

WATCH NOW



PANERA BREAD 2901 N MAIZE RD, WICHITA, KS

\$3,130,000 – Cap Rate. 4.9%



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- New 15 Year Lease With Drive- Thru
- Store Operated by Flynn Restaurant Group, Over 2,400 Locations and \$4.2 Billion in Annual Sales
- Estimated Traffic Volume Of 26,831 VPD
- Located In New Market Square, A 1,000,000 Square Foot Regional Lifestyle Center
- Major Area Retailers Include: Walmart, Target, Dillon's, Marshall's, Starbucks, Academy Sports & Outdoors, Planet Fitness, And Many More!
- Average Household Incomes Within A 5-Mile Radius Are \$85,000+

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

About the Investment

- Brand New Construction
- 15-Year Absolute Triple Net (NNN)
- Three (3), Five (5)-Year Tenant Renewal Options, Bringing the Potential Lease Term to 30 Years

About the Location

- Dense Retail Corridor | include Walmart, Target, Dillon's, Marshall's, Starbucks, Academy Sports & Outdoors, Planet Fitness, And Many More!
- Strong Demographics | Population Exceeds 134,00 Individuals Within a Five-Mile Radius
- Strong Traffic Counts | Over 28,000 Vehicles per day
- Located In New Market Square, A 1,000,000 Square Foot Regional Lifestyle Center

About the Tenant/ Brand

- ✓ Panera Has Been One of the Most Successful Restaurant Companies in History
- ✓ Panera Was the Best-Performing Restaurant Stock When Measured Over the Last 20 Years; Delivering a Total Shareholding Return 44 Times Better Than the S&P 500 From 1997 to 2017
- ✓ Pioneer in Advanced Technology – Driver of Ongoing Sales Growth and Improved Delivery-Catering Initiatives
- ✓ Acquired in 2017 by JAB Holdings, a European Conglomerate That Owns Krispy Kreme, Keurig, Peet's Coffee, Pret A Manger, Among Other Assets; Positioning the Chain for Continued Growth and Long-Term Returns
- ✓ JAB Holdings Manages \$50 Billion in Capital With and Enterprise Value Exceeding \$130 Billion



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PROPERTY DESCRIPTION

Concept	Panera Bread
Street Address	2901 N Maize Rd
City, State ZIP	Wichita, Kansas 67205
Building Size Estimated (SF)	3,950
Lot Size Estimated (Acres)	.95

THE OFFERING

Price	\$3,130,000
CAP Rate	4.9%
Net Operating Income	\$153,470

LEASE SUMMARY

Property Type	Retail
Property Subtype	Restaurant - Quick Service
Credit Type	Franchisee
Tenant	Pan Kansas, LLC
Original Lease Term	15 Years
Lease Commencement	10/30/24
Lease Expiration	10/30/39
Lease Term Remaining	15 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	Yes
Renewal Options Remaining	3, 5-Year Options

HMX Realty Advisors is pleased to present the exclusive listing for a brand-new Panera Bread located at 2901 N Maize Rd in Wichita, Kansas. The newly constructed site will consist of roughly 3,950 rentable square feet of building space on .95 -acre parcel of land.

The initial annual is \$153,470 and will increase throughout the term of the lease and in each option period. There are Three (3), five (5)-year tenant renewal options, extending the total possible lease term to 30 years.

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Year 1	\$153,470	\$12,789.17
Year 2	\$153,470	\$12,789.17
Year 3	\$168,470	\$14,039.17
Year 4	\$168,470	\$14,039.17
Year 5	\$168,470	\$14,039.17
Year 6	\$168,470	\$14,039.17
Year 7	\$168,470	\$14,039.17
Year 8	\$168,470	\$14,039.17
Year 9	\$184,980	\$15,415.00
Year 10	\$184,980	\$15,415.00
Year 11	\$184,980	\$15,415.00
Year 12	\$184,980	\$15,415.00
Year 13	\$184,980	\$15,415.00
Year 14	\$203,478	\$16,956.50
Year 15	\$203,478	\$16,956.50



About Panera Bread

Thirty years ago, at a time when quick service meant low quality, Panera set out to challenge this expectation. They believed that food that was good and that you could feel good about, served in a warm and welcoming environment by people who cared, could bring out the best in all of us. To them, that is food as it should be and that is why they exist. So they began with a simple commitment: to bake fresh bread every day in their bakery-cafes. No short cuts, just bakers with simple ingredients and hot ovens. Each night, any unsold bread and baked goods were shared with neighbors in need.

These traditions carry on today, as they have continued to find ways to be an ally to its guests. That means crafting a menu of soups, salads and sandwiches that they are proud to feed their families. Like poultry and pork raised without antibiotics on salads and sandwiches. A commitment to transparency and options that empower their guests to eat the way they want. Seasonal flavors and whole grains. And a commitment to removing artificial additives (flavors, sweeteners, preservatives and colors from artificial sources) from the food in its bakery-cafes. Why? Because they think that simpler is better and they believe in serving food as it should be. The company is also focused on improving quality and convenience. With investments in technology and operations, they now offer new ways to enjoy your Panera favorites- like mobile ordering and Rapid PickUp for to-go orders – all designed to make things easier for its guests.

As of February 2022, there are more than 2,160 bakery-cafes in 48 states and in Ontario, Canada operating under the Panera Bread or Saint Louis Bread Co. names.

About Flynn Restaurant Group

The Flynn Restaurant Group, began in 1999 and has grown to become the largest restaurant franchisee in the United States. They own and operate 439 Applebee's, 288 Taco Bell's, 128 Panera's, 945 Pizza Hut's, 190 Wendy's, and 369 Arby's across 9 different states. The Flynn Group is Nationally recognized as an industry leader and they have received numerous awards for being ranked as the Top Operator in the Nation. \$4.7 billion annually in revenue.

About Pan Kansas, LLC

Pan Kansas, LLC, operates 36 Panera Breads and is a wholly owned subsidiary of Flynn Restaurant Group.

FLYNN
RESTAURANT GROUP

www.Flynn.com

Wichita is the largest city in Kansas and the county seat of Sedgwick County. In the 1920s and 1930s, businessmen and aeronautical engineers established aircraft manufacturing companies in Wichita, including Beechcraft, Cessna and Stearman Aircraft. The city became a US aircraft production hub known as the "Air Capital of the World." Textron Aviation, Learjet, Airbus and Spirit AeroSystems continue to operate design and manufacturing facilities in Wichita, and the city remains a major center of the American aircraft industry. Wichita is also home to McConnell Air Force Base and Wichita Dwight D Eisenhower National Airport, the largest airport in Kansas. As an industrial hub, Wichita is a regional center of culture, media and trade. It hosts several universities, large museums, theaters, parks and entertainment venues, notably the Intrust Bank Arena and Century II Performing Arts Convention Center. The city's Old Cowtown Museum maintains historical artifacts and exhibits on the city's early history. Wichita State University is the third largest post secondary institution in the state, with a total enrollment exceeding 15,000 students. Healthcare is also a prominent industry sector in Wichita, employing approximately 28,000 people in the area. The Kansas Spine Hospital opened in 2004, as did a critical care tower at Wesley Medical Center. In July 2010, Via Christi Health, which is the largest provider of healthcare services in Kansas, opened a hospital that serves the northwest area of Wichita. Museums and landmarks devoted to science, culture, and area history are also located throughout the city. Several lie along the Arkansas River west of downtown, including the Exploration Place Science and Discovery Center, the Mid-America All-Indian Center, the Old Cowtown Living History Museum, and the Keeper of the Plains statue and its associated display highlighting the daily lives of Plains Indians. Other museums in Wichita include the Wichita Sedgwick County Historical Museum, Sedgwick County Memorial Hall and Soldiers and Sailors Monument, Museum of World Treasures and the Great Plains Transportation Museum.

PRINCIPAL CITY OF THE WICHITA METRO AREA

- Located in south-central Kansas on the Arkansas River
- Wichita is the county seat of Sedgwick County with over 391,352 residents

MAJOR INDUSTRIAL HUB

- Wichita is the center of culture, media, and trade > It hosts several large museums, theaters, parks, and entertainment venues, such as Intrust Bank Arena
- Several universities are also located in the city including Wichita State University, the third largest in Kansas

EARLY 20TH CENTURY OIL BOOM

- Wichita became a major oil town with dozens of oil exploration companies and support enterprises
- Koch Industries, a global natural resources conglomerate, is still headquartered in Wichita today

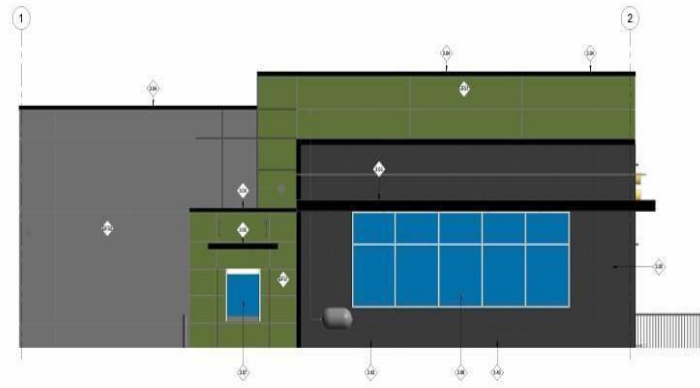
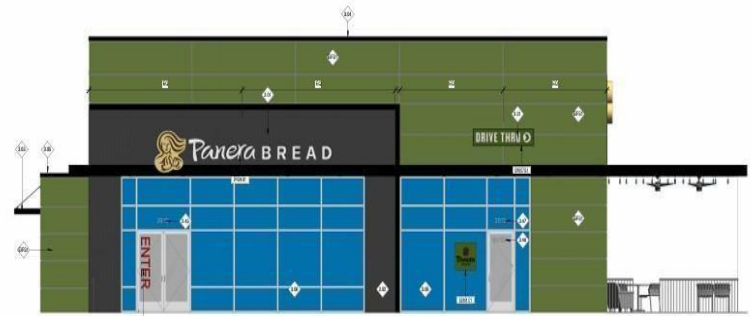












Demographic Data

Radius	3 mile	5 mile	10 mile
Population			
2010 Population	45,876	88,943	269,693
2023 Population	49,560	93,585	283,111
2028 Population Projection	50,634	95,185	287,846
Annual Growth 2010-2023	0.6%	0.4%	0.4%
Annual Growth 2023-2028	0.4%	0.3%	0.3%
Households			
2010 Households	16,391	34,489	104,685
2023 Households	17,711	36,235	110,471
2028 Household Projection	18,095	36,844	112,422
Annual Growth 2010-2023	1.1%	0.8%	0.6%
Annual Growth 2023-2028	0.4%	0.3%	0.4%
Avg Household Size	2.80	2.60	2.50
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$194,946	\$184,242	\$144,674
Median Year Built	1993	1987	1970
Owner Occupied Households	15,439	27,262	71,365
Renter Occupied Households	2,655	9,583	41,057
Household Income			
< \$25,000	1,129	4,036	22,572
\$25,000 - 50,000	2,643	7,007	25,624
\$50,000 - 75,000	2,979	6,626	21,441
\$75,000 - 100,000	2,535	4,698	12,669
\$100,000 - 125,000	2,724	4,939	11,294
\$125,000 - 150,000	2,220	3,533	6,778
\$150,000 - 200,000	2,232	3,560	6,136
\$200,000+	1,248	1,836	3,957
Avg Household Income	\$108,026	\$93,238	\$74,400
Median Household Income	\$95,749	\$77,387	\$57,268

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