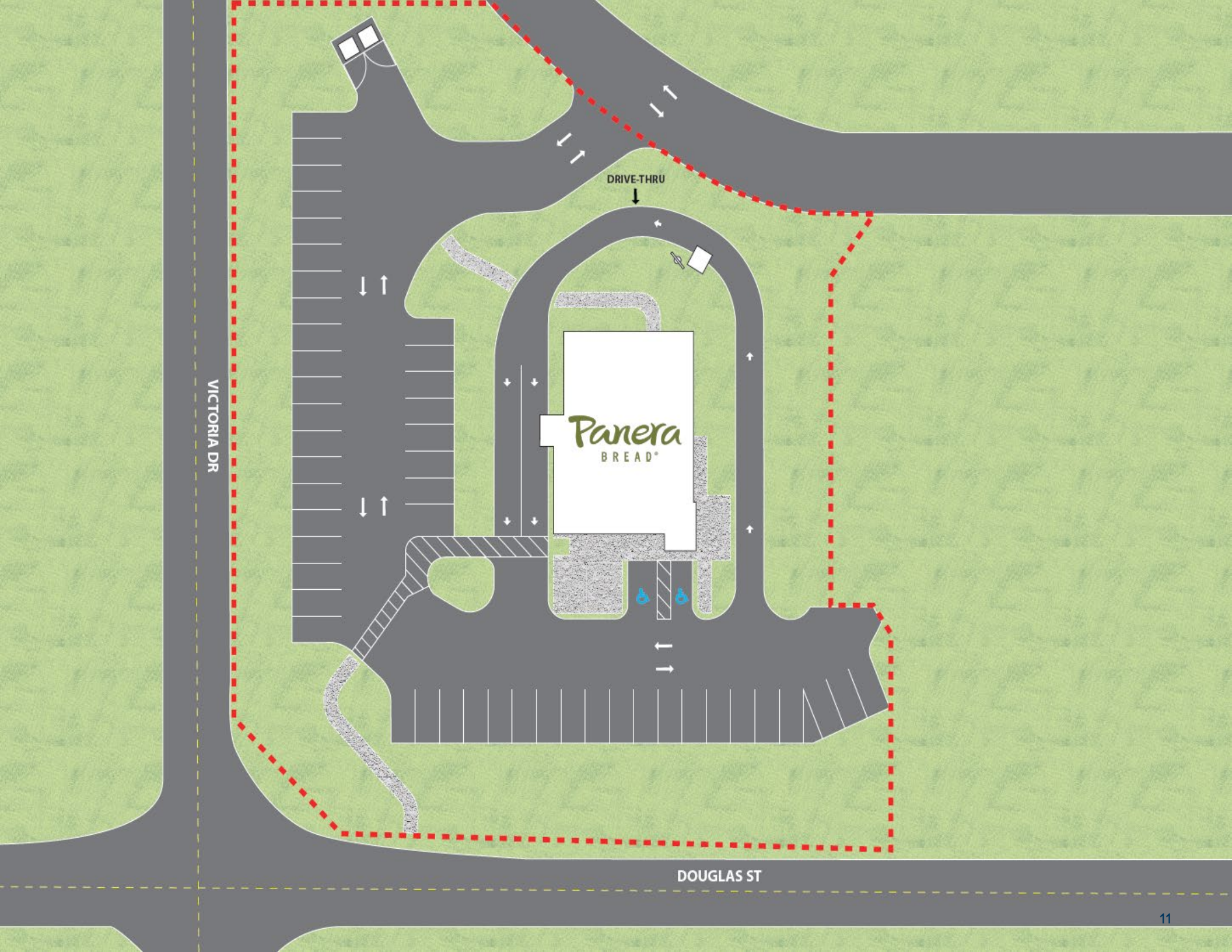
4 | EXTERIOR PERSPECTIVE 1

VICTORIA DR

DRIVE-THRU

Panera
BREAD®

DOUGLAS ST



DEMOGRAPHICS

NWC OF NE VICTORIA & NORTH DOUGLAS ST.
LEE'S SUMMIT, MO 64086

POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	4,455	47,291	83,972
2022 Population	5,077	51,503	94,290
2027 Population	5,183	52,935	98,393

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2010 Households	1,943	19,123	32,144
2022 Households	2,179	20,577	35,694
2027 Households	2,298	21,274	37,476

INCOME

	1-MILE	3-MILES	5-MILES
2022 Average Household Income	\$92,575	\$97,554	\$117,690

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2022 Number of Employees In Area	4,398	25,285	36,369



**0.5
MILE**

UNIVERSITY
OF CENTRAL
MISSOURI -
LEE'S SUMMIT



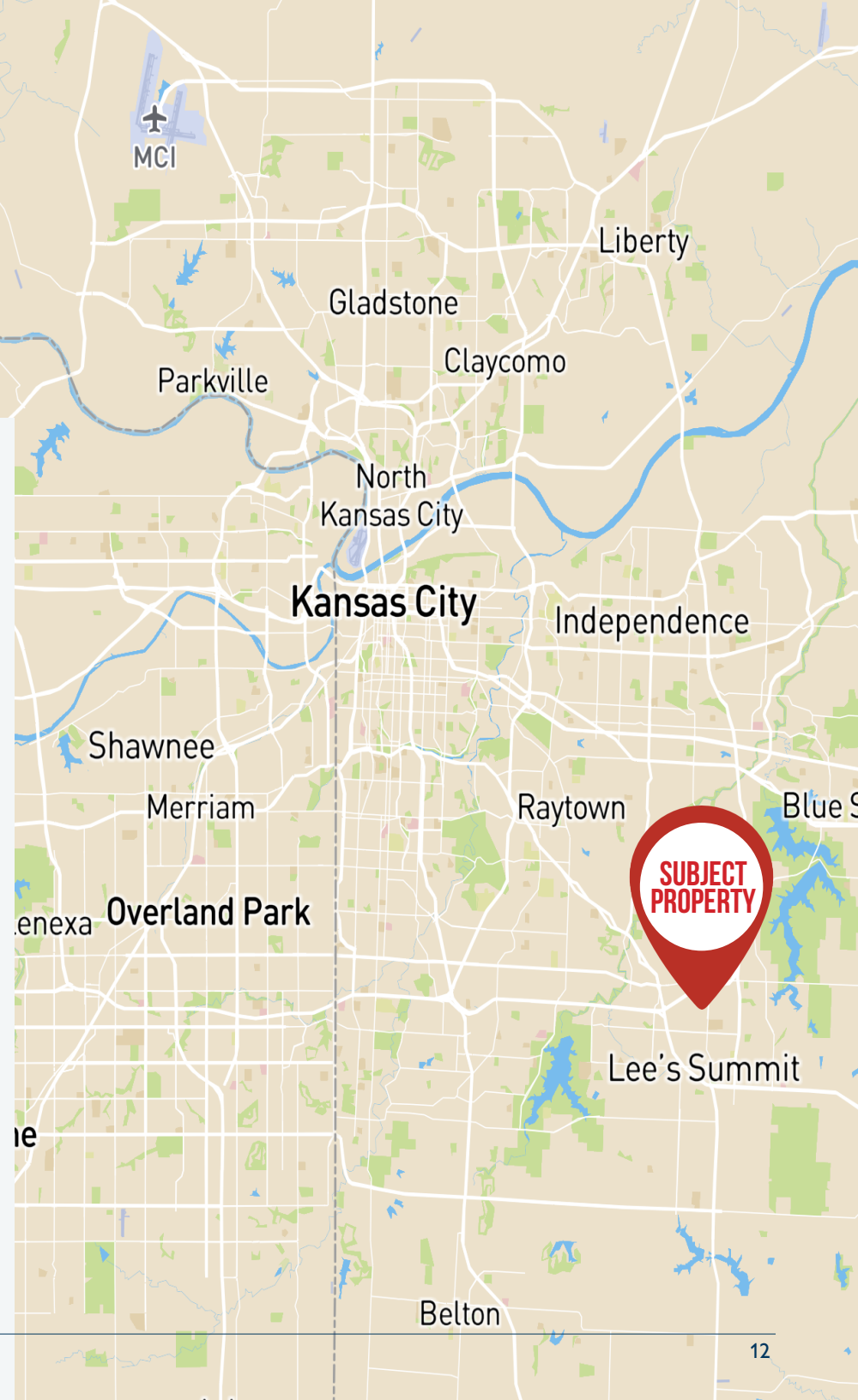
**0.5
MILE**

ST. LUKE'S EAST
HOSPITAL



**18
MILES**

KANSAS CITY



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O F F E R I N G M E M O R A N D U M

PANERA BREAD

LEE'S SUMMIT, MISSOURI

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