

OFFERING MEMORANDUM

PANERA BREAD

1101

W BIRD BOULEVARD
PEORIA, 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 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 has not and will not verify any of this information, nor has NX3 Commercial Group, conducted any investigation regarding these matters. NX3 Commercial Group makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

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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 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."

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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 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.

The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, NX3 Commercial Group has not verified, and will not verify, any of the information contained herein, nor has NX3 Commercial Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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 BREAD



DRIVE THRU

1101



PANERA

PEORIA, IL

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ABOUT
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EXECUTIVE SUMMARY

This Panera Bread at 1101 W Bird Boulevard in Peoria, Illinois presents a highly compelling single-tenant net lease investment opportunity with over two decades of operating history and direct corporate lease backing. Since its opening in 2003, this location has consistently performed at a high level—prompting Panera Corporate to assume the lease from the franchisee and execute a new 10-year lease term through December 2033. This strategic move underscores Panera's long-term commitment and affirms the asset's strength and market position.

Located along Peoria's dominant retail corridor near Knoxville Avenue, the property benefits from $\pm 19,600$ vehicles per day (VPD) and is surrounded by a robust mix of national retailers, including Big Lots, Goodyear, Ace Hardware, Subway, Dunkin', and Hardee's, among others. This established trade area is further supported by dense residential neighborhoods and a healthy mix of service and lifestyle tenants, creating durable cross-traffic and long-term stability.

The drive-thru equipped $\pm 5,226$ SF building sits on ± 1.15 acres and enjoys excellent visibility and accessibility. With top-tier performance ranking in the 79th percentile nationally per Placer.ai, this Panera Bread is firmly positioned as a high-performing asset in the brand's portfolio. Supported by a double-net (NN) lease structure, contractual 10% rent escalations every five years, and minimal landlord responsibilities, this offering delivers predictable income and long-term upside in a stable Midwestern metro anchored by healthcare, education, and manufacturing sectors.



INVESTMENT HIGHLIGHTS

CORPORATE-GUARANTEED LEASE WITH 20+ YEAR OPERATING HISTORY

Panera Corporate directly assumed the lease from the franchisee and executed a new 10-year term extending through December 2033, signaling strong long-term commitment to this high-performing location. With continuous operations since 2003, this site offers unmatched stability backed by a proven national tenant and the operational track record of a recession-resilient fast-casual brand.

TOP-PERFORMING LOCATION VERIFIED BY PLACER.AI ANALYTICS

This Panera ranks in the 79th percentile nationally across nearly 2,000 stores, confirming its elite status within the brand's portfolio. With consistent foot traffic growth from 2022 to 2024, according to Placer.ai, this asset reflects strong customer loyalty and resilient performance fundamentals within both the local Peoria market and the national system.

DOUBLE NET LEASE WITH BUILT-IN RENT ESCALATIONS

The lease structure limits landlord responsibilities to foundation, structural supports, and exterior walls, providing minimal management oversight and stronger passive returns. With 10% rental increases every five years—including the next scheduled for January 2029—investors benefit from predictable NOI growth and a projected forward cap rate of 6.60%.

STRATEGIC RETAIL LOCATION WITH EXCELLENT VISIBILITY & ACCESS

Located along West Bird Boulevard, the property sits on ±1.15 acres with a ±5,226 SF building and a drive-thru, drawing from ±19,600 VPD. It is positioned in Peoria's premier commercial corridor surrounded by national brands such as Dunkin', Subway, Ace Hardware, Big Lots, Hardee's, and Goodyear, creating strong synergy and sustained customer flow.

AFFLUENT DEMOGRAPHICS & HEALTHY ECONOMIC BASE

Peoria features average household incomes of \$100K+ within a 1-mile radius and is home to major regional employers such as Caterpillar Inc., OSF HealthCare, and Bradley University. The combination of residential density, institutional employment anchors, and consistent consumer demand make this an ideal market for stable, long-term income generation.

LEASE ABSTRACT



\$2,377,000

PURCHASE PRICE

Tenant/Signatory/Guarantor Panera, LLC

Address 1101 W Bird Blvd., Peoria, IL 61615

Current Annual Rent \$142,591

Remaining Term 7 Years, 7 Months

Building Size ±5,226 SF

Parcel Size ±1.15 Acres

Year Built/Renovated 2002

Rent Type Double Net (NN)

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

Est. Rent Commencement Date 02/05/2003

Est. Lease Expiration Date 12/31/2033

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

INVESTMENT SNAPSHOT



\$2,377,000

PRICE



6.00%

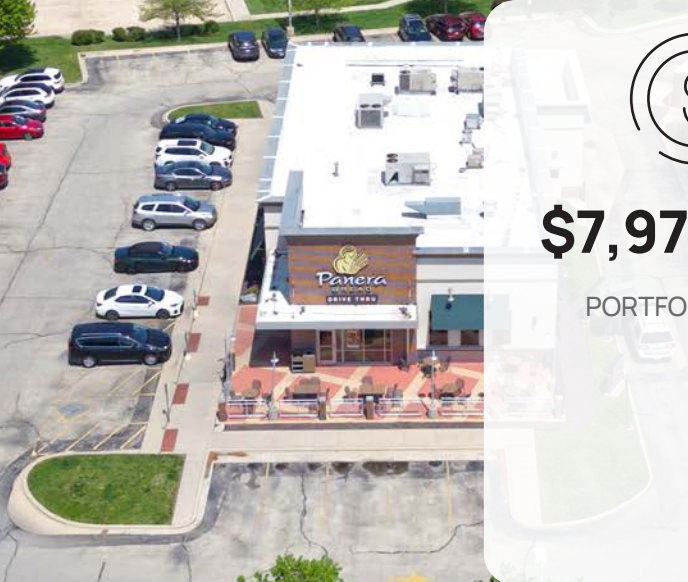
CAP RATE





\$142,591


NOI

PORTFOLIO PRICING

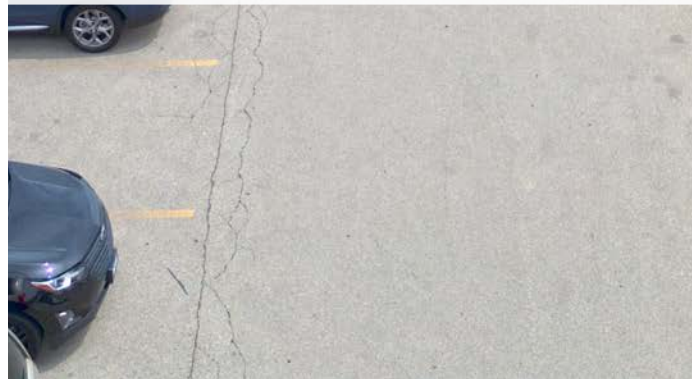



\$7,975,000
PORTFOLIO PRICE


6.06%
BLENDED CAP RATE


\$483,483
COMBINED NOI

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 the industry-standard location intelligence platform trusted by leading institutional and private commercial real estate investors across the country. Leveraging anonymized mobile data from millions of devices, Placer.ai delivers actionable insights into foot traffic patterns, visit frequency, and consumer behavior—transforming raw data into meaningful performance benchmarks.

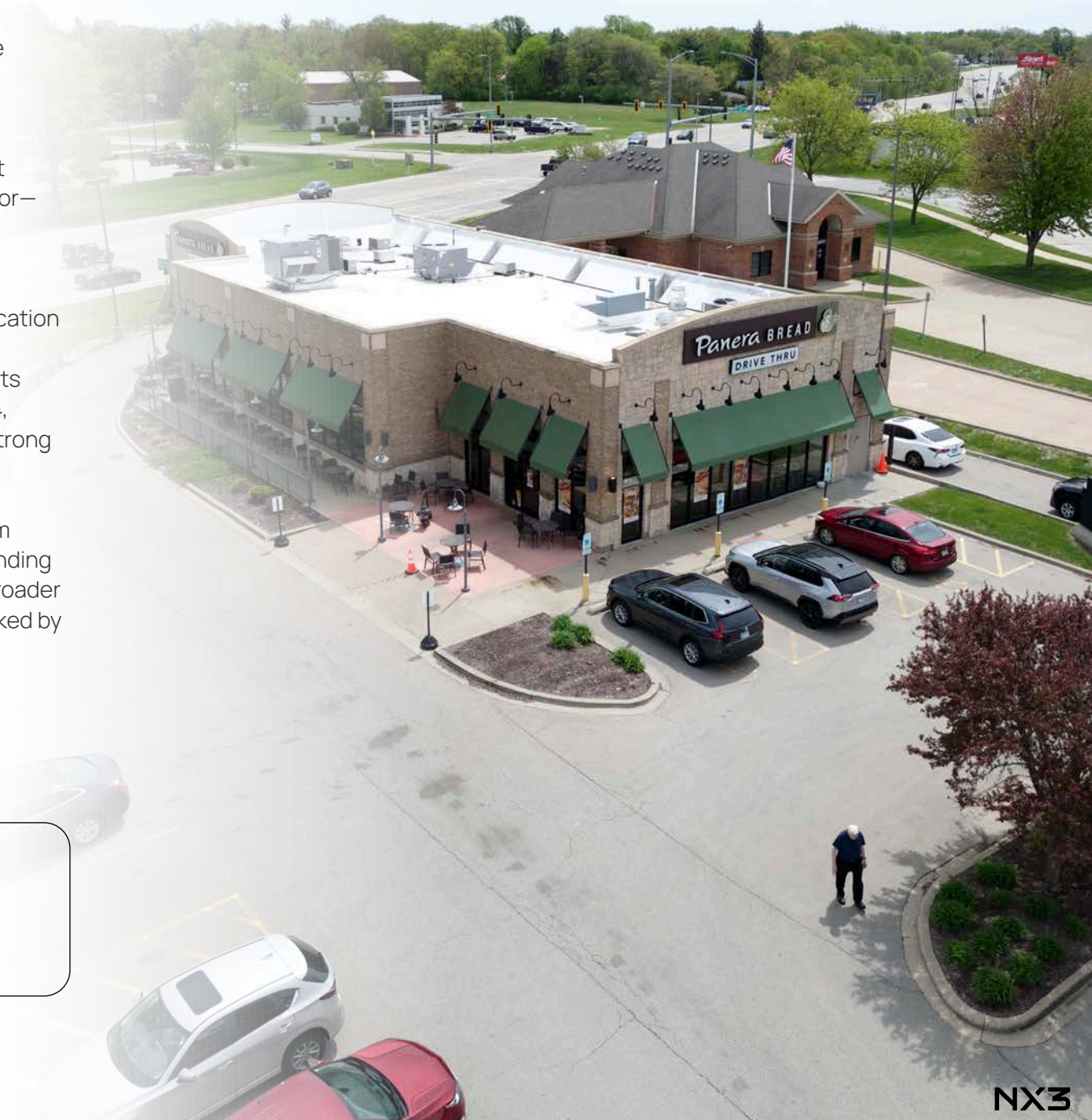
Using these advanced analytics, this Panera Bread location emerges as a top-tier performer, ranking in the upper percentile of Panera stores nationally. The data reflects year-over-year traffic growth from 2022 through 2024, highlighting consistent consumer engagement and strong brand loyalty.

These visitation trends not only validate the long-term viability of this site, but also reinforce its elevated standing within both the local Peoria trade area and Panera's broader national portfolio—marking it as a strategic asset backed by measurable operational strength.



NATIONWIDE

392 / 1,927



AERIAL MAP



W Bird Blvd



ILLINOIS
40



±19,600 VPD
Knoxville Ave

N Hale Ave

RETAIL AERIAL MAP



N Allen Rd

W Pioneer Pkwy

Knoxville Ave

ILLINOIS 40

ILLINOIS 6

ILLINOIS 6

ILLINOIS 40

#19,600 VPD

TENANT OVERVIEW



Panera BREAD®

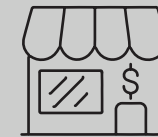
Panera Bread, a leading fast-casual bakery-café chain with 2,000+ locations across the U.S. and Canada, is known for its clean-ingredient menu of breads, soups, salads, and sandwiches. Founded in 1987 and re-branded in the 1990s, Panera was acquired by JAB Holding Company in 2017, bolstering its financial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



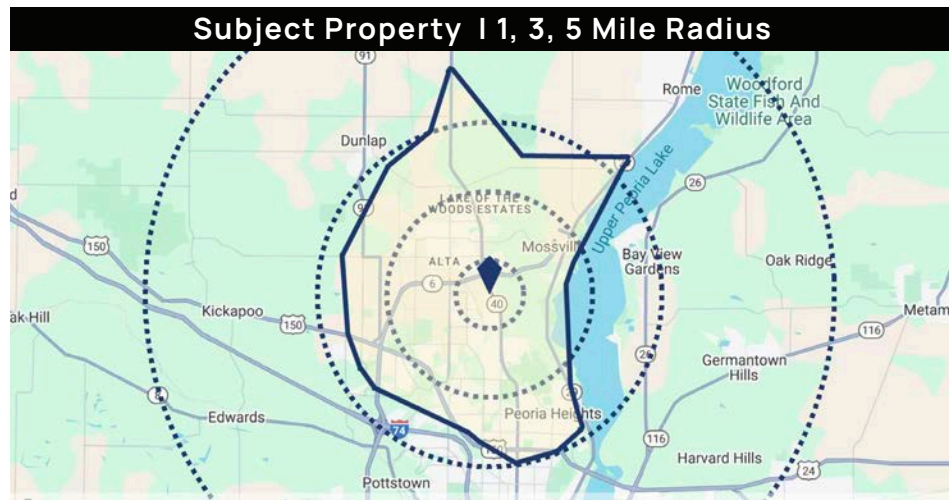
2,200
Stores



38
Years of Service

AREA OVERVIEW

Strategically located along West Bird Boulevard in Peoria's primary commercial corridor, this property benefits from exceptional visibility, strong traffic counts ($\pm 19,600$ VPD), and seamless access to Knoxville Avenue and Interstate 74. Surrounded by a high-density mix of national retailers, service providers, and residential neighborhoods, this Panera Bread occupies a prime position within one of Peoria's most established and dynamic retail trade areas.



DEMOGRAPHICS			
POPULATION	1 - MILE	3 - MILE	5 - MILE
2029 Projection	2,905	30,239	70,454
2024 Population	3,007	31,167	72,526
2020 Population	3,233	32,799	75,955
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2029 Projection	1,322	12,633	30,539
2024 Households	1,371	13,035	31,487
2020 Households	1,472	13,675	32,955
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2024 Avg HH Income	\$104,228	\$112,221	\$96,367



ECONOMY

Peoria boasts a diversified and resilient economic base anchored by healthcare, manufacturing, and education. Major regional employers include OSF HealthCare, Caterpillar Inc., and Bradley University, supported by favorable cost of living and a well-educated workforce that drives sustained local economic stability.



REAL ESTATE MARKET

Peoria's commercial real estate market is marked by strong occupancy, minimal new supply, and reliable tenant demand. The area's stable economic fundamentals contribute to consistent rent growth and long-term investment performance in core retail corridors.



CULTURE & RECREATION

The city features a dynamic cultural landscape, highlighted by the Peoria Civic Center, Peoria Riverfront Museum, and the scenic Grandview Drive. With a robust calendar of festivals, entertainment venues, and outdoor recreation, Peoria attracts both local residents and regional visitors year-round.



EDUCATION

Peoria supports a strong educational foundation through institutions such as Bradley University and Illinois Central College, both of which contribute to workforce development in key industries like healthcare and advanced manufacturing.

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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