SINGLE TENANT NNN

Investment Opportunity

Panera BREAD®

Brand New Construction | 15-Year Lease | Part of Abbey Crossings (330 AC Mixed-Use Development)

30,000+ NEW HOMES IN IMMEDIATE AREA

30858 County Road 52 | San Antonio, Florida

TAMPA MSA

REPRESENTATIVE PHOTO

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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MIRADA LAGOON - The Nation's Largest Lagoon

Mirada Lagoon is the centerpiece of the award-winning Mirada master-planned community in San Antonio, Florida, offering a one-of-a-kind resort lifestyle just north of Tampa. Spanning nearly 15 acres with crystal-clear turquoise water, the Crystal Lagoons®-powered lagoon is one of the largest of its kind in the United States and features sandy beaches, swimming, kayaking, paddleboarding, water slides, a floating obstacle course, private cabanas, and a swim-up bar. Combined with walking trails, parks, golf cart-friendly streets, and nearby shopping and dining, Mirada Lagoon has become a major attraction for both residents and visitors, creating a true year-round waterfront experience without living on the coast.

Visit MetroLagoons site for more details

DOUBLE BRANCH Retail District Takes Shape at I-75 and State Road 52, Reshaping the Corridor North of Wesley Chapel

A nearly 1,000-acre mixed-use development at the southeast corner of Interstate 75 and State Road 52 is becoming one of Pasco County's most closely watched retail projects, with leasing now active for two distinct shopping and dining districts that will sit just north of Wesley Chapel.

Double Branch, the master-planned project that broke ground in 2023 under developer Columnar, is moving deeper into its retail phase as ACRE Commercial Real Estate markets space at The Shops at Double Branch and The Boardwalk at Double Branch. Together, the two components will form the public-facing heart of a development that has been quietly reshaping the I-75 corridor north of Wesley Chapel for more than two years.

Read Full Article Here

Chipotle & Dunkin' Parcels Also Available for Sale. Contact Brokers for More Information


DOUBLE BRANCH
30 Acre Health Campus
2 Hotels
4.5 Million SF of Industrial
1,440 Townhomes
1,600 Multifamily Units
650,000 SF of Restaurant
& Office
Under Construction
ABBEY CROSSINGS
1,000 multi-family units;
400,000 SF office/mixed-use
400,000 SF commercial;
1.2MM SF industrial
MCKENDREE RD
113,000 VPD
93
75
Colina Ranch Hill
35,000 VPD
52
MONTSERRAT WAY
Abbey Crossings
Logistics/Distributing
630,000 SF/85 AC

SRS

2,254
LOCATIONS IN U.S.A & CANADA

$3.5B
2024 REVENUE

120,000
NUMBER OF EMPLOYEES

OFFERING

Pricing	$4,072,000*
Net Operating Income	$197,500
Cap Rate	4.85%

*Pricing is based on the 5.5% increase in Year 2 of the lease. Seller will credit any difference in rent between close of escrow and the scheduled rent increase.

PROPERTY SPECIFICATIONS

Property Address	30858 County Road 52, San Antonio, Florida 33576
Rentable Area	2,400 SF
Land Area	1.03 AC
Year Built	2026
Tenant	Panera Bread
Signature	Corporate (Panera, LLC)
Lease Type	NNN
Landlord Responsibilities	Tenant reimburses CAM and real estate taxes to LL
Lease Term	15 Years
Increases	5.50% After the First Year, 10% Every 5 Years After
Options	3 (5-Year)
Rent Commencement	November 2026
Lease Expiration	November 2041
Sales Reporting	No

CLICK HERE FOR A FINANCING QUOTE

IAN MAHONEY
Associate, Debt & Equity
ian.mahoney@srsre.com | M: 813.586.1914

		LEASE TERM				RENTAL RATES			
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Cap Rate**	**Monthly**	**Annually**	**Options**
Panera Bread	2,400	Nov. 2026	Nov. 2041	Current	-	5.00%	$15,583	$187,000	3 (5-Year)
(Corporate Signature)				Year 2	5.50%	5.00%	$16,458	$197,500	
				Year 6	10%	5.58%	$18,104	$217,250	
				Year 11	10%	6.14%	$19,914	$238,975	

*Pricing is based on the 5.5% increase in Year 2 of the lease. Seller will credit any difference in rent between close of escrow and the scheduled rent increase.

10% Increase Beg. of Each Option

New 15-Year Lease | Options to Extend | Rental Increases Drive-Thru Equipped | Brand-New Construction

- The tenant recently executed a brand new 15-year lease with 3 (5-year) renewal options, demonstrating long-term commitment to the site
- The lease features a 5.50% rental increases after the first year then 10% increase every five years throughout both the primary term and all option periods, providing predictable NOI growth and a built-in hedge against inflation
- Panera Bread operates more than 2,200 bakery-cafés across the United States and is pursuing its Panera RISE growth strategy, which targets more than $7 billion in systemwide sales by 2028 (Article Link)

NNN Lease | Minimal Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains most aspects of the premises
- Minimal landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Strong Demographics In 5-mile Trade Area | 146K+ AHHI

- More than 46,000 residents and 5,000 employees support the trade area
- An affluent average household income of $146,985 in 5-mile trade area

Major Nearby Developments | Residential Growth | Abbey Crossing | Strong Co-Tenant Synergy | Nearby National/Credit Tenants

- The site benefits from its location directly adjacent to Double Branch, a major 965-acre master-planned development that will introduce a dynamic mix of residential, retail, dining, entertainment, office, industrial, healthcare and recreational uses, driving significant new consumer and employment activity near the property (Article Link)
- Double Branch is expected to create approximately 2,700 new jobs, establishing the I-75 and SR 52 interchange as a major economic gateway
- Situated within a dense node of major new residential developments and surrounded by nearly **30,000 existing and planned units** within three miles, creating a rapidly expanding customer base and supporting long-term demand at the site
- Panera will be part of Abbey Crossings, a 330-acre master-planned mixed-use development featuring planned industrial, retail, multifamily, office and commercial uses, along with a strong lineup of national retailers and major anchors, including Lowe's Home Improvement and Walmart Supercenter (Project Overview)
- Strong co-tenant synergy alongside Chipotle Panera Bread and Panda Express, with the adjacent **Chipotle and Dunkin' parcels also available for sale; please contact the listing agents for additional details**

Close Proximity to I-75 | Excellent Frontage and Visibility

- Located with convenient access to Interstate 75, a major regional thoroughfare that sees approximately 113,000 vehicles per day
- The site benefits from excellent frontage and visibility along State Road 52, which sees approximately 35,000 vehicles per day

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

LOCATION

San Antonio, Florida
Pasco County

PARKING

There are approximately 37 parking spaces on the owned parcel.
The parking ratio is approximately 15.4 stalls per 1,000 SF of leasable area.

ACCESS

State Highway 52: 2 Access Points
McKendree Road: 1 Access Point
Monsterrat Way: 1 Access Point

PARCEL

Parcel Number:TBD
Acres: 1.03
Square Feet: 44,867

TRAFFIC COUNTS

Interstate 75/State Highway 93: 113,000 VPD
State Highway 52: 35,000 VPD
County Road 577: 19,700 VPD

CONSTRUCTION

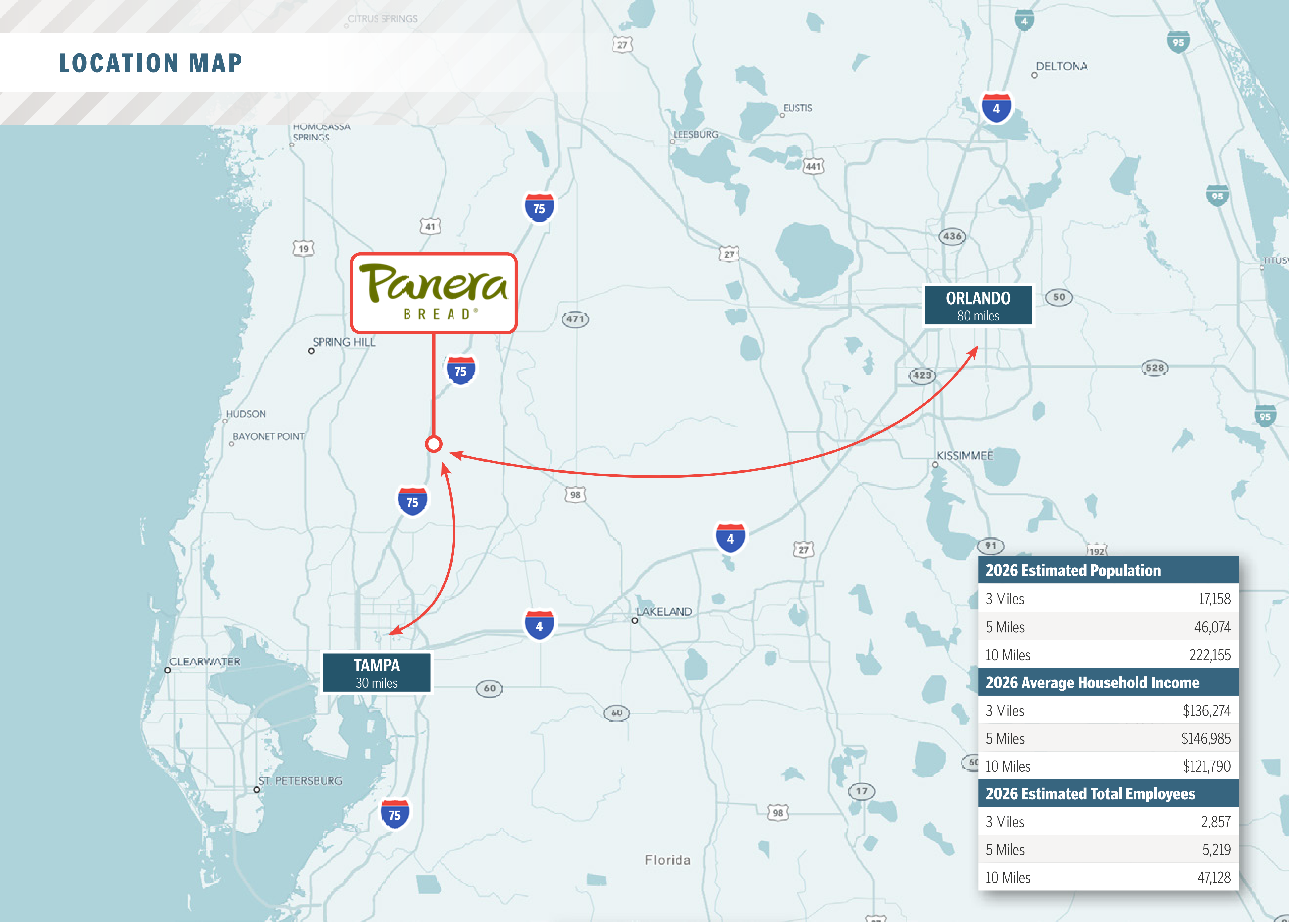
Year Built: 2026

IMPROVEMENTS

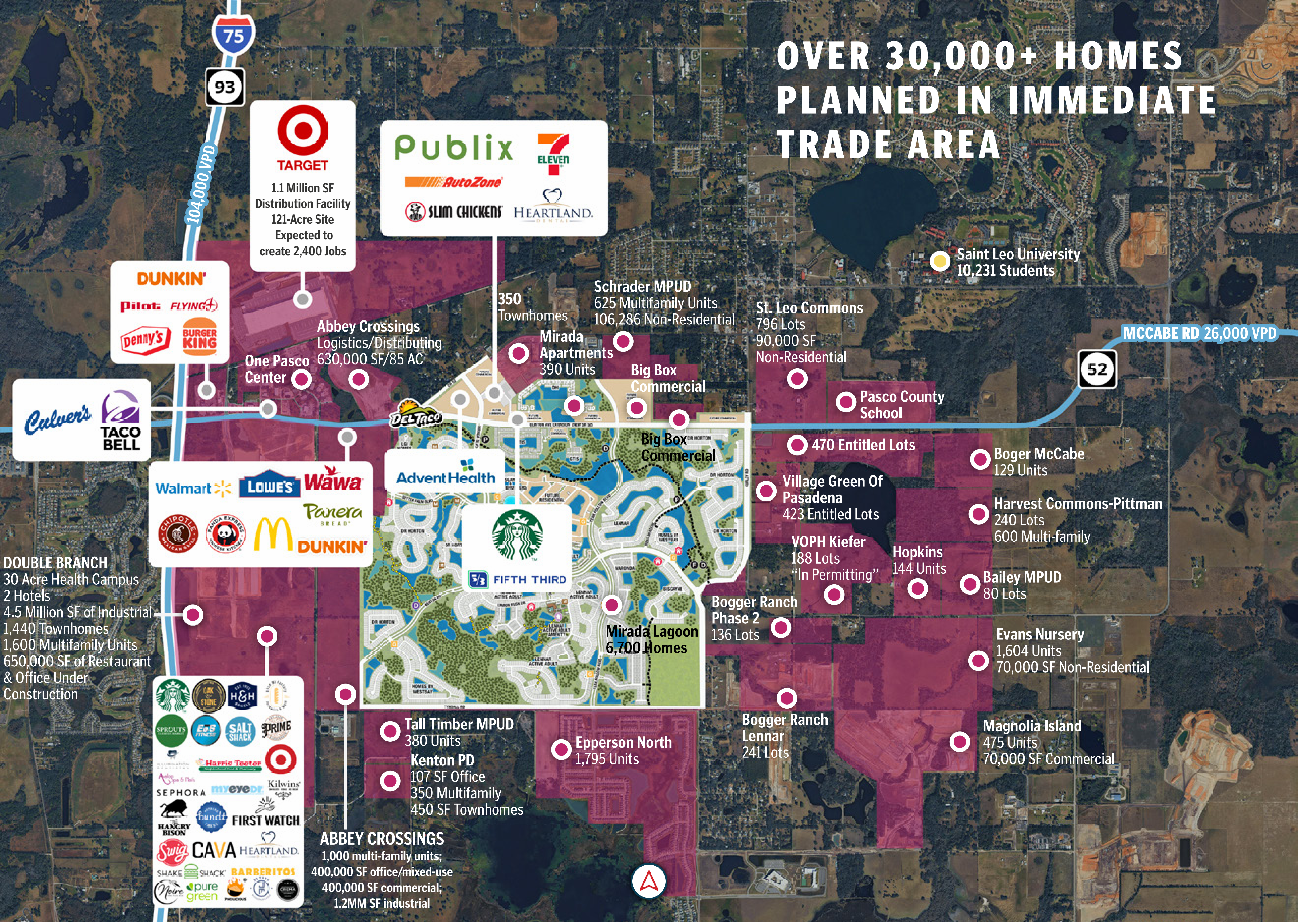
There is approximately 2,400 SF of existing building area

ZONING

MPUD - Master Planned Unit Development



2026 Estimated Population	
3 Miles	17,158
5 Miles	46,074
10 Miles	222,155
2026 Average Household Income	
3 Miles	$136,274
5 Miles	$146,985
10 Miles	$121,790
2026 Estimated Total Employees	
3 Miles	2,857
5 Miles	5,219
10 Miles	47,128


OVER 30,000+ HOMES PLANNED IN IMMEDIATE TRADE AREA
75
93
104,000 VPD
TARGET
1.1 Million SF Distribution Facility
121-Acre Site
Expected to create 2,400 Jobs
Publix
7 ELEVEN
AutoZone
SLIM CHICKENS
HEARTLAND
DUNKIN'
Pilot
FLYING J
Denny's
BURGER KING
Culver's
TACO BELL
Walmart
LOWE'S
Wawa
Panera BREAD
CHIPOTLE
PANDA EXPRESS
DUNKIN'
AdventHealth
FIFTH THIRD
DEL TACO
Saint Leo University
10,231 Students
MCCABE RD 26,000 VPD
52
350 Townhomes
Schrader MPUD
625 Multifamily Units
106,286 Non-Residential
St. Leo Commons
796 Lots
90,000 SF Non-Residential
Abbey Crossings
Logistics/Distributing
630,000 SF/85 AC
One Pasco Center
Mirada Apartments
390 Units
Big Box Commercial
Pasco County School
Big Box Commercial
470 Entitled Lots
Boger McCabe
129 Units
Village Green Of Pasadena
423 Entitled Lots
Harvest Commons-Pittman
240 Lots
600 Multi-family
VOPH Kiefer
188 Lots
"In Permitting"
Hopkins
144 Units
Bailey MPUD
80 Lots
DOUBLE BRANCH
30 Acre Health Campus
2 Hotels
4.5 Million SF of Industrial
1,440 Townhomes
1,600 Multifamily Units
650,000 SF of Restaurant & Office Under Construction
Bogger Ranch Phase 2
136 Lots
Mirada Lagoon
6,700 Homes
Evans Nursery
1,604 Units
70,000 SF Non-Residential
Tall Timber MPUD
380 Units
Epperson North
1,795 Units
Bogger Ranch Lennar
241 Lots
Magnolia Island
475 Units
70,000 SF Commercial
Kenton PD
107 SF Office
350 Multifamily
450 SF Townhomes
OAK & STONE
H&H
SPROUTS
EoS FITNESS
SALT SHACK
PRIME
Harris Teeter
SEPHORA
myeyedr.
Kilwins
HANGRY BISON
bundt
FIRST WATCH
Swig
CAVA
HEARTLAND
SHAKE SHACK
BARBERITOS
pure green
ABBEY CROSSINGS
1,000 multi-family units;
400,000 SF office/mixed-use
400,000 SF commercial;
1.2MM SF industrial

PASCO RD
35,000 VPD
19,700 VPD
577
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TARGET
1.1 Million SF Distribution
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MCKENDREE RD
Panera BREAD
FIFTH THIRD
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DOUBLE BRANCH
113,000 VPD
ABBEY CROSSINGS
Village Green of Pasadena
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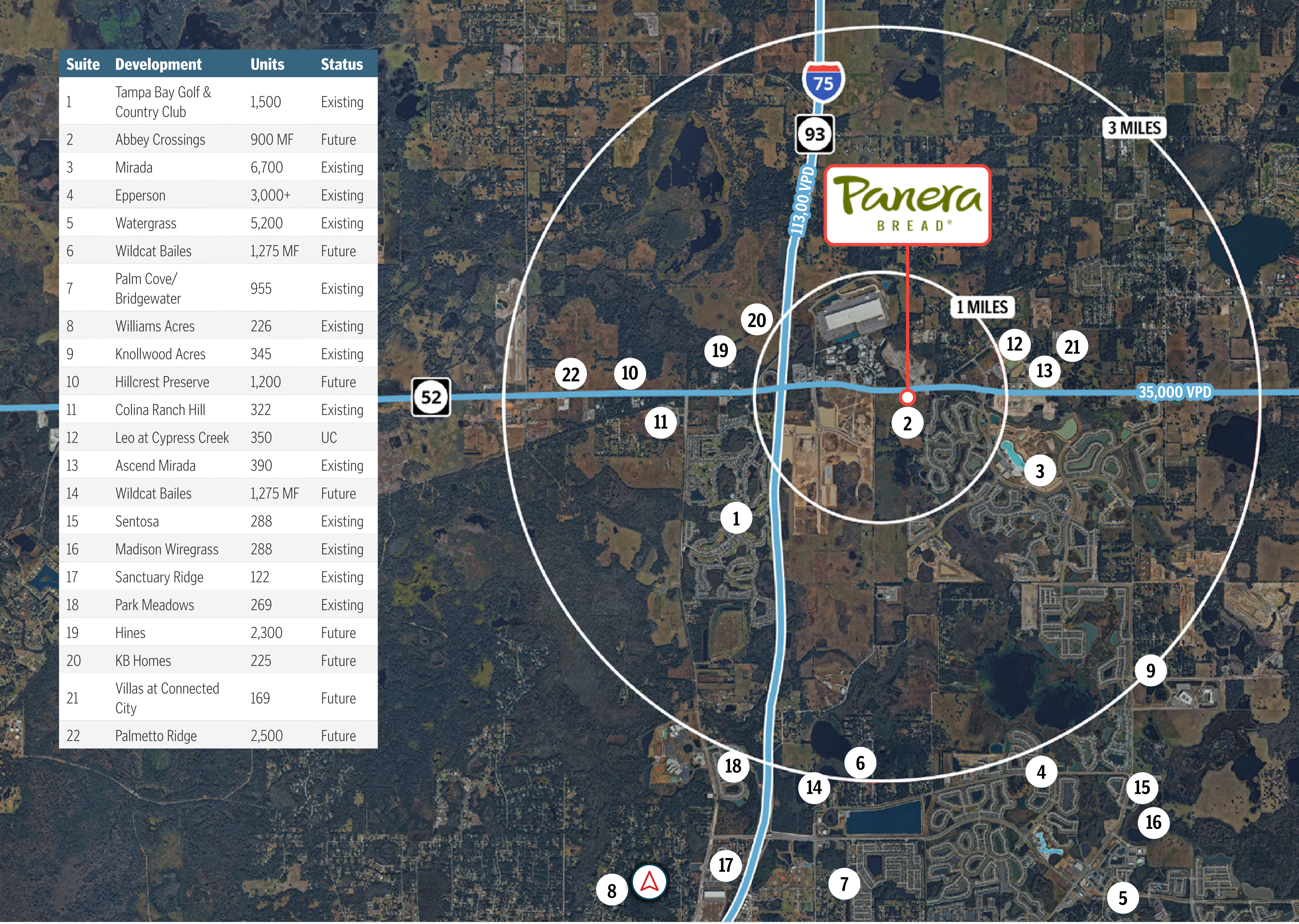
VOPH Kiefer
188 Lots
PROSPECT RD
5,200 VPD
Boger Ranch Phase 2
136 Lots
Evans Nursery
1,064 Units
70,000 SF
non-residential
Boger Ranch Lennar
214 Lots
Epperson North
1,795 Homes
Magnolia Island
475 Units
70,000 SF commercial
Walmart
LOWE'S
Wawa
DUNKIN'
SPROUTS
SALT SHACK
PRIME
Harris Teeter
SEPHORA
myeyedr.
Kilwins
HANGRY BISON
bundt
FIRST WATCH
Swig
CAVA
HEARTLAND
SHAKE SHACK
BARBERITOS
pure green

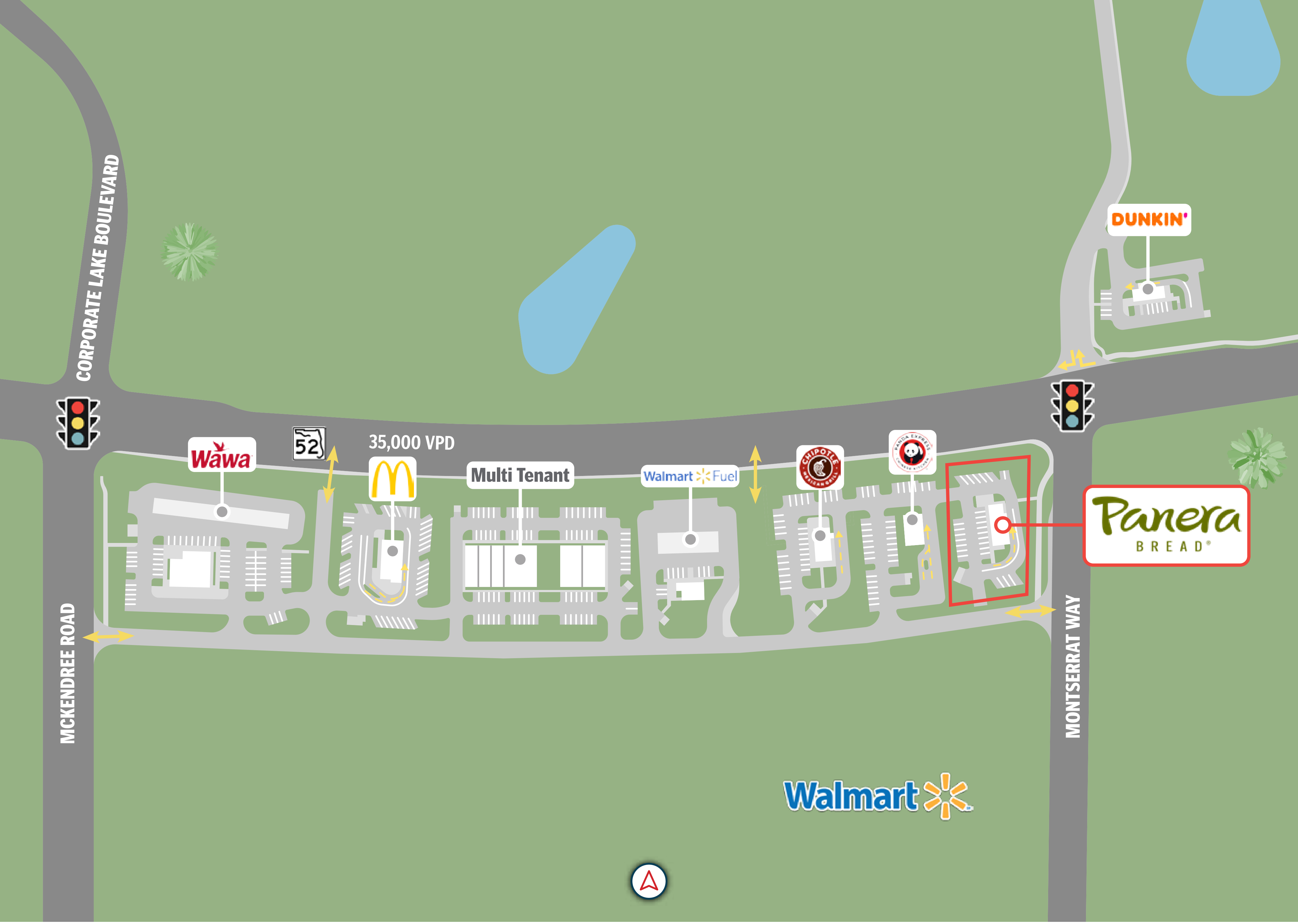
SRS

Suite	Development	Units	Status
1	Tampa Bay Golf & Country Club	1,500	Existing
2	Abbey Crossings	900 MF	Future
3	Mirada	6,700	Existing
4	Epperson	3,000+	Existing
5	Watergrass	5,200	Existing
6	Wildcat Bailes	1,275 MF	Future
7	Palm Cove/ Bridgewater	955	Existing
8	Williams Acres	226	Existing
9	Knollwood Acres	345	Existing
10	Hillcrest Preserve	1,200	Future
11	Colina Ranch Hill	322	Existing
12	Leo at Cypress Creek	350	UC
13	Ascend Mirada	390	Existing
14	Wildcat Bailes	1,275 MF	Future
15	Sentosa	288	Existing
16	Madison Wiregrass	288	Existing
17	Sanctuary Ridge	122	Existing
18	Park Meadows	269	Existing
19	Hines	2,300	Future
20	KB Homes	225	Future
21	Villas at Connected City	169	Future
22	Palmetto Ridge	2,500	Future



Double Branch at a Glance

965 Acres of Master Planned Development	5.5M Square Feet of Industrial
3,500 Multifamily and Lifestyle Units	500K Square Feet of Dining, Retail, and Entertainment
250+ Acres of Healthcare, Wellness, and Life Sciences	1 M Square Feet of Office Spaces
2 Rejuvenating Hotels	200+ Acres of Parks & Trails


CORPORATE LAKE BOULEVARD
MCKENDREE ROAD
MONTSERRAT WAY
52
35,000 VPD
Wawa
Multi Tenant
Walmart Fuel
DUNKIN'
Panera BREAD
Walmart

	3 Miles	5 Miles	10 Miles
Population			
2026 Estimated Population	17,158	46,074	222,155
2031 Projected Population	20,932	52,803	249,943
2026 Median Age	50.8	41.8	42.5
Households & Growth			
2026 Estimated Households	6,613	16,361	83,658
2031 Projected Households	8,072	18,975	94,437
Income			
2026 Estimated Average Household Income	$136,274	$146,985	$121,790
2026 Estimated Median Household Income	$103,790	$118,828	$97,259
Businesses & Employees			
2026 Estimated Total Businesses	254	559	4,949
2026 Estimated Total Employees	2,852	5,219	47,128

SAN ANTONIO, FLORIDA

San Antonio, or unofficially "San Ann" or "San An" as the locals call it, is a city in Pasco County, Florida, United States. It is a suburban city included in the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area, much more commonly known as the Tampa Bay Area. San Antonio is best known for its history, education, and stunning natural beauty.

The economy of San Antonio is shaped by agriculture, healthcare, education, and small local businesses. Historically known for its citrus groves and farming activities, agriculture continues to play a role in the area's economic base. The presence of Saint Leo University just north of the city also contributes to the local economy by providing jobs and supporting nearby businesses. There are many local businesses in San Antonio that offer unique services or products. Examples include the Blackwater Bicycle Company, Nature Types Plant Nursery and Unique Brews Coffee House. These locally owned companies add charm and character to the community while providing locals with quality goods and services. San Antonio's small-town charm combined with the benefits of easy access to major urban centers make it an ideal choice for those with families, or those commuting to a larger city close by.

Popular nearby destinations include Mirada Lagoon, a large man-made lagoon with beaches and water activities, and the Pioneer Florida Museum & Village, which showcases the region's pioneer history through historic buildings and exhibits. The city is surrounded by incredible landscapes and public parks, offering ample opportunities for hiking, cycling, and outdoor sports. Lake Jovita, a centerpiece of the community, provides a great place for fishing, boating, and picnics. The local golf courses and sports facilities cater to active lifestyles, while annual community events like festivals and markets foster camaraderie amongst those who attend.

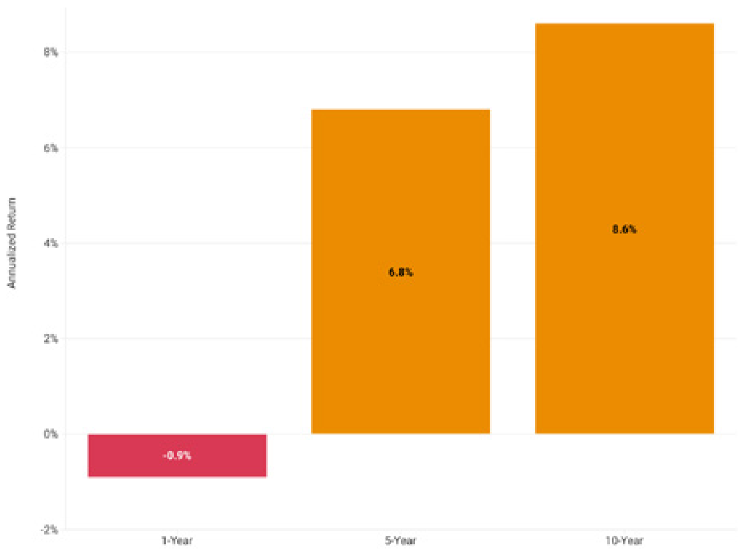
Panera BREAD

#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF's NPI. Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year, the most improved ranking among Florida's major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3

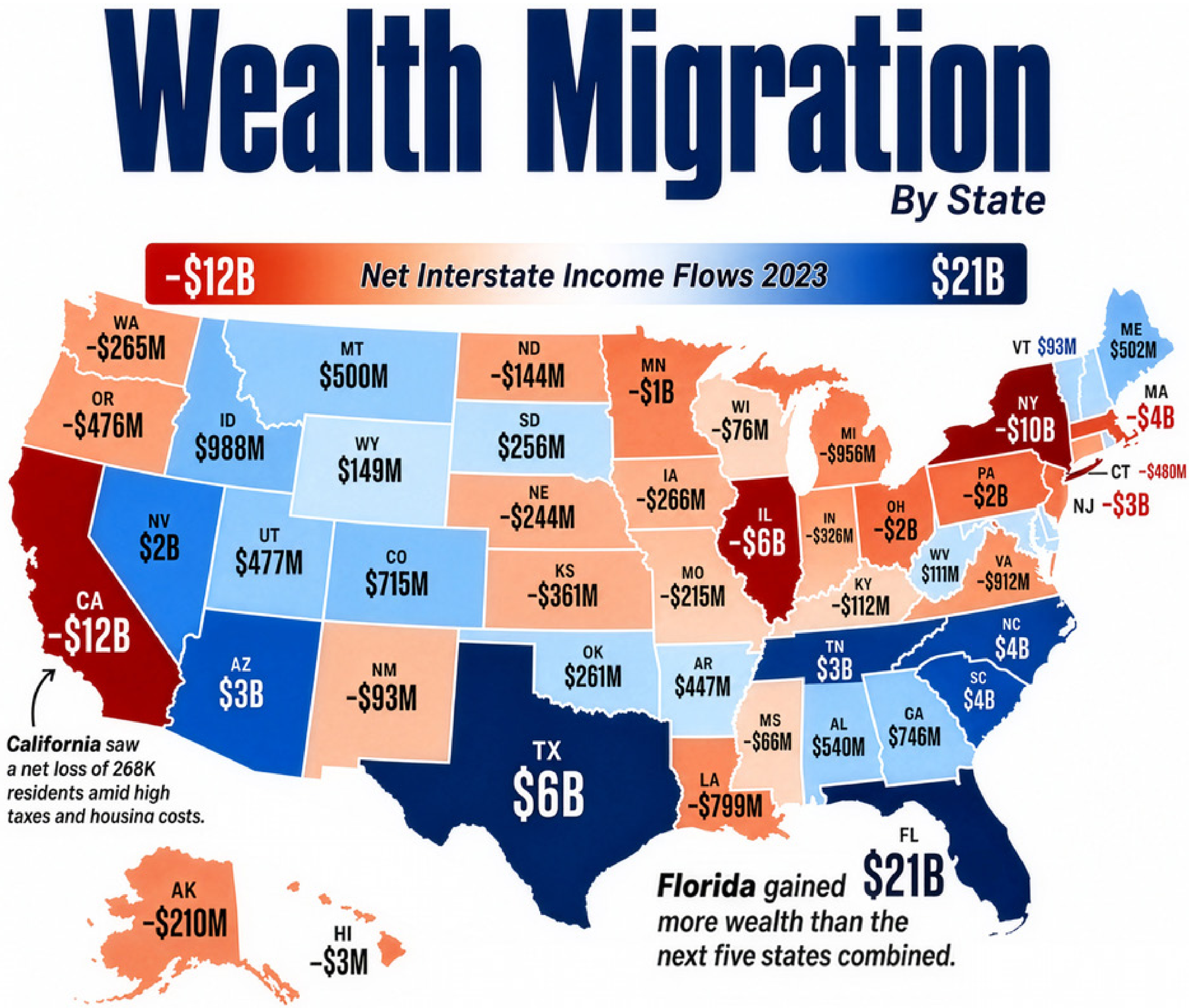


Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA's population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa's job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office–using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs' share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody's Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa's greatest headwind, as Moody's data on the cost of living puts Tampa's relative costs at 111 percent of the national average. Homeowner's insurance expense now ranks among the 10 highest nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa's previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody's), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation's five-year forecast set the stage for continued demand for Tampa real estate.

Read Full Article Here


Wealth Migration
By State
-$12B
Net Interstate Income Flows 2023
$21B
WA -$265M
OR -$476M
CA -$12B
NV $2B
ID $988M
MT $500M
WY $149M
UT $477M
CO $715M
AZ $3B
NM -$93M
ND -$144M
SD $256M
NE -$244M
KS -$361M
OK $261M
TX $6B
MN -$1B
IA -$266M
MO -$215M
AR $447M
LA -$799M
WI -$76M
IL -$6B
MI -$956M
IN -$326M
OH -$2B
KY -$112M
TN $3B
MS -$66M
AL $540M
GA $746M
FL $21B
SC $4B
NC $4B
VA -$912M
WV $111M
PA -$2B
NY -$10B
NJ -$3B
CT -$480M
MA -$4B
VT $93M
ME $502M
AK -$210M
HI -$3M
California saw a net loss of 268K residents amid high taxes and housing costs.
Florida gained $21B more wealth than the next five states combined.

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

45 Years OF GOING THE EXTRA MILE

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