

PANERA BREAD

811 Jefferson Road Henrietta, NY | Rochester, NY MSA



Brand New | 4,600 sq. ft. | .814 Acres | 22-Car Stack | Oct 2023 Rent Commencement

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TRANSACTION SUMMARY

Purchase Price:	\$4,784,000
Cap Rate:	5.00%
Annual Rent:	\$239,200



Lease Summary

Tenant:	Panera
Initial Term:	15 years
Lease Commencement:	October 1, 2023
Lease Expiration:	September 30 2038
Lease Type:	NN (roof/structure/parking lot)
Annual Increases:	10% every five years
Options Remaining:	4, five year options
Options Increase:	10% every five years

Property Specifications

Address:	811 Jefferson Road Henrietta, NY
Building Size:	4,600 SF
Land Size:	.814 Acres
Drive-Thru:	22-Car Stack
Year Built:	2023



Corporate Panera Bread; a leading fast casual concept with over 2,100 locations.



Outparcel of a new Hobby Lobby, along a dense retail corridor; area retailers include Home Depot, PetSmart, Chick-Fil-A, Aldi, Burlington, and Dick's Sporting Goods.



Highly visible site with multiple points of access and over 29,900 vehicles per day along Jefferson Road

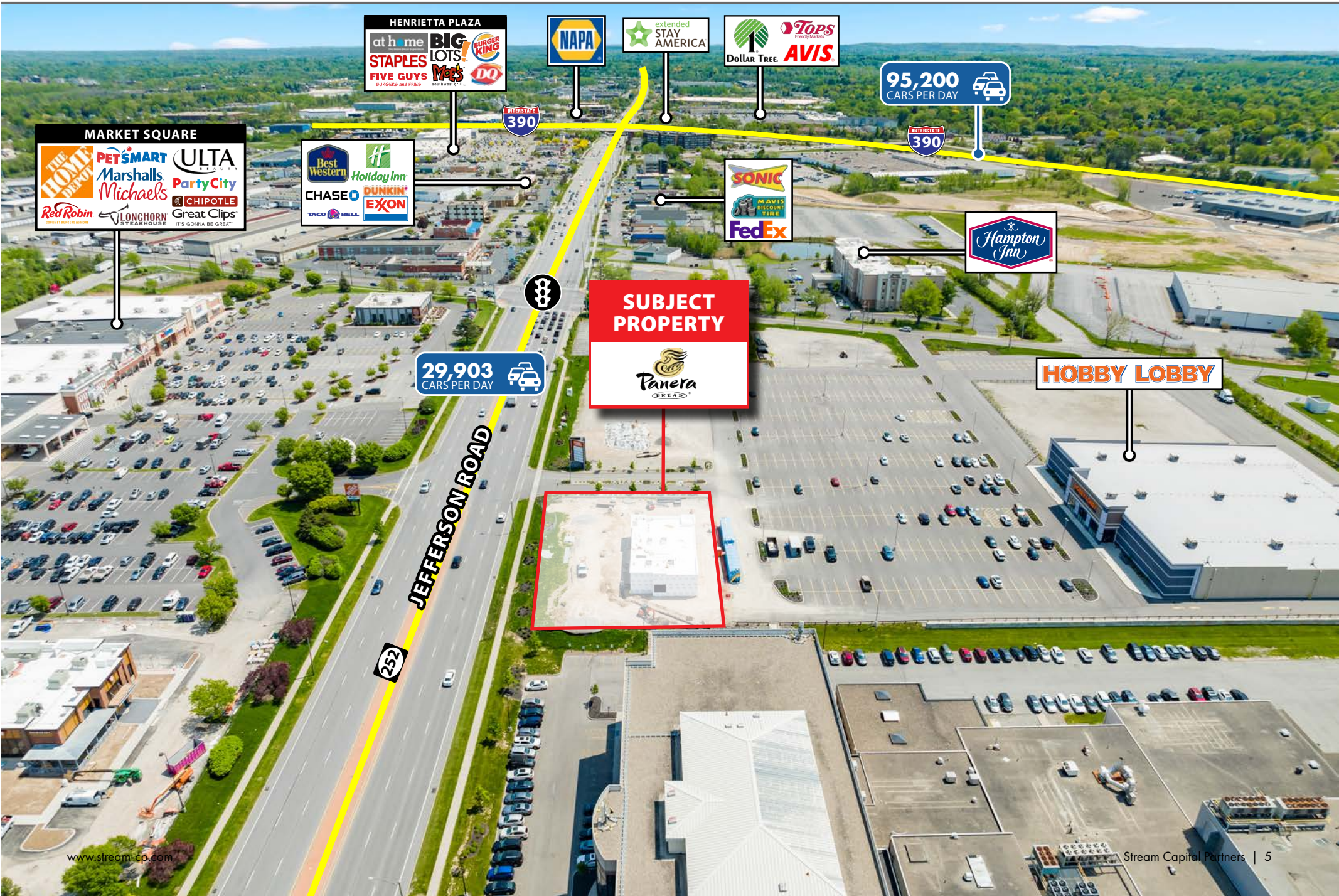


Brand New, high quality construction Panera with a 15 year initial term, 10% increases every 5 years and limited landlord responsibilities

AREA MAP



AERIAL IMAGE



HENRIETTA PLAZA

at h o m e **BIG LOTS!** **BURGER KING**
STAPLES **Five Guys** **McDonald's** **DQ**
BURGERS and FRIES

NAPA

extended **STAY AMERICA**

Dollar Tree **Tops Family Market** **AVIS**

95,200
CARS PER DAY

MARKET SQUARE

Home Depot **PETSMART** **ULTA**
Marshall's **Party City**
Michaels **CHIPOTLE**
Red Robin **LONGHORN STEAKHOUSE** **Great Clips**

Best Western **Holiday Inn**
CHASE **DUNKIN'** **EXXON**
TACO BELL

SONIC
M A V I S DISCOUNT TIRE
FedEx

Hampton Inn

SUBJECT PROPERTY

Panera BREAD

HOBBY LOBBY

29,903
CARS PER DAY

JEFFERSON ROAD

252

AERIAL IMAGE



THE MARKETPLACE MALL
±804,806 SF GLA | ±50 STORES

JCPenney

DICK'S SPORTING GOODS

DAVE'S BUSTERS

SPORTSMAN'S FAREHOUSE

INNOVART RACEWAY

KOHL'S

B'S WHOLESALE CLUB

POPEYES LOUISIANA KITCHEN

McDonald's

Oldemark Garden

Raymour & Flanigan

TEXAS ROADHOUSE

MARKET SQUARE

THE HOME DEPOT

PETSMART

Marshall's

Michael's

Red Robin GOURMET BURGERS & MORE

ULTA BEAUTY

Party City

CHIPOTLE

Great Clips

LONGHORN STEAKHOUSE

Burlington

Panera

Tim Hortons

The UPS Store

petco

ALDI

CosmoProf

TACO BELL

M

Red Lobster

crumbl COOKIES

Chick-fil-A

HOBBY LOBBY

SUBJECT PROPERTY

Panera BREAD

252 JEFFERSON ROAD

29,903 CARS PER DAY

BUILDING PHOTOS





Panera Bread Company is an American chain store of bakery-café fast casual restaurants with over 2,100 in 48 states and in Ontario, Canada, operating under the Panera Bread, Saint Louis Bread Co. or Paradise Bakery & Café names. Panera began in 1980 as a single, 400-square-foot cookie store in Boston, MA and is now a leading restaurant brand with more than 2,300 bakery-cafes in the United States and Canada, 141,000 associates and annual systemwide sales in the billions.

Now privately held by JAB Holding Company, Panera is poised to continue innovating. We're taking our fresh ideas about eating and living well to more people in more places. Our Panera At Home products can be found at select grocery stores nationwide and we are expanding into new territories with new formats.

We are Panera Bread

And we believe that good food, food you can feel good about, can bring out the best in all of us. Food served in a warm, welcoming environment, by people who care. To us, that's good eating and that's why we're here.



REGIONAL MAP



173,692

Area Population
within 5 miles



\$94,335

Average Household Income
within 5 miles



131,116

Employees in Surrounding Area
within 5 miles



**SUBJECT
PROPERTY**



Downtown Rochester, NY

15 Min - 6.2 Miles

MARKET SNAPSHOT


 **3RD Largest**
City in New York State

1 Million⁺ 
People in the metro area

 **1,500+ Manufacturers**
in Greater Rochester employing 58,600 people

 **Located on Route I-90 between Lake Ontario & the Finger Lakes**

This region has a **large, high-end manufacturing business base** and a highly-skilled workforce to support almost any type of manufacturing business

 **Rochester is within 500 miles of ONE THIRD of U.S. and Canadian populations**



Rochester has a **strong transportation infrastructure** with passenger and commercial railways, an international airport, three major interstates, and Lake Erie.

Rochester is home to a number of **Fortune 1000 companies** and **international businesses** including **Eastman Kodak, Carestream Healthcare, Bausch & Lomb and Paychex**. Rochester has a talented and competitively-priced labor pool, **competitive tax incentives**, and **prime real estate at costs** well below the national average. The city's key industries include **advanced manufacturing**, food and beverage manufacturing, optics, photonics and imaging, biotech and life sciences, energy innovation and software and IT services.

PAYCHEX
Kodak
Carestream

Rochester's **universities** have renowned **research programs**, including the **University of Rochester and the Rochester Institute of Technology**. These institutions produce an educated workforce that generates **cutting-edge research programs**, driving the city's innovation and technology sectors.



Home prices 54% below
the national United States average



High concentration of workers in high-tech jobs, exceeding the national average by 20%



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