

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New 10-Year NNN Sale-Leaseback | Largest Panera Franchisee | Scheduled Rental Increases | Options To Extend



135 Great Oaks Trail | Wadsworth, Ohio

CLEVELAND MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE



OFFERING SUMMARY



2,254

LOCATIONS IN
U.S.A & CANADA

\$3.5B

2024
REVENUE

120,000

NUMBER OF
EMPLOYEES

OFFERING

Pricing \$2,956,500

Net Operating Income \$170,000

Cap Rate 5.75%

PROPERTY SPECIFICATIONS

Property Address 135 Great Oaks Trail, Wadsworth, OH 44281

Rentable Area 5,590 SF

Land Area 0.90 AC

Year Built 2011

Tenant Dalcan LLC (54 Unit Operator) dba Panera Bread

Guaranty Dalcan, LLC (54 Units)

Lease Type Absolute NNN

Landlord Responsibilities None

Lease Term 10 Years

Increases 7.50% Every 5 Years & Beg. of Each Option

Options 4 (5-Year)

Rent Commencement Close of Escrow

Lease Expiration 10 Years from COE

[**CLICK HERE FOR A FINANCING QUOTE**](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Panera Bread	5,590	COE	10 Years from COE	Year 1	-	\$14,166	\$170,000	4 (5-Year)
				Year 6	7.50%	\$15,229	\$182,750	

Rental Increases During Options

Brand New 10-Year Lease | Largest Panera Franchisee (54 Units) | 7.50% Rental Increases | Options To Extend | Drive-Thru Equipped

- Panera Bread will execute a brand new 10-year lease at the close of escrow
- Dalcan, LLC (54 Panera Bread Stores) is the guarantor of the lease, the largest Panera franchisee ([Covelli Enterprises](#))
- The lease features 7.50% rental increases every five years throughout the initial term and at the beginning of each of the 4 (5-year) options
- The asset is equipped with a drive-thru, allowing for increased customer convenience

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor will benefit from fee simple ownership of the building and land
- Ideal, management-free investment for a passive investor

Demographics In 5-Mile Trade Area | Akron MSA

- More than 45,000 residents and 14,000 employees support the 5-mile radius
- Features an average household income of \$121,329

Hard Corner Location | Dense Retail Corridor | Surrounding Big Box Retailers

- Subject property is located off High Street, a dense retail corridor
- National tenants in the immediate trade area such as Starbucks, Taco Bell, Aldi, Dunkin, Burger King, Applebee's, Wendy's and more
- Surrounded by big box retailers such as The Home Depot, Walmart, Tractor Supply Co, Big Lots, Buehler's Fresh Foods, and more

Excellent Visibility From I-76 (51,200 VPD) | Outparcel To Great Oaks Shopping Center | Wadsworth Crossings

- Panera Bread is directly off Interstate 76 with over 51,200 VPD, and also has access from High St with over 18,00 VPD
- New construction on High St targeted for 2028 to increase traffic flow and reduce congestion ([The Gazette](#))
- The subject property is an out parcel to Great Oaks Shopping Center anchored by Buehler's Fresh Food
- Wadsworth Crossings is within 3 miles of Panera with retailers such as Target, Five Below, CVS, Michaels, and Kohl's, and ranks in the top 93rd percentile nationwide in neighborhood centers with more than 3.2 million visits in the past 12 months according to Placer.ai

PROPERTY PHOTOS



BRAND PROFILE



PANERA BREAD

panerabread.com

Company Type: Subsidiary

Locations: 2,254+

Parent: JAB Holding Company

Their first bakery-cafe 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. They make food that they are proud to serve their own families, from crave-worthy soups, salads and sandwiches to mac & 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.

As of June 2, 2026, there were 2,254 bakery-cafes, company and franchise, in 48 states and Washington D.C., and in Ontario, Canada, operating under the Panera Bread or Saint Louis Bread Co. names. Panera Bread is part of Panera Brands, one of the largest fast casual restaurant companies in the U.S., comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels.

Source: panerabread.com/en-us

PROPERTY OVERVIEW

LOCATION



Wadsworth, Ohio
Medina County
Cleveland-Elyria MSA

ACCESS



Access Road 3: 1 Access Point

TRAFFIC COUNTS



Great Oaks Trail: 4,400 VPD
High Street/State Highway 94: 18,300 VPD

IMPROVEMENTS



There is approximately 5,590 SF of existing building area

PARKING



There are approximately 62 parking spaces on the owned parcel.
The parking ratio is approximately 11 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 040-20A-06-044
Acres: 0.9
Square Feet: 39,030

CONSTRUCTION



Year Built: 2011

ZONING

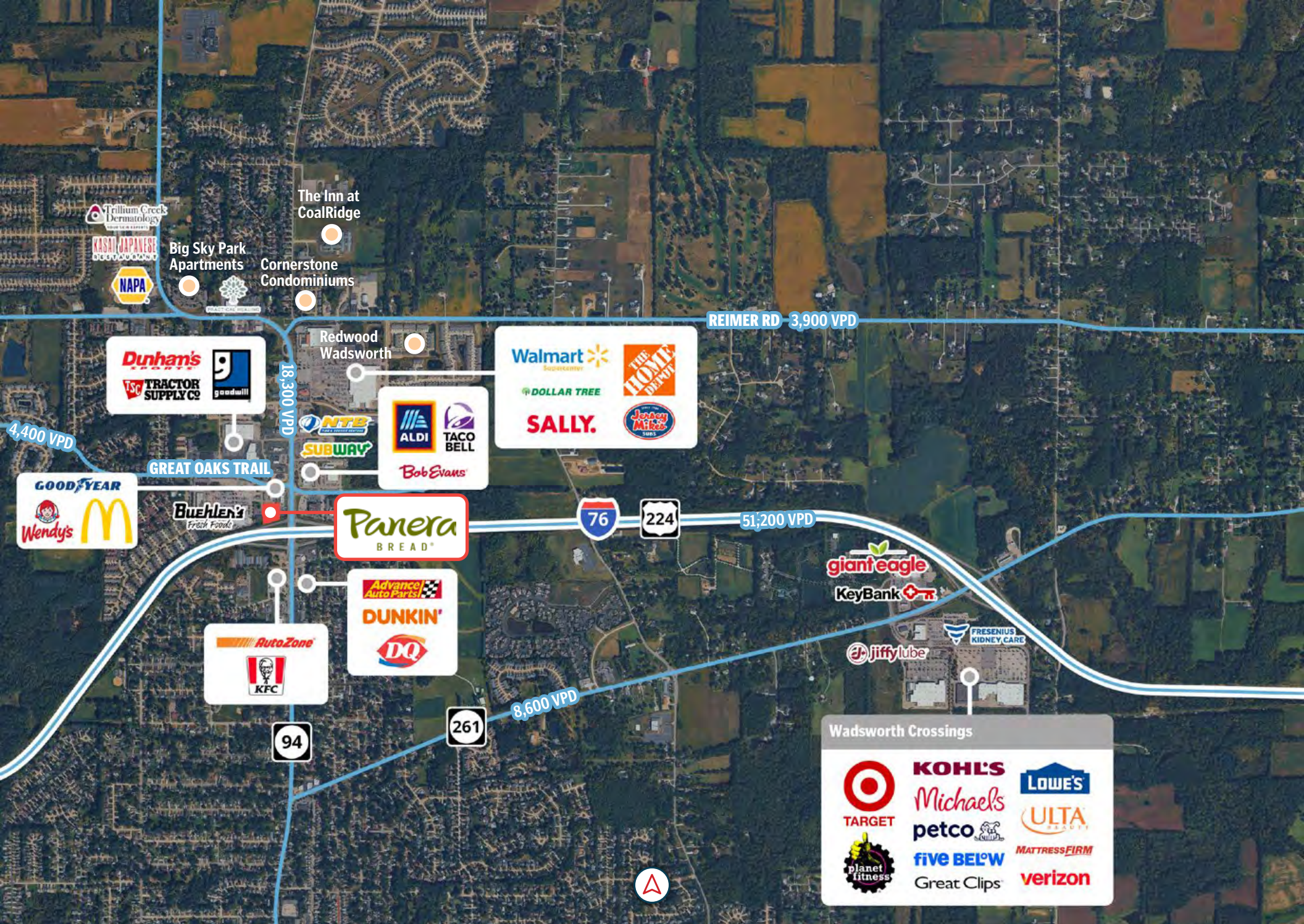


C-4: Highway Interchange Commercial District

LOCATION MAP



2026 Estimated Population	
1 Mile	6,827
3 Miles	28,244
5 Miles	45,407
2026 Average Household Income	
1 Mile	\$103,279
3 Miles	\$114,719
5 Miles	\$121,329
2026 Estimated Total Employees	
1 Mile	3,112
3 Miles	10,161
5 Miles	14,319





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	6,827	28,244	45,407
2031 Projected Population	6,867	28,346	45,850
2026 Median Age	46.5	41.7	42.8
Households & Growth			
2026 Estimated Households	3,232	11,596	18,271
2031 Projected Households	3,289	11,774	18,672
Income			
2026 Estimated Average Household Income	\$103,279	\$114,719	\$121,329
2026 Estimated Median Household Income	\$76,147	\$83,895	\$89,183
Businesses & Employees			
2026 Estimated Total Businesses	246	893	1,313
2026 Estimated Total Employees	3,112	10,161	14,319



WADSWORTH, OHIO

Wadsworth is a growing city located in Medina County, northeastern Ohio, approximately 20 miles west of Akron and 35 miles south of Cleveland. Known for its historic downtown, family-friendly neighborhoods, and strong community spirit, Wadsworth offers a blend of small-town charm and suburban convenience. Its location near major highways provides residents with easy access to the larger employment and cultural centers of Northeast Ohio. Wadsworth has a 2026 population of 24,880.

Wadsworth's economy is supported by manufacturing, healthcare, retail, logistics, education, and professional services. The city has a strong manufacturing base with industrial parks and local employers contributing significantly to the regional economy. Healthcare providers, schools, and retail businesses also serve as major employers. Many residents commute to nearby Akron, Cleveland, and Medina for employment in healthcare, finance, engineering, and corporate sectors.

Wadsworth offers a variety of parks, recreational facilities, and community events. The Historic Downtown Wadsworth district features local shops, restaurants, and seasonal festivals that highlight the city's vibrant community. Residents enjoy parks, walking trails, golf courses, and sports complexes, while nearby Ohio & Erie Canal Towpath Trail and regional parks provide additional outdoor recreation opportunities. The city's convenient location also offers easy access to cultural attractions and entertainment throughout the Akron and Cleveland metropolitan areas.

Wadsworth, OH is primarily served by two major commercial airports for passenger flights - Akron-Canton Airport (CAK) and Cleveland Hopkins International Airport (CLE).



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



OF GOING THE EXTRA MILE

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