



3 LOCATION PORTFOLIO

3019 S Dirksen Pkwy, Springfield, IL

1903 Convenience Pl, Champaign, IL

1101 W Bird Blvd, Peoria, IL

EXCLUSIVELY LISTED BY

**JOSHUA SYMONETTE**

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Co-Head of Net Lease

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**PRICE REDUCED BY  
\$202,000!**



**NX3**  
COMMERCIAL GROUP

**BANG** REALTY  
In Association with In-State Broker  
**BRIAN BROCKMAN**  
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BANG REALTY - ILLINOIS, INC

# EXECUTIVE SUMMARY

## INSTITUTIONAL-QUALITY PORTFOLIO WITH CORPORATE LEASE SECURITY THROUGH 2033

NX3 Commercial Group is pleased to present the exclusive opportunity to acquire a three-property Panera Bread portfolio with locations in Champaign, Peoria, and Springfield, Illinois.

Each location operates under a corporate-guaranteed double-net (NN) lease with terms extending through December 31, 2033 and fixed 10% rental increases every five years. All three assets have operated successfully for more than two decades and were directly assumed by Panera Corporate, reinforcing long-term commitment to each location and validating their sustained performance.

The portfolio offers investors diversified exposure across three stable Midwestern markets supported by major universities, state government employment, healthcare systems, and dominant regional retail corridors. Combined with top-tier Placer.ai performance rankings and minimal landlord responsibilities, this offering delivers durable income with built-in growth and strong long-term real estate fundamentals.



\$8,177,000  
**\$7,975,000**

REDUCED PORTFOLIO PRICE



5.91%  
**6.06%**

NEW BLENDED CAP RATE



**\$483,483**

COMBINED NOI



# INVESTMENT HIGHLIGHTS

## **CORPORATE-GUARANTEED LEASES**

All three locations operate under corporate-guaranteed Panera leases, reinforcing tenant credit strength and long-term commitment to each site.

## **LEASE TERM THROUGH 2033**

Each asset features lease terms extending through December 31, 2033, delivering nearly eight years of contractual income stability.

## **BUILT-IN RENT GROWTH**

Leases include 10% rental increases every five years, providing predictable NOI growth with the next escalation scheduled for January 2029.

## **TOP-PERFORMING LOCATIONS**

All three stores rank within the top national percentiles of Panera locations, validating sustained sales performance and strong customer traffic.

## **20+ YEAR OPERATING HISTORY**

Each location has operated successfully for more than two decades, demonstrating proven site selection and long-term viability.

## **MINIMAL LANDLORD RESPONSIBILITIES**

Double-net lease structure limits landlord obligations to structure and exterior, providing passive ownership and stable cash flow.

# PORTFOLIO PROPERTY SUMMARY

CHAMPAIGN, IL	PEORIA, IL	SPRINGFIELD, IL
		
1903 Convenience Pl Champaign, IL 61820	1101 W Bird Blvd Peoria, IL 61615	3019 S Dirksen Pkwy Springfield, IL 62703
NOI <b>\$204,938</b>	NOI <b>\$142,591</b>	NOI <b>\$135,954</b>
PRICE <b>\$3,332,000</b>	PRICE <b>\$2,377,000</b>	PRICE <b>\$2,266,000</b>
CAP RATE <b>6.15%</b>	CAP RATE <b>6.00%</b>	CAP RATE <b>6.00%</b>
BLDG SIZE <b>±4,980 SF</b>	BLDG SIZE <b>±5,226 SF</b>	BLDG SIZE <b>±4,980 SF</b>
LAND SIZE <b>±1.24 Acres</b>	LAND SIZE <b>±1.15 Acres</b>	LAND SIZE <b>±0.92 Acres</b>

PORTFOLIO TOTALS	<b>\$7,975,000</b>	<b>6.06%</b>	<b>\$483,483</b>
	PORTFOLIO PRICE	BLENDED CAP RATE	COMBINED NOI

CORPORATE NN LEASES EXPIRE DECEMBER 31, 2033 • 10% RENTAL INCREASES EVERY 5 YEARS

# TENANT OVERVIEW & LOCATION MAP



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.

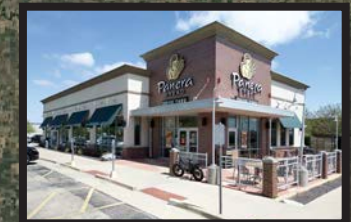
## QUICK FACTS:

- 2,200 + Locations Nationwide
- 48 States
- Founded 1987
- Corporate Guaranteed Leases

# ILLINOIS



Peoria



Champaign



Springfield

**Strategically Positioned Across  
Stable Illinois Markets**

University · Government · Healthcare



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