



**6.3 MILLION
VISITS PER YEAR**

NET LEASE PROPERTY FOR SALE

Panera Bread Recently Renewed Lease

2950 JAMES SANDERS BLVD, PADUCAH, KY 42001

Marcus & Millichap
PAINE RESTAURANT GROUP

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Activity ID #ZAG0060288

**PANERA BREAD
RECENTLY RENEWED
GROUND LEASE
SHOPPING CENTER
OUTPARCEL**

Marcus & Millichap

Exclusively Listed By

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PAINE RESTAURANT GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap
PAINE RESTAURANT GROUP

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**PANERA BREAD
RECENTLY RENEWED
GROUND LEASE
SHOPPING CENTER
OUTPARCEL**

Marcus & Millichap

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Marcus & Millichap

PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

Team Website
www.painerestaurantgroup.com 

LinkedIn
[painerestaurantgroup](https://www.linkedin.com/company/painerestaurantgroup) 

 **Instagram**
[painerestaurantgroup](https://www.instagram.com/painerestaurantgroup) 

BRANDS WE WORK WITH

MCDONALD'S

BURGER KING

DAIRY QUEEN



RECENT ACTIVITY: JUST LISTED



PRICE: \$1,427,000

MCDONALD'S FEE SIMPLE BUILDING

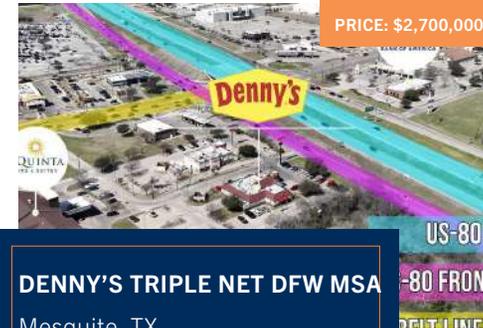
Morrison, IL



PRICE: \$2,200,000

VACANT DRIVE THRU RESTAURANT

Ennis, TX



PRICE: \$2,700,000

DENNY'S TRIPLE NET DFW MSA

Mesquite, TX



PRICE: \$4,000,275

RAZZOO'S

Irving, TX



PRICE: \$4,000,000

TED'S CAFÉ OKC

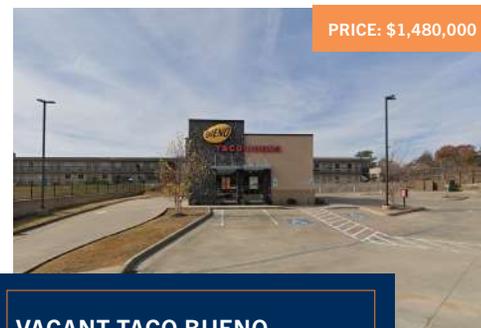
Oklahoma City, OK



PRICE: \$3,000,000

HOOK & REEL

Ennis, OK



PRICE: \$1,480,000

VACANT TACO BUENO

North Little Rock, AR



PRICE: \$2,863,071

TACOS 4 LIFE

Little Rock, AR

RECENT ACTIVITY: CLOSED



MCDONALD'S MSA
Inquire for Cap Rate
Austin, TX



MCDONALD'S MSA
Inquire for Cap Rate
Coconut Creek, FL



MCDONALD'S FEE SIMPLE BUILDING
Inquire for Cap Rate
Oak Grove, LA



POPEYES FORT WORTH, TX
Inquire for Cap Rate
Saginaw, TX



BURGER KING CORPORATE
Inquire for Cap Rate
Stow, OH



VACANT IHOP DALLAS MSA
Ennis, TX



MCDONALD'S ROCKPORT, TX
Inquire for Cap Rate
Rockport, TX



KFC / TACO BELL EL PASO, TX
Inquire for Cap Rate
Anthony, TX



7 BREW COFFEE LITTLE ROCK, AR
Inquire for Cap Rate
Little Rock, AR

RECENT ACTIVITY: CLOSED



BURGER KING (DARK)
Inquire for Cap Rate
Omaha, NE



BURGER KING
Inquire for Cap Rate
Memphis, TN



ON THE BORDER TRIPLE NET
Inquire for Cap Rate
Fort Worth, TX



DUTCH BROS
Inquire for Cap Rate
Waxahachie, TX



BURGER KING
Inquire for Cap Rate
Wichita, KS



IHOP HOUSTON, TEXAS MSA
Inquire for Cap Rate
Ennis, TX



BURGER KING OTTAWA, KS
Inquire for Cap Rate
Ottawa, KS



DENNY'S TRIPLE NET
Inquire for Cap Rate
Evansville, IN



VACANT RESTAURANT
Midland, TX

RECENT ACTIVITY: CLOSED



APPLEBEE'S AUSTIN MSA
Georgetown, TX



CHILI'S GRILL & BAR
Beaumont, TX

Executive Summary

- Property Highlights/Summary
- Tenant Profile
- Traffic Counts
- Aerial Photo
- Property Photo

PROPERTY HIGHLIGHTS/SUMMARY

2950 James Sanders Blvd, Paducah, KY 42001

Price:\$1,700,000

Building Size:4,856 SF

Lot Size:1.28 Acres

Year Built:2010

Marcus & Millichap is pleased to offer for sale Panera Bread located at 2950 James Sanders Boulevard in Paducah, Kentucky. The property features a recently renewed ground lease with five years remaining, providing stable near-term cash flow. The lease includes 10 percent rental escalations every five years and three additional five-year renewal options, ensuring strong long-term income potential. The property offers excellent visibility and accessibility from US-60, which sees nearly 22,707 vehicles per day, and is located just off Interstate 24, a major transit corridor with an average daily traffic count of nearly 22,264 vehicles.

Situated at the confluence of the Ohio and Tennessee Rivers in Western Kentucky, Paducah is the economic and cultural heart of the Jackson Purchase region. As a retail focal point in Western Kentucky, Paducah attracts shoppers from multiple neighboring counties, driven by the city's retail infrastructure, cultural amenities, and logistical accessibility. The surrounding trade area includes both a strong daytime employment base and a growing residential population, generating consistent traffic to the property from a diverse customer base. Strategically positioned within Paducah's dominant retail corridor, the property sits directly across from Kentucky Oaks Mall, the region's premier shopping destination. It shares a shopping center with top-performing national retailers such as Academy Sports, Dollar Tree, PetSmart, and Crumbl Cookies, with nearby restaurant anchors such as Texas Roadhouse, Buffalo Wild Wings, IHOP, and Arby's. This concentration of well-known tenants enhances cross-shopping activity and strengthens the overall market positioning of the property.



PROPERTY HIGHLIGHTS

- Recently Renewed Ground Lease with Approximately Five Years Remaining and 10 Percent Rent Escalations Every Five Years
- Additional Rent of 4 Percent of Sales Over Break Point (Additional Rent Received in 2024 was \$18,213, not Included in Advertised NOI)
- 2010 Construction of 4,856 SF Building on 1.28 Acre Lot
- Direct Access to US-60 with Over 22,707 VPD and James Sander Blvd with Over 15,449 VPD
- Positioned Across from Kentucky Oaks Mall in Paducah's Primary Retail Corridor that Receives Over 6.3 Million Visits Per Year
- Located within a Shopping Center that Includes Walmart, Home Depot, T.J. Maxx, PetSmart, Office Depot, Dollar Tree, and More

TENANT PROFILE

2950 James Sanders Blvd, Paducah, KY 42001



Panera Bread is a leading fast-casual restaurant chain known for its bakery-café menu, which features artisan breads, soups, salads, sandwiches, and specialty beverages. Panera has built a reputation as a go-to destination for high-quality meals served in a warm and inviting atmosphere. The restaurants offer free Wi-Fi and flexible seating options for both individuals and groups. Founded in 1987, Panera Bread operates over 2,000 locations across the United States and Canada, consisting of both company-owned and franchised units. These restaurants are typically situated in suburban shopping centers, lifestyle centers, and urban retail corridors, serving breakfast, lunch, and dinner. In 2017, Panera was acquired by JAB Holding Company, a global investment firm that owns a portfolio of well-known food and beverage brands.

1987

Founded

2,000+

Locations

St. Louis, Missouri

Headquarters

Advanced Demographic Summary

Since 2010, the population within a three-mile radius of the property has grown steadily from 19,065 to an estimated 21,647 by 2024, a rise of 13.5 percent. Continued growth is projected, with the population expected to reach 21,881 by 2029. The five-mile radius has shown a similar trend, expanding by 7.8 percent from 42,668 in 2010 to 45,995 in 2024, and is anticipated to grow to 46,254 by 2029. This demographic growth is accompanied by strong income levels. The average household income within the three-mile radius is \$95,853, while the five-mile radius reports an average of \$86,999. Further enhancing the area's investment appeal, the daytime population reaches 31,590 within three miles and 59,909 within five miles. Unemployment rates are notably low, at 1.92 percent in the three-mile radius and 2.26 percent within five miles, indicating a healthy workforce. The local housing market supports this strength, with median home values of \$239,145 in three miles and \$217,450 in five miles. Combined with rising household incomes, these figures suggest a solid foundation for sustained demand in retail and service-related sectors.

TRAFFIC COUNTS

2950 James Sanders Blvd, Paducah, KY 42001

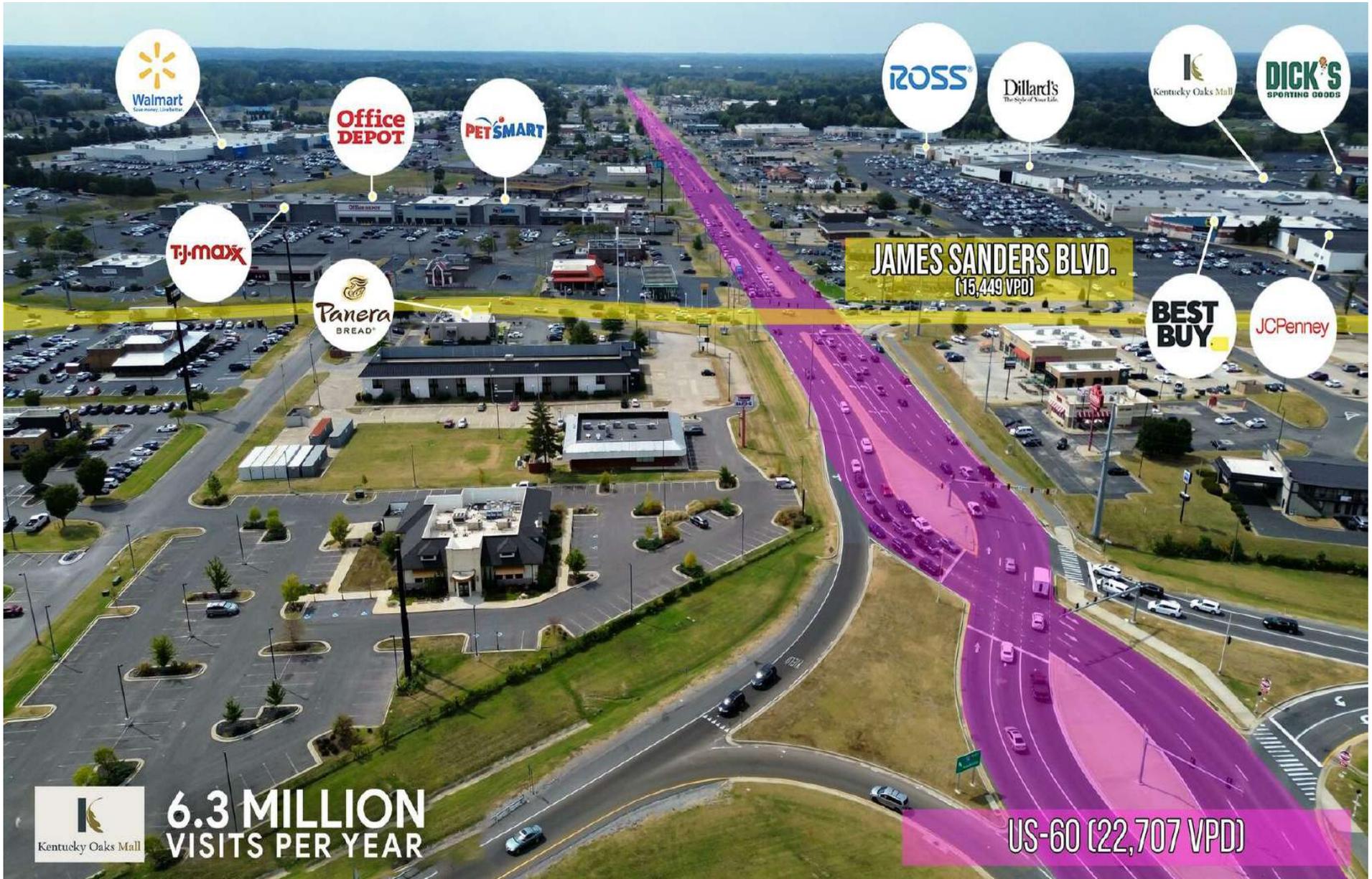


Traffic Counts: Interstate 24 & US-60

The property benefits from its proximity to US-60, a major commercial thoroughfare in Paducah with an average daily traffic count of 22,707 vehicles. Additionally, it is adjacent to Interstate 24, a key east-west corridor connecting major cities such as Nashville, St. Louis, and Memphis, which sees an average daily traffic count of 22,264 vehicles. This prime location near the intersection provides high visibility and easy accessibility, making it an appealing destination for both local residents and regional travelers.

AERIAL PHOTO

2950 James Sanders Blvd, Paducah, KY 42001



PROPERTY PHOTO

2950 James Sanders Blvd, Paducah, KY 42001



PROPERTY PHOTO

2950 James Sanders Blvd, Paducah, KY 42001

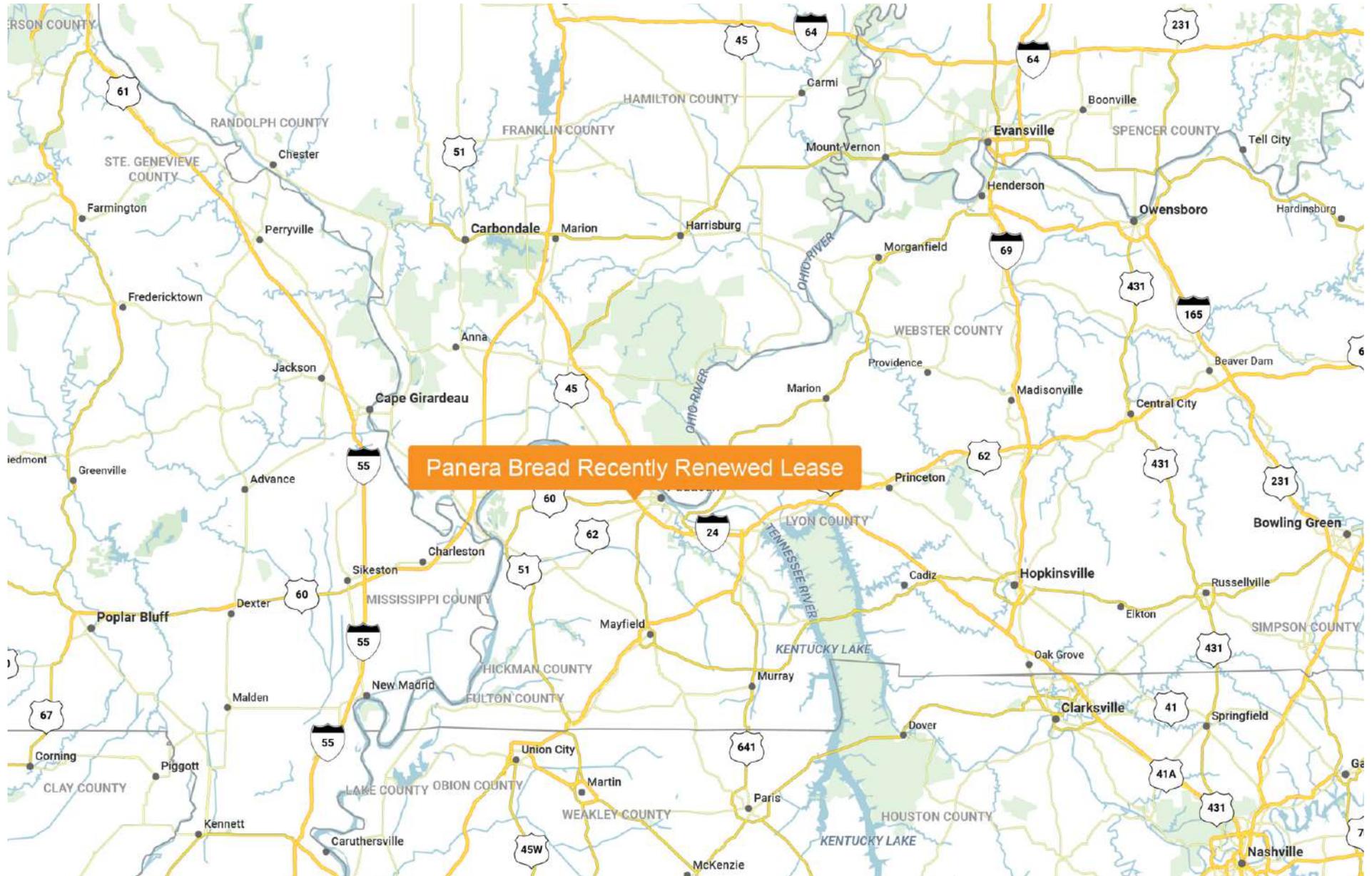


Property Information

- Regional Map
- Local Map
- Retailer Map

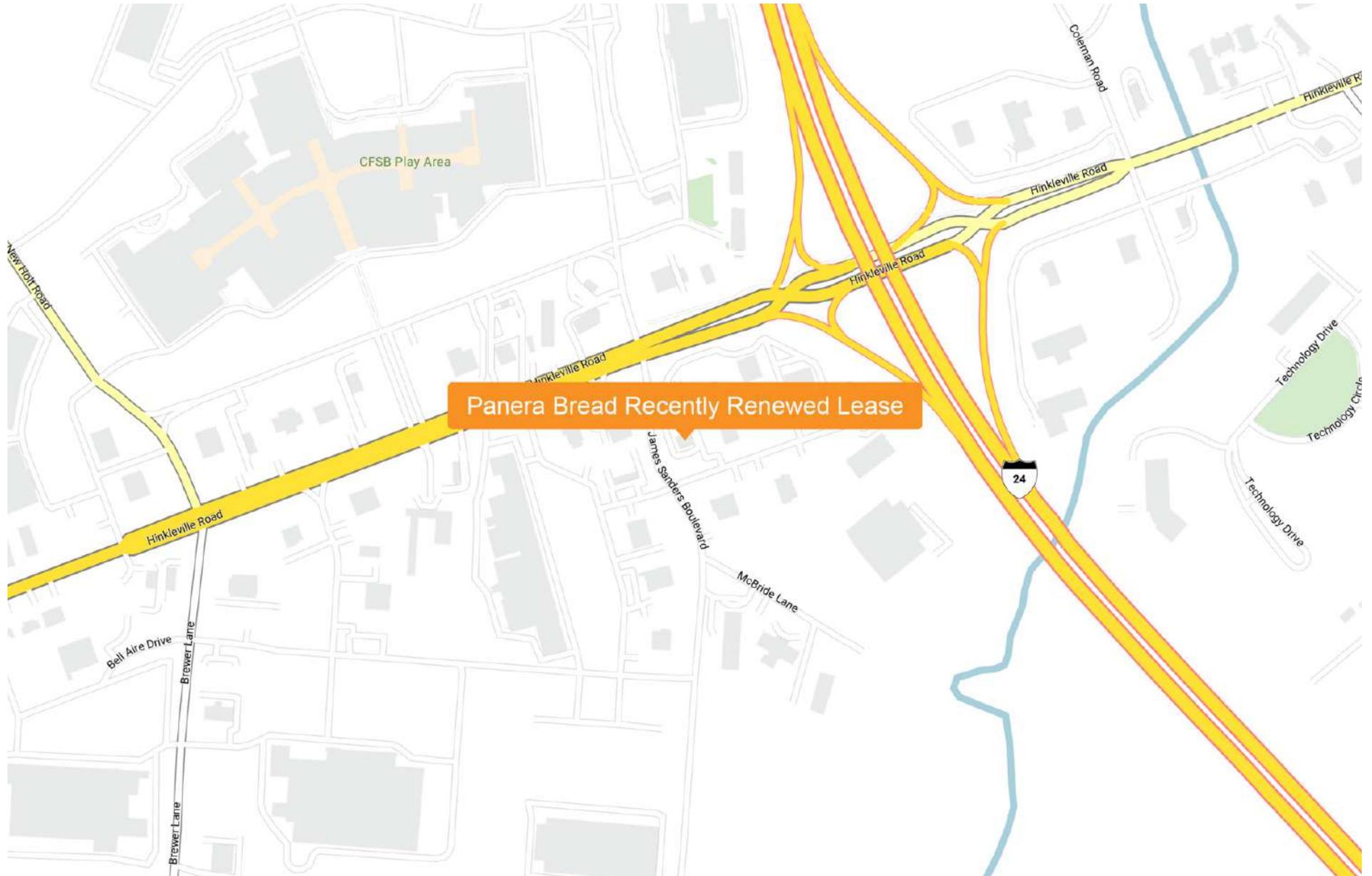
REGIONAL MAP

2950 James Sanders Blvd, Paducah, KY 42001



LOCAL MAP

2950 James Sanders Blvd, Paducah, KY 42001



RETAILER MAP

2950 James Sanders Blvd, Paducah, KY 42001



SEC. 3 PANERA BREAD RECENTLY RENEWED GROUND LEASE SHOPPING CENTER OUTPARCEL

Financial Analysis

• Financial Details

FINANCIAL DETAILS

2950 James Sanders Blvd, Paducah, KY 42001

THE OFFERING	
Price	\$1,700,000
Capitalization Rate	5.18%
Price/SF	\$350.08

PROPERTY DESCRIPTION	
Year Built / Renovated	2010
Gross Leasable Area	4,856 SF
Type of Ownership	Fee Simple
Lot Size	1.28 Acres

LEASE SUMMARY	
Tenant	Panera Bread
Rent Increases	10% Every 5 Years
Lease Type	Ground Lease
Lease Commencement	08/31/2005
Lease Expiration	08/31/2030
Renewal Options	Three 5-Year Renewal Options
Term Remaining on Lease (Yrs)	5 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 8/31/2030	\$88,000	\$7,333	\$18.12	5.18%
9/1/2030 - 8/31/2035	\$96,800	\$8,067	\$19.93	5.69%
9/1/2035 - 8/31/2040	\$106,840	\$8,903	\$22.00	6.28%
9/1/2040 - 8/31/2045	\$117,128	\$9,761	\$24.12	6.89%

Additional Rent of 4% of Sales over \$2,340,000 (Estimated Sales of 3 Million Annually). Additional Rent of Amortization of TI at 8% (Original TI of \$650,000). 2024 Additional Rent Received in 2024 was \$18,213 Not included in Advertised NOI

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

2950 James Sanders Blvd, Paducah, KY 42001

PADUCAH, KY

Paducah is located along Interstate 24, a major east-west corridor that provides direct access to larger cities such as Nashville, St. Louis, and Memphis. Additional transportation routes, including U.S. Highways 60 and 62, enhance regional connectivity. For air travel, Barkley Regional Airport (PAH) offers commercial service and supports cargo operations, giving travelers and businesses direct access to national transportation networks. Strategically positioned at the confluence of the Ohio and Tennessee Rivers, Paducah holds a competitive advantage in waterborne freight. Its location on the Ohio River makes it one of the most important inland ports in the country. Companies such as Ingram Barge Company, a leader in river freight, benefit significantly from this geographic advantage. As a result, the manufacturing and logistics sectors are key drivers of the local economy. Paducah also has a strong healthcare infrastructure that supports a significant portion of the local workforce. The education sector plays an essential role as well, anchored by West Kentucky Community & Technical College (WKCTC), which enrolls approximately 6,000 students annually and contributes over \$138 million to the local economy. As one of only a few U.S. cities designated a UNESCO Creative City of Crafts & Folk Art, Paducah has earned national recognition for its dedication to cultural preservation and creative industries. The city's top tourist attraction, the National Quilt Museum, attracts more than 110,000 visitors annually, serving as a magnet for quilting enthusiasts and art aficionados from across the globe.



HIGHLIGHTS

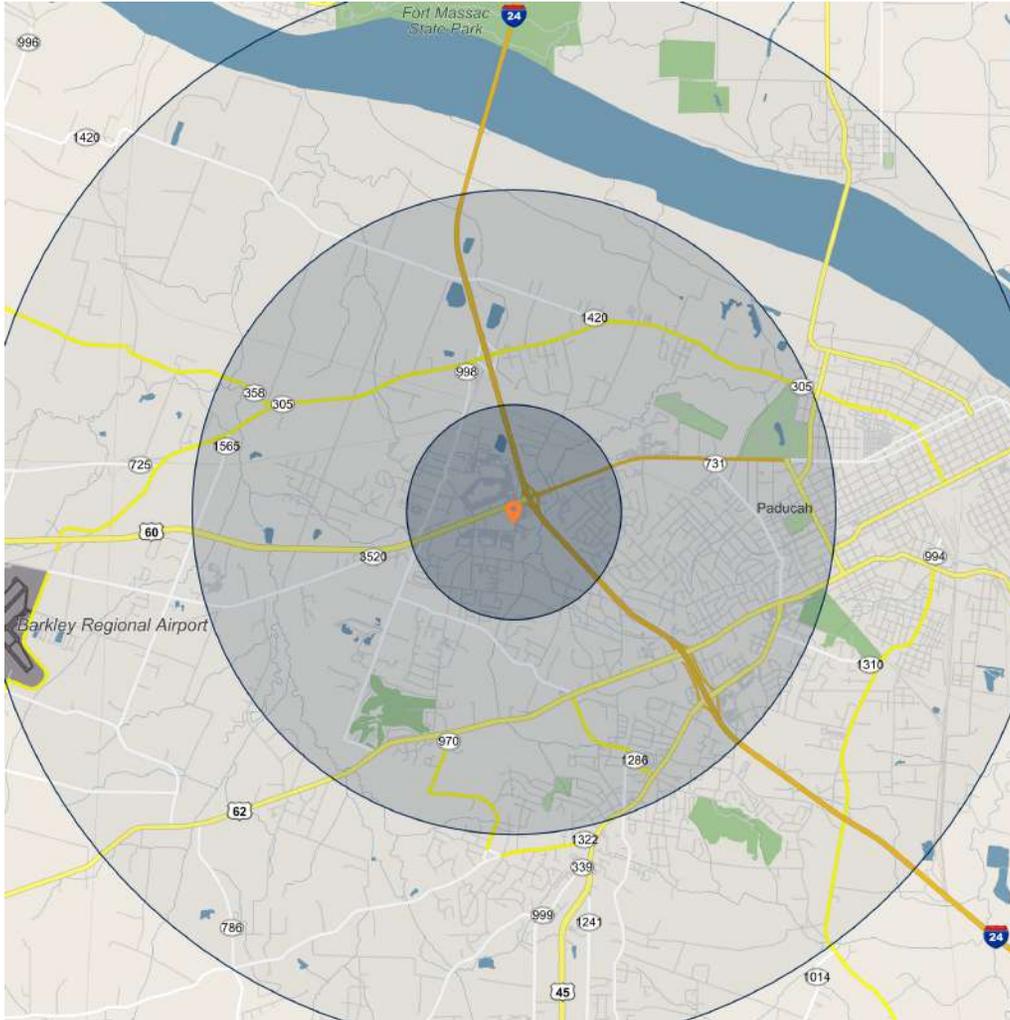
UNESCO Creative City: Nationally recognized as a UNESCO Creative City of Crafts & Folk Art and draws over 110,000 annual visitors to the National Quilt Museum.

Strategic Transportation Network: Located along Interstate 24 and the Ohio River, Paducah offers direct access to Nashville, St. Louis, and Memphis.

Logistics and Manufacturing Destination: Strategically positioned at the confluence of the Ohio and Tennessee Rivers, Paducah is one of the nation's most important inland ports.

DEMOGRAPHICS

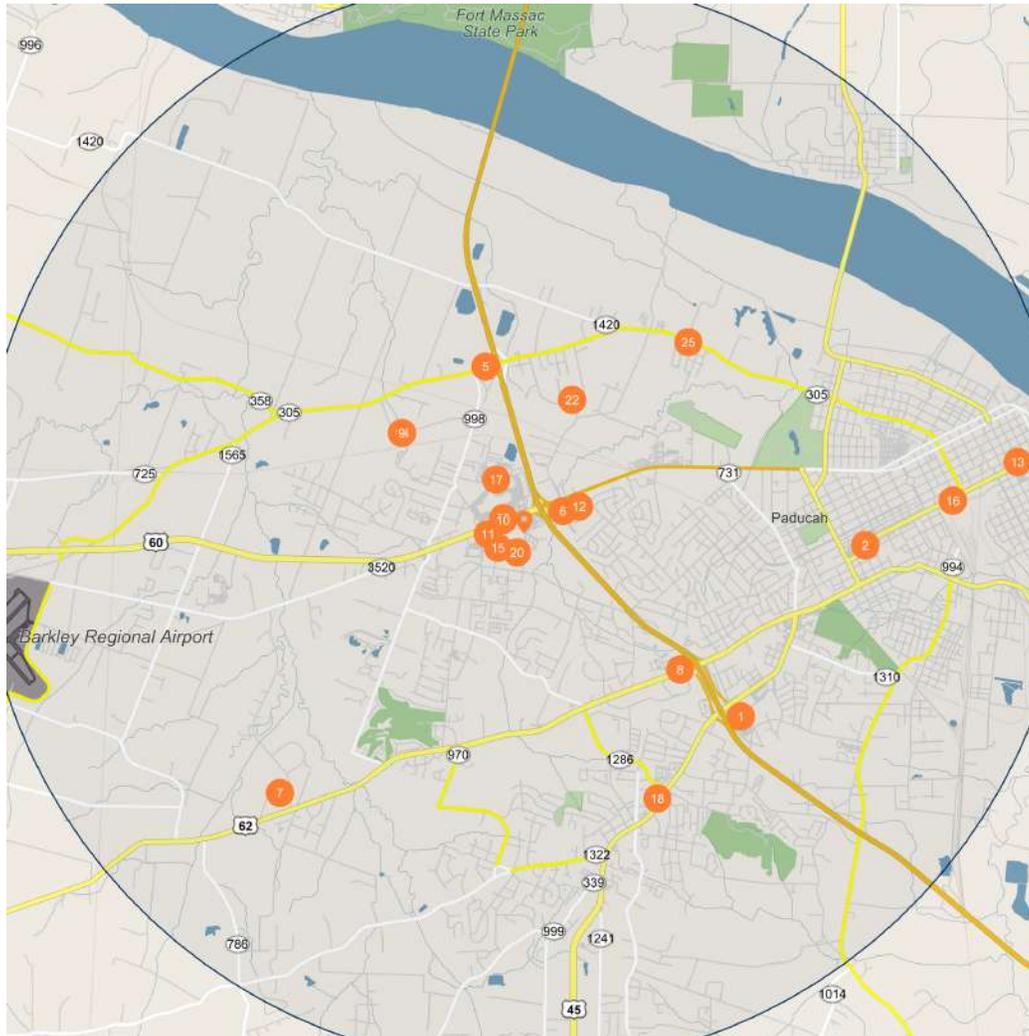
2950 James Sanders Blvd, Paducah, KY 42001



	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	3,104	21,881	46,254
2024 Estimate	3,040	21,647	45,995
2020 Census	2,965	21,354	45,707
2010 Census	2,021	19,065	42,668
HOUSEHOLD INCOME			
Average	\$101,342	\$95,853	\$86,999
Median	\$78,873	\$75,546	\$67,274
Per Capita	\$45,813	\$42,709	\$37,909
HOUSEHOLDS			
2029 Projection	1,492	9,844	20,177
2024 Estimate	1,461	9,698	19,965
2020 Census	1,418	9,497	19,675
2010 Census	1,001	8,565	18,859
HOUSING			
Median Home Value	\$285,469	\$239,145	\$217,450
EMPLOYMENT			
2024 Daytime Population	6,003	31,590	59,909
2024 Unemployment	0.97%	1.92%	2.26%
Average Time Traveled (Minutes)	17	18	18
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	0.00%	0.60%	0.69%
Some College (13-15)	33.46%	34.88%	38.15%
Associate Degree Only	12.43%	12.91%	14.71%
Bachelor's Degree Only	9.31%	10.13%	10.37%
Graduate Degree	40.66%	35.35%	28.14%

DEMOGRAPHICS

2950 James Sanders Blvd, Paducah, KY 42001



Major Employers		Employees
1	Mercy Hlth - Lourdes Hosp LLC-Lourdes Hospital	1,500
2	Baptist Healthcare System Inc-Western Baptist Hosp Child Dev	1,409
3	Western Bptst Med Ventures Inc-BAPTIST HEALTH PADUCAH	1,222
4	Continuecare Hospital Bh	611
5	R & L Transfer Inc-R & L Gator Greenwood	329
6	Midamerica Hotels Corporation-Holiday Inn	307
7	Lynx Services LLC	300
8	Act For Health Inc	273
9	The H T Hackney Co	244
10	Yankee Candle Investments LLC	215
11	Gmri Inc-Olive Garden	206
12	Computer Services Inc-C S I	200
13	County of McCracken-Judge Executive Office	200
14	Uacj Auto Whitehall Inds Inc	194
15	Walmart Inc-Walmart	180
16	NRE Acquisition Co LLC-Vmv Paducahbilt	180
17	H&J Restaurants LLC	176
18	Banks Grocery Company Inc-Super Value Foods	175
19	PMG Acquisition Corp	160
20	Home Depot USA Inc-Home Depot The	146
21	Paducah & Louisville Rlwy Inc	145
22	Henry A Petter Supply Co LLC-Petter Supply	140
23	Cracker Brrel Old Cntry Str In-Cracker Barrel	123
24	National Railway Equipment Co	120
25	Triangle Enterprises Inc-Triangle Insulation & Shtmtl	113



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