



PRICE
\$5,053,000

CAP RATE
4.75%

AVERAGE CAP RATE
5.24%



Property Rendering

Panera Bread

3301 Watkins Road | Durham, NC



LEADING FAST-CASUAL CHAIN
2,191 Locations
140,000+ Associates



RELOCATION SITE W/
DRIVE-THRU



NEWLY RENOVATED-TO-SUIT
CONSTRUCTION



LONG-TERM ABSOLUTE
NNN LEASE



ATTRACTIVE RENT INCREASES
10% Every 5 Years



A+ RETAIL TRADE AREA



EXCELLENT DEMOGRAPHICS
W/ STRONG GROWTH
157K+ Pop. within 5-Miles



RESEARCH TRIANGLE
INVESTMENT PROPERTY
2nd Fastest Growing MSA



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