

# Panera B R E A D

1702 EAST GREENVILLE ST  
Anderson, SC (Greenville MSA)

OFFERED FOR SALE  
\$3,026,000 | 5.25% CAP



 Atlantic  
CAPITAL PARTNERS™

CONFIDENTIAL  
OFFERING MEMORANDUM

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this corporate Panera Bread in Anderson, SC. The Premises has a 15 year Abs. NNN lease with Panera that was built with the Tenant's newest prototype. The Asset is well positioned in a major retail hub in the high growth Upstate of South Carolina.



15-YR  
LEASE



CORPORATE  
GUARANTEE



HIGH GROWTH  
MARKET

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$158,861
Rent Increase	6-10	\$171,570
Rent Increase	11-15	\$185,296
1st Option Term	16-20	\$200,119
2nd Option Term	21-25	\$216,129
3rd Option Term	26-30	\$233,419

NOI	\$158,861
CAP	5.25%
PRICE	\$3,026,000

### ASSET SNAPSHOT

Tenant Name	Panera Bread
Address	1702 East Greenville St, Anderson, SC 29621
Building Size (GLA)	2,615 SF
Land Size	1.05 Acres
Year Built/Renovated	2025
Signatory/Guarantor	Panera, LLC (Corporate)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	8/8/2025
Lease Expiration Date	7/31/2040
Remaining Term	15 years
ROFR	None
Rent Increases	8% Every 5 Years, Including Options
Current Annual Rent	\$158,861

### ACTUAL PROPERTY



71,167 PEOPLE  
IN 5 MILE RADIUS

\$90,622 AHHI  
IN 1 MILE RADIUS

23,443 VPD  
ON E GREENVILLE ST



### ATTRACTIVE LEASE FUNDAMENTALS

8% rent increase every 5 years and during options periods | Absolute NNN providing no Landlord Responsibilities | 15 Year Lease with Three (3) - Five (5) year option periods



### STRONG CORPORATE GUARANTEE

Corporate Guarantee from Panera, LLC | JAB Holdings acquired Panera, LLC in 2017 for \$7.5 billion dollars | There are over 2,100+ Panera Bread locations operating across the United States and Canada



### HIGH GROWTH UPSTATE SC

Over 25+ colleges and universities in the Upstate region providing ~28K graduates to the workforce each year | Greenville, SC and the upstate area has had over \$11B of capital investment in the trailing 3 years | 13.5% population growth since 2014



### POSITIONED IN DENSE RETAIL NODE

Fronting E. Greenville St - over 23K Cars per day | Within a 1-mile radius of the subject site is more than 468K SF of retail space | Nearby national retailers include: Publix Supermarket, Walmart Neighborhood Market, Dollar Tree, Goodwill, and more



### NEW CONSTRUCTION

The site is set to open in the fall of 2025, and the property is the tenant's newest prototype which includes a drive-thru



### IMMEDIATE NEARBY MARKET DRIVERS

Just 0.4 miles south of the site is McCants Middle School which has more than 560 students enrolled | 0.8 Miles south of the site is the NHC Healthcare Anderson Hospital which has around 300 beds and serves as a nursing home and hospital | 0.8 Miles north of the site is the Anmed Medical Center with over 450 beds for acute care









GREENVILLE  
25 MILES  
0:38 DRIVE

CHARLOTTE  
112 MILES  
2:10 DRIVE

COLUMBIA  
97 MILES  
2:00 DRIVE

Augusta

Greenville, SC stands as a vibrant suburban community renowned as the cultural hub for upstate SC. Boasting a dynamic economy, steady population growth, and diverse demographics, Greenville attracts residents and businesses alike. With a thriving mix of industries including manufacturing, healthcare, and technology, the city offers stability and resilience. Its strategic position in the upstate region ensures easy accessibility via major highways and an international airport, facilitating a broad customer base.

The presence of small businesses and community-oriented enterprises contributes to Greenville's economic stability and vibrancy. With its proximity to larger metropolitan areas like Atlanta and Charlotte, Greenville residents benefit from both suburban comfort and access to urban opportunities. In terms of real estate development, Greenville has seen measured expansion, with a balance between residential and commercial spaces. Local authorities prioritize maintaining the city's unique character while fostering responsible commercial growth to meet the needs of the community and sustain Greenville's appeal as a dynamic urban center in the upstate region of South Carolina.

Panera Bread opened in 1987, founded with a secret sourdough starter and the belief that the best part of bread is sharing it. That vision led to the invention of the Fast Casual category with Panera at the forefront, serving as America's kitchen table centered around their delicious menu of chef-curated recipes that are crafted with care by their team members. Panera Bread makes food that they are proud to serve their own families, from crave-worthy soups, salads and sandwiches to mac and cheese and sweets. Each recipe is filled with ingredients they feel good about and none of those they don't because they are committed to serving their guests food that feels good in the moment and long after. While their company is now nearly 2,200 bakery-cafes strong, their values and belief in the lasting power of a great meal remain as strong as ever. They spend each day filling bellies, building empowered teams and inspiring communities.



#### PANERA QUICK FACTS

<b>Founded:</b>	1981
<b>Ownership:</b>	Private
<b># of Locations:</b>	2,182+
<b>Headquarters:</b>	St Louis, MO
<b>Guaranty:</b>	Corporate

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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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