

OFFERING MEMORANDUM

PANERA BREAD

3019

S DIRKSEN PARKWAY  
SPRINGFIELD, IL

EXCLUSIVELY LISTED BY

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**NX3**  
COMMERCIAL GROUP

**BANG**  
REALTY

BANG REALTY - ILLINOIS, INC

*In Association with In-State Broker*

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# NET LEASED DISCLAIMER

**NX3 Commercial Group, LLC hereby advises all prospective purchasers of net leased property as follows:**

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, NX3 Commercial Group, LLC has not and will not verify any of this information, nor has NX3 Commercial Group, LLC conducted any investigation regarding these matters. NX3 Commercial Group, LLC makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. NX3 Commercial Group, LLC expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions, or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal, and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction the suitability of the property for your needs. Like all investments, this investment carries significant risks. Buyer and Buyer's legal, financial, and other advisors must request and carefully review all legal, financial, and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package, you agree to release NX3 Commercial Group, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold "as is, where is."**

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NX3 Commercial Group, LLC and should not be made available to any other person or entity without the written consent of NX3 Commercial Group, LLC.

This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

NX3 Commercial Group, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or any other matter related to the subject property.

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**Disclosure of Interest:**

Joshua Symonette, in his role as a Real Estate Agent with NX3 Commercial Group, holds a partial ownership interest in the aforementioned property. This dual role is disclosed to ensure all parties are aware of potential conflicts of interest, reaffirming our dedication to fair and impartial transaction processes.



# PANERA

SPRINGFIELD, IL

# TABLE OF CONTENTS

05

EXECUTIVE  
SUMMARY

06

INVESTMENT  
HIGHLIGHTS

07

LEASE  
ABSTRACT

08

INVESTMENT  
SNAPSHOT

09

PORTFOLIO  
PRICING

10

PROPERTY  
PHOTOS

11

PLACER AI  
RANKING

12

AERIAL  
MAP

13

RETAIL  
AERIAL MAP

14

TENANT  
OVERVIEW

15

AREA  
OVERVIEW

16

ABOUT  
US

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# EXECUTIVE SUMMARY

This Panera Bread, located at 3019 S Dirksen Parkway in Springfield, Illinois, represents a high-quality single-tenant net lease investment backed by a corporate guarantee from Panera, LLC. With 20+ years of operating history and consistent lease renewals—including the most recent extension through December 2033—this asset reflects Panera's enduring confidence in the site's performance and strategic market relevance.

Positioned at the key interchange of Interstate 55 and Interstate 72, the property sits within one of Springfield's most active commercial and government corridors. It draws from a robust customer base of government employees, travelers, and hotel guests, as well as adjacent retail traffic from the Capital City Shopping Center and nearby national tenants. The surrounding trade area benefits from major traffic drivers including state agencies, convention centers, and regional healthcare hubs.

The ±4,980 SF building on ±0.92 acres features a drive-thru, supports multiple income streams, and benefits from strong visibility and access along a corridor with 12,941 vehicles per day (VPD). Combined with built-in 10% rent increases every five years, long-term tenancy, and minimal landlord responsibilities, this property offers secure income in a recession-resistant market anchored by the state capital's institutional presence.



# INVESTMENT HIGHLIGHTS

## **CORPORATE-GUARANTEED LEASE WITH LONG OPERATING HISTORY**

Panera, LLC provides a corporate guarantee with institutional credit strength. The tenant has operated at this location since 2004, and their decision to extend through December 2033—with two additional 5-year renewal options—demonstrates long-term commitment and operational confidence.

## **STRONG FOOT TRAFFIC SUPPORTED BY MIXED DEMAND DRIVERS**

Located adjacent to the I-55/I-72 interchange, the property benefits from daily traffic generated by state government offices, convention centers, nearby hotels, and national retailers. These dynamics support consistent daytime and evening activity, ensuring diversified customer traffic.

## **PLACER.AI RANKING VALIDATES PERFORMANCE**

This location ranks in the 82nd percentile nationally within Panera's portfolio, according to Placer.ai. Consistent foot traffic and solid performance benchmarks reinforce this site's status as a top-performing store within a competitive trade area.

## **10% RENT ESCALATIONS EVERY 5 YEARS**

The lease includes fixed 10% rent increases, with the next escalation scheduled for January 2029. This provides a clear path to NOI growth while maintaining below-market rent levels, increasing the likelihood of tenant retention and long-term yield protection.

## **GOVERNMENT-ANCHORED MARKET WITH RECESSION RESILIENCE**

As Illinois's state capital, Springfield offers a stable economic base supported by 30,000+ government employees, along with educational institutions, regional healthcare providers, and a steady flow of visitors to its historical and cultural attractions. This unique blend of demand drivers enhances investment stability.

# LEASE ABSTRACT



**\$2,365,000**  
PURCHASE PRICE

Tenant/Signatory/Guarantor Panera, LLC

Address 3019 S Dirksen Pkwy, Springfield, IL 62703

Current Annual Rent \$135,954.00

Remaining Term 7 Years, 11 Months

Building Size ±4,980 SF

Parcel Size ±0.92 Acres

Year Built/Renovated 2004

Rent Type Double Net (NN)

Landlord Responsibilities Foundation, Structural Supports, Exterior Walls & Painting of the Building

Rent Commencement Date 03/01/2004

Lease Expiration Date 12/31/2033

Rental Increases 10% Every 5 Yrs (Next Bump 01/2029)

# INVESTMENT SNAPSHOT



**\$2,365,000**

PRICE



**5.75%**

CAP RATE

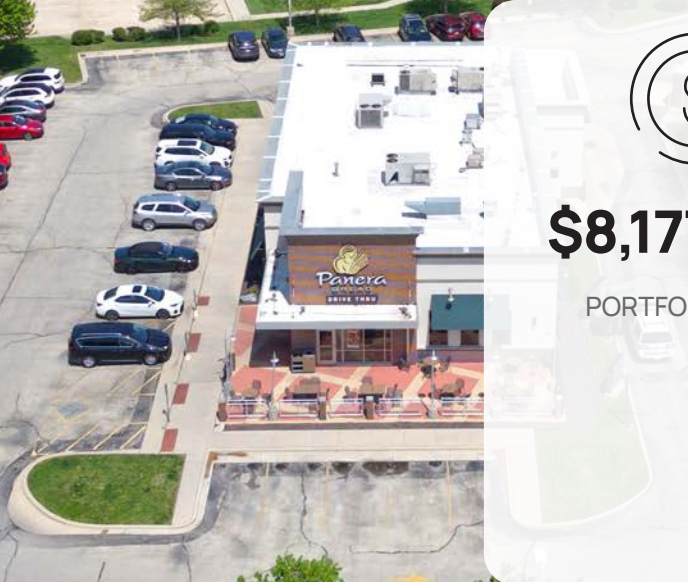



**\$135,954**


NOI




# PORTFOLIO PRICING



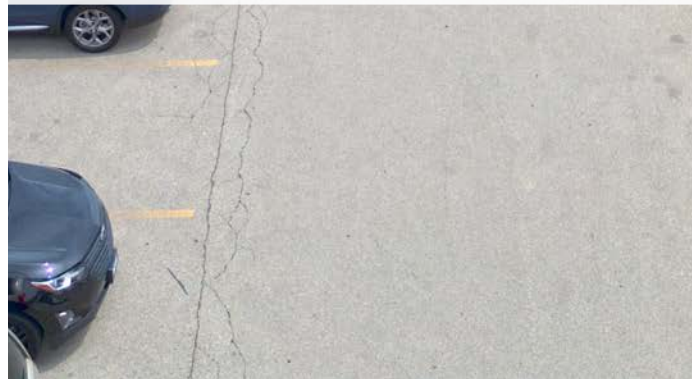
 **\$8,177,000**  
PORTFOLIO PRICE

 **5.91%**  
BLENDED CAP RATE

 **\$483,483**  
COMBINED NOI

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**THREE PANERA BREAD LOCATIONS**  
1903 Convenience Pl, Champaign, IL 61820  
1101 W Bird Blvd, Peoria, IL 61615  
3019 S Dirksen Pkwy, Springfield, IL 62703



# PROPERTY PHOTOS



# PLACER AI RANKING

Placer.ai is a leading location intelligence platform used by institutional real estate professionals to measure and benchmark property performance. By analyzing anonymized mobile location data, it provides deep insights into foot traffic patterns, dwell time, and consumer behavior.

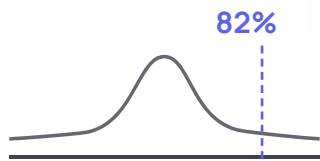
The Springfield Panera ranks in the upper percentiles of Panera stores nationwide, signaling above-average customer engagement and operational consistency. This performance validates the asset's enduring market strength and supports its positioning as a high-performing location within both the Illinois capital region and the broader national portfolio.



**Placer.ai**

NATIONWIDE

**339** / 1,927



# AERIAL MAP



# RETAIL AERIAL MAP



Starbucks Coffee, JJ, Chipotle Mexican Grill, Burger King, DQ, Steak 'n Shake, Arby's, ALDI, Taco Bell, Wendy's, Wings, Little Caesars Pizza, Panda Express, Calver's, Walmart, Circle K, Buffalo Wild Wings, Penn Station East Coast Subs, Menards, Lowe's

Freddy's STEAKBURGERS, Hardee's

Starbucks Coffee, McDonald's, Walgreens, SUBWAY

Burger King, Popeyes, Dollar General, JCPenney, Advance Auto Parts

McDonald's, Arby's, Long John Silver's, Yummy Crab Seafood, IHOP, Applebee's, Dollar General, Big Lots, Dollar Tree, AMC Theatres, Five Below, Circle K, Box Drop Mattress, HOTELS, Residence Inn Marriott (108 Rooms, 0.8 mi), Candlewood Suites (110 Rooms, 0.7 mi), Microtel by Wyndham (110 Rooms, 1 mi), Home2 Suites by Hilton (64 Rooms, 0.5 mi), Home2 Suites by Hilton (105 Rooms, 0.2 mi)

F-12,941 VPD

Panera BREAD SITE

Starbucks Coffee, Steak 'n Shake, McAlister's Deli, Red Lobster, Smokey Bones Bar & Fire Grill, HOTELS, Hilton Garden Inn (117 Rooms, 0.2 mi), Holiday Inn Express (140 Rooms, 0.4 mi), Crowne Plaza (288 Rooms, 0.4 mi), Drury Inn & Suites (118 Rooms, 0.5 mi), Comfort Inn & Suites (80 Rooms, 0.6 mi)

# TENANT OVERVIEW



# Panera BREAD®

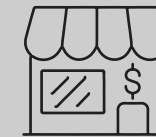
Panera Bread, a leading fast-casual bakery-café chain with 2,000+ locations across the U.S. and Canada, is known for its clean-ingredient menu of breads, soups, salads, and sandwiches. Founded in 1987 and re-branded in the 1990s, Panera was acquired by JAB Holding Company in 2017, bolstering its financial strength as part of a portfolio that includes Krispy Kreme and Keurig Dr Pepper.

The company has shown strong adaptability, investing in digital ordering, loyalty programs, and delivery—critical innovations that supported performance during the COVID-19 pandemic. Backed by a loyal customer base and solid brand equity, Panera is a high-quality tenant with strong long-term stability and continued evolution in technology and store formats.

## KEY FACTS



**48**  
States



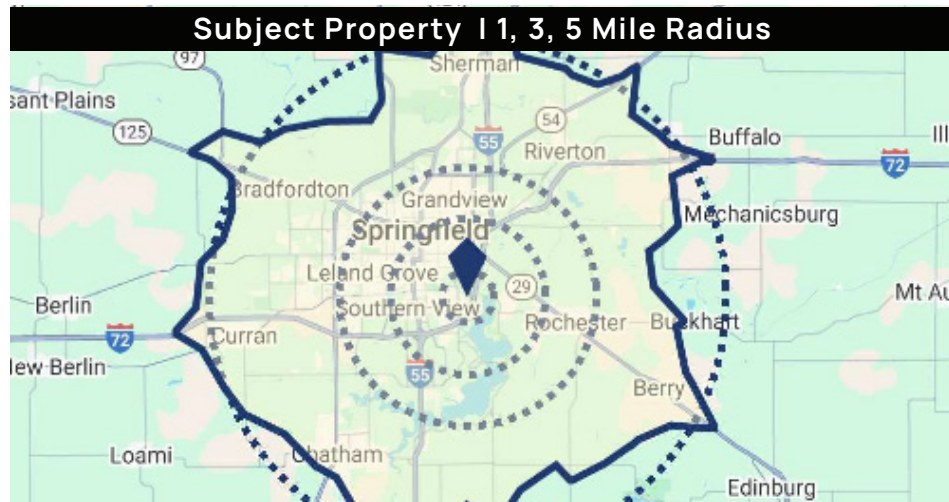
**2,200**  
Stores



**38**  
Years of Service

# AREA OVERVIEW

Strategically located on South Dirksen Parkway near the I-55/I-72 interchange, this Panera Bread sits at the heart of Springfield's most established commercial and government corridor. The property benefits from excellent access, visibility, and a built-in customer base of government workers, travelers, university students, and local residents.



DEMOGRAPHICS			
POPULATION	1 - MILE	3 - MILE	5 - MILE
2029 Projection	4,041	37,026	100,867
2024 Population	4,093	37,022	101,289
2020 Population	4,174	35,289	98,797
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2029 Projection	1,804	15,326	44,601
2024 Households	1,829	15,334	44,808
2020 Households	1,867	14,645	43,759
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2024 Avg HH Income	\$51,436	\$67,349	\$71,736



## ECONOMY

Springfield's economy is anchored by 30,000+ state government employees, supported by robust sectors in healthcare, education, and professional services. The State of Illinois, Memorial Health, and University of Illinois Springfield are among the largest employers.



## CULTURE & RECREATION

The area features extensive cultural amenities, including Abraham Lincoln heritage sites, Lake Springfield, and a network of over 30 public parks. Tourism and annual events contribute significantly to local economic activity.



## REAL ESTATE MARKET

With high occupancy and limited new development, Springfield offers recession-resistant real estate fundamentals. Government payroll stability drives consistent foot traffic and supports long-term tenant performance.



## EDUCATION

Home to the University of Illinois Springfield and Lincoln Land Community College, the city maintains a pipeline of educated workers supporting local employers and institutions.

# ABOUT US

## OVER \$2 BILLION IN CLOSED TRANSACTIONS AND COUNTING

We have transacted over \$2 Billion in Commercial Real Estate Transactions across the United States in 40 States and we are well-versed in many different CRE Sectors with a sole focus on Casual Dine, QSR, Free Standing Grocers, and Grocery Anchored Centers. We look forward to learning about your successes and finding ways to add value to your Commercial Real Estate Portfolio.

## MOST RECENT TRACK RECORD



**Shopping Center**  
\$54,000,000 | 6.35% CAP



**Publix**  
\$7,100,000 | 4.62% CAP



**Hannaford**  
\$13,325,000 | 5.25% CAP



**Olive Garden**  
\$2,028,000 | 5.7% CAP



**Longhorn**  
\$2,950,000 | 4.95% CAP



**Applebee's**  
\$1,900,000 | 7.1% CAP



**Bubba's 33**  
\$2,600,000 | 5.7% CAP

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