



NEW 15-YEAR ABSOLUTE NNN LEASE, RELOCATION STORE

PANERA BREAD

CINCINNATI, OHIO

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EXCLUSIVELY LISTED BY

+ PHIL SAMBAZIS

Executive Managing Director
SAN DIEGO
Tel: (858) 373-3174
phil.sambazis@marcusmillichap.com
License: CA 01474991

+ MARK RUBLE

Executive Managing Director
PHOENIX
Tel: (602) 687-6766
mark.ruble@marcusmillichap.com
License: AZ SA550593000

+ CHRIS LIND

Senior Vice President Investments
PHOENIX
Tel: (602) 687-6780
chris.lind@marcusmillichap.com
License: AZ SA627823000

+ MICHAEL GLASS

Broker of Record
230 WEST ST., STE. 100
COLUMBUS, OH 43215
P: (614) 360-9800
LIC. # BRK.2007005898



ADDRESS

8501 Beechmont Ave.
Cincinnati, OH 45255

PRICE

\$3,652,000

CAP RATE

5.50%

NOI

\$200,850

FINANCIAL OVERVIEW

PRICE	\$3,652,000
CAP RATE	5.50%
GROSS LEASABLE AREA	3,900 SF
YEAR BUILT	2023
LOT SIZE	0.94 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	12/20/2023
INCREASES	5% Every Five Years, Including Options
OPTIONS	Three, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$200,850	\$16,738
Year 6 - Year 10	\$210,893	\$17,574
Year 11 - Year 15	\$221,437	\$18,45
Option 1	\$232,509	\$19,376
Option 2	\$244,134	\$20,345
Option 3	\$256,341	\$21,362



TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: FRANCHISEE
GUARANTOR: CAD CAPITAL, LLC

CAD Capital LLC is a wholly owned subsidiary of Covelli with over 50 locations.

Founded in 1960, Covelli Enterprises has grown to become one of the largest franchisees in the United States and the single largest franchisee in the Panera Bread system.

Previous owner and operator of 45 McDonald's franchises, Covelli currently owns and operates more than 350 Panera locations in 8 states including Ohio, Pennsylvania, Kentucky, North Carolina, Tennessee, South Carolina, Georgia and Florida. In addition to Panera Bread, Covelli Enterprises is also a franchisee of several Dairy Queen and O'Charley's Restaurants and recently signed a development deal to open more than 100 Caribou Coffee locations.



HEADQUARTERED IN
**WARREN,
OHIO**



10,000
EMPLOYEES



FOUNDED IN
1960



50+
LOCATIONS

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease with 5% Increases Every 5 Years
- Relocation of High-Performing Inline Store Nearby, Proven Concept in Trade Area
- Largest Panera Franchisee in the U.S. (350+ Locations), Award-Winning and Experienced Operator
- Strong Financials, Lease Guaranteed by CAD Capital, LLC with 50+ Locations
- Brand New High-Quality Construction with a Drive-Thru, Largest Panera Prototype
- Serving Over 116,000 Residents in Growing Cincinnati Suburb
- Average Household Income Exceeds \$115,000 within 3 Miles and \$111,000 within 5 Miles
- Highly Visible Along Major Commercial Artery with 28,600+ Cars/Day, Easy Access to I-275 with 101,200 Cars/Day
- Across from Target, Kroger, Aldi, TJ Maxx, Staples, ULTA, Harbor Freight, Chick-fil-A and Many More
- Close Proximity to Mercy Health – Anderson Hospital with Over 800 Employees
- Strong Daytime Population, Over 39,000 Employees in the Primary Trade Area
- Surrounded by Several K-12 Schools with More Than 11,000 Students
- Minutes to Belterra Park Racino with Approximately 1 Million Visitors Annually





WILSON ELEMENTARY
703 STUDENTS

EASTGATE MALL
KOHLS Dillard's JCPenney
SEPHORA rue21 Firestone
Advance! Auto Parts PNC BANK SHOE DEPT. ENCORE KeyBank

HOBBY LOBBY
meijer

the y

DICK'S SPORTING GOODS BEST BUY
PETSMART DSW
VCF VALUE CITY FURNITURE

Michaels Burlington ULTA
HomeGoods KIRKLAND'S SPORTSMAN'S FARMHOUSE

MERCYHEALTH

TQL
TOTAL QUALITY LOGISTICS
2,000 EMPLOYEES

MERCYHEALTH

SHERWOOD ELEMENTARY
686 STUDENTS

AMC THEATRES
CRUNCH FITNESS
macy's
PNC BANK
CARRABBA'S ITALIAN GRILL IHOP

NAGEL MIDDLE SCHOOL
1,150 STUDENTS

TARGET
STAPLES
TJ-maxx
SHOE CARNIVAL
Kroger
ULTA

SUMMIT ELEMENTARY
537 STUDENTS

tcs TATA CONSULTANCY SERVICES
800 EMPLOYEES

Walmart Supercenter
Sams CLUB
TireDiscounters Planet fitness
Rent-A-Center ALDI

petco
TireDiscounters
OUTBACK STEAKHOUSE
usbank

IMMACULATE HEART
718 STUDENTS

THE HOME DEPOT
Burger King

FOX CHASE
304 UNITS

ARBORS OF ANDERSON
438 UNITS

SUBJECT PROPERTY

28,600 CARS/DAY

Kroger

QUICKS OUTLET
BURGER KING
GOOD STUFF CHEAP

DOLLAR GENERAL

HARBOR FREIGHT TOOLS
PET SUPPLIES PLUS
Chick-fil-A DOLLAR TREE
TireDiscounters

HONDA
Ford

LOWE'S
9
gandull

THE VININGS
159 UNITS

ANDERSON HIGH SCHOOL
1,142 STUDENTS

NEW ENGLAND CLUB
250 UNITS

ST THOMAS MORE
253 STUDENTS

THE VIERA
245 UNITS

VILLAGE OF COLDSTREAM
158 UNITS

TIMBER TRAILS
194 UNITS

MAPLE GLEN
63 UNITS

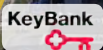
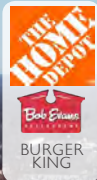
CARRIAGE STATION
64 UNITS

EAST POINT
156 UNITS

275
101,252 CARS/DAY

ARBORS OF ANDERSON
438 UNITS

FOX CHASE
304 UNITS



SUBJECT
PROPERTY

FUTURE
OFFICE SPACE

TIMBER TRAILS
194 UNITS



BECHMONT AVE.
28,600 CARS/DAY



amc
THEATRES

CRUNCH
FITNESS

Kroger

macy's

PNC BANK

CARRABBA'S
ITALIAN GRILL

ihop

DOWNTOWN
CINCINNATI

NEW ENGLAND CLUB
250 UNITS

STONEGATE
281 UNITS

VILLAGE OF COLDSTREAM
158 UNITS

NAGEL MIDDLE SCHOOL
1,150 STUDENTS

DOLLAR GENERAL

OLLIE'S OUTLET
GOOD STUFF CHEAP

Firestone

Advance
Auto Parts

T-Mobile

jiffylube

O'Reilly
AUTO PARTS

SUBJECT
PROPERTY

FUTURE
OFFICE SPACE

AutoZone

MIDAS

BECHMONT AVE.
28,690 CARS/DAY

PET
SUPPLIES
PLUS





BEECHMONT AVENUE



Panera
BREAD®

FUTURE OFFICE
SPACE

STOP
PYLON SIGN

DUMPSTER

DUMPSTER



DEMOGRAPHICS

8501 BEECHMONT AVE.
CINCINNATI, OH 45255

POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	10,955	55,019	112,706
2022 Population	11,201	56,748	116,488
2027 Population	11,210	57,208	117,483

HOUSEHOLDS

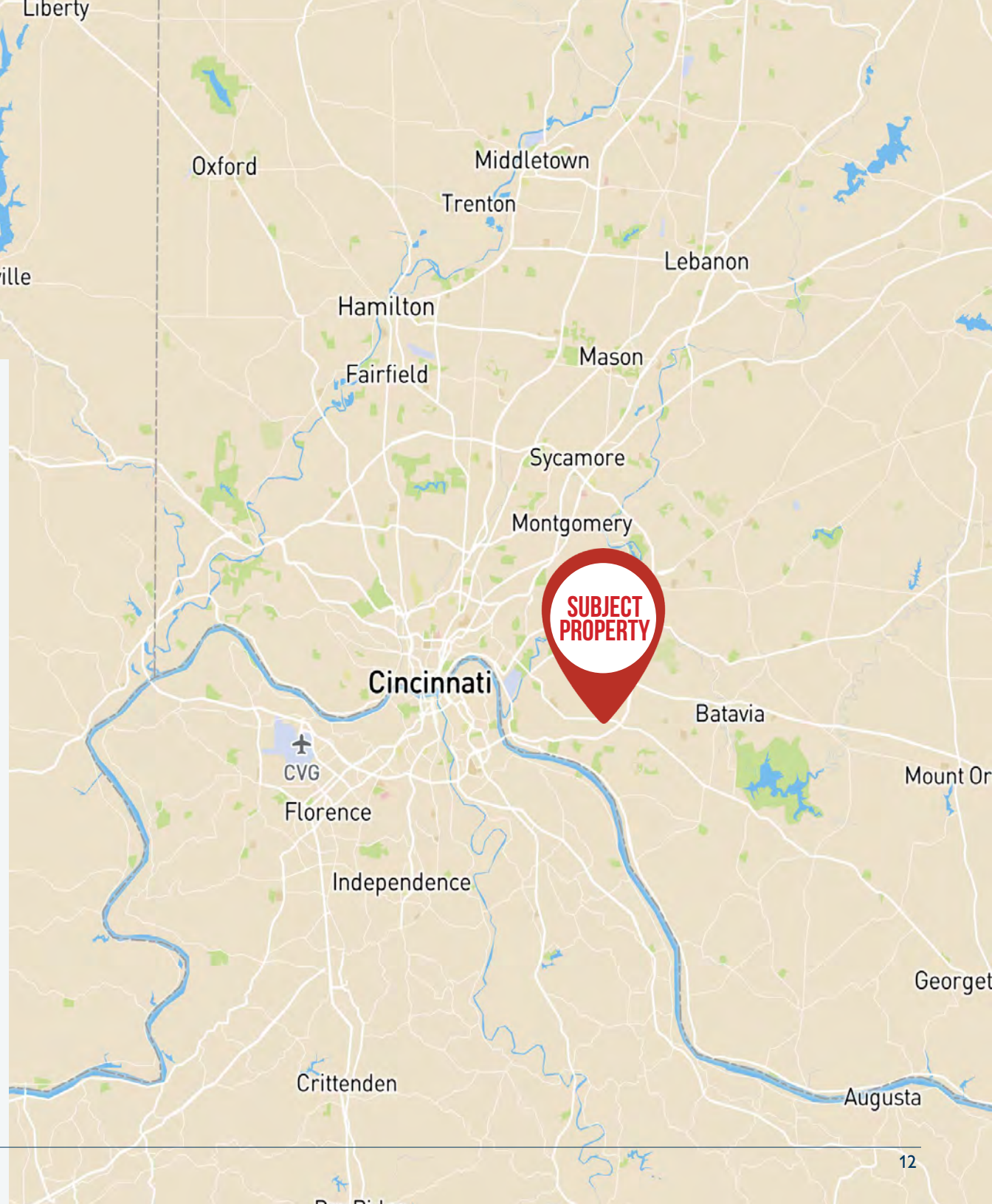
	1-MILE	3-MILES	5-MILES
2010 Households	4,527	21,591	45,064
2022 Households	4,693	22,600	47,255
2027 Households	4,736	22,927	47,973

INCOME

	1-MILE	3-MILES	5-MILES
2022 Average Household Income	\$90,272	\$115,083	\$111,855

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2022 Number of Employees In Area	3,130	20,980	39,009



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

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