

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New 10-Year NNN Sale-Leaseback | Largest Panera Franchisee | Scheduled Rental Increases | Options To Extend



7560 Oak Point Road | Amherst, Ohio

CLEVELAND MSA

ACTUAL SITE



SRS

CAPITAL
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EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE





OFFERING SUMMARY



2,254

LOCATIONS IN
U.S.A & CANADA

\$3.5B

2024
REVENUE

120,000

NUMBER OF
EMPLOYEES

OFFERING

Pricing \$2,956,500

Net Operating Income \$170,000

Cap Rate 5.75%

PROPERTY SPECIFICATIONS

Property Address 7560 Oak Point Road, Amherst, Ohio 44001

Rentable Area 5,687 SF

Land Area 1.12 AC

Year Built 2010

Tenant Dalcan, LLC dba Panera Bread

Guaranty Covelli Enterprises (Largest Panera Franchisee)

Lease Type Absolute NNN

Landlord Responsibilities None

Lease Term 10 Years

Increases 7.50% Every 5 Years & Beg. of Each Option

Options 4 (5-Year)

Rent Commencement Close of Escrow

Lease Expiration 10 Years from COE

[**CLICK HERE FOR A FINANCING QUOTE**](#)

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RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	Lease Start	Lease End	LEASE TERM		RENTAL RATES		
				Begin	Increase	Monthly	Annually	Options
Panera Bread	5,687	COE	10 Years from COE	Year 1	-	\$14,166	\$170,000	4 (5-Year)
				Year 6	7.50%	\$15,229	\$182,750	

Rental Increases During Options

Brand New 10-Year Lease | Largest Panera Franchisee | 7.50% Rental Increases | Options To Extend

- Panera Bread will execute a brand new 10-year lease at the close of escrow
- Covelli Enterprises is the largest Panera Franchisee, operating 300+ locations across the country ([Covelli Enterprises](#))
- Dalcan, LLC (54 Panera Bread Stores) is the guarantor of the lease
- The lease features 7.50% rental increases every five years throughout the initial term and at the beginning of each of the 4 (5-year) options
- The asset is equipped with a drive-thru, allowing for increased customer convenience

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor will benefit from fee simple ownership of the building and land
- Ideal, management-free investment for a passive investor

Strong Demographics | Cleveland MSA

- More than 74,000 residents and 20,000 employees support the 5-mile radius
- Features an average household income of \$135,644 within the 1-mile radius

Signalized, Hard Corner Intersection | Dense Retail Corridor | Surrounding Big Box Retailers

- Subject property is strategically located at the signalized, hard corner intersection of Cooper Foster Park Road and Oak Point Road with a combined traffic count of over 20,500 vehicles per day
- Infrastructure improvements planned along the Oak Point Road corridor to enhance accessibility and support commercial growth ([City Of Amherst](#))
- National tenants in the immediate trade area such as Taco Bell, Chick-fil-A, Chipotle, Jimmy John's, Raising Cane's, and more
- Surrounded by big box retailers such as Giant Eagle, Meijer, Tractor Supply Co, Planet Fitness, Goodwill and more

Excellent Visibility From State Hwy 2 (54,400 VPD) | Deerfield Town Center Outparcel | Amherst Marketplace

- Panera Bread is directly off State Highway 2 with a daily traffic count of over 54,400 vehicles per day
- Positioned as an outparcel to the Deerfield Town Center, anchored by Lowe's and Target
- Subject property is less than 2 miles away from Amherst Marketplace with tenants such as Giant Eagle, Aldi, Michaels, and Tractor Supply
- Nearby I-90 expansion will improve regional connectivity allowing for more visitors to the trade area ([Yahoo News](#))

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



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/en-us

PROPERTY OVERVIEW

LOCATION



Amherst, Ohio
Lorain County
Cleveland-Elyria MSA

ACCESS



Cooper Foster Park Road: 1 Access Point

TRAFFIC COUNTS



Oak Point Road: 7,500 VPD
Cooper Foster Park Road: 13,400 VPD
State Highway 2: 54,400 VPD

IMPROVEMENTS



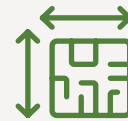
There is approximately 5,687 SF of existing building area

PARKING



There are approximately 88 parking spaces on the owned parcel.
The parking ratio is approximately 15.47 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 05-00-001-000-259
Acres: 1.12
Square Feet: 48,787

CONSTRUCTION



Year Built: 2010

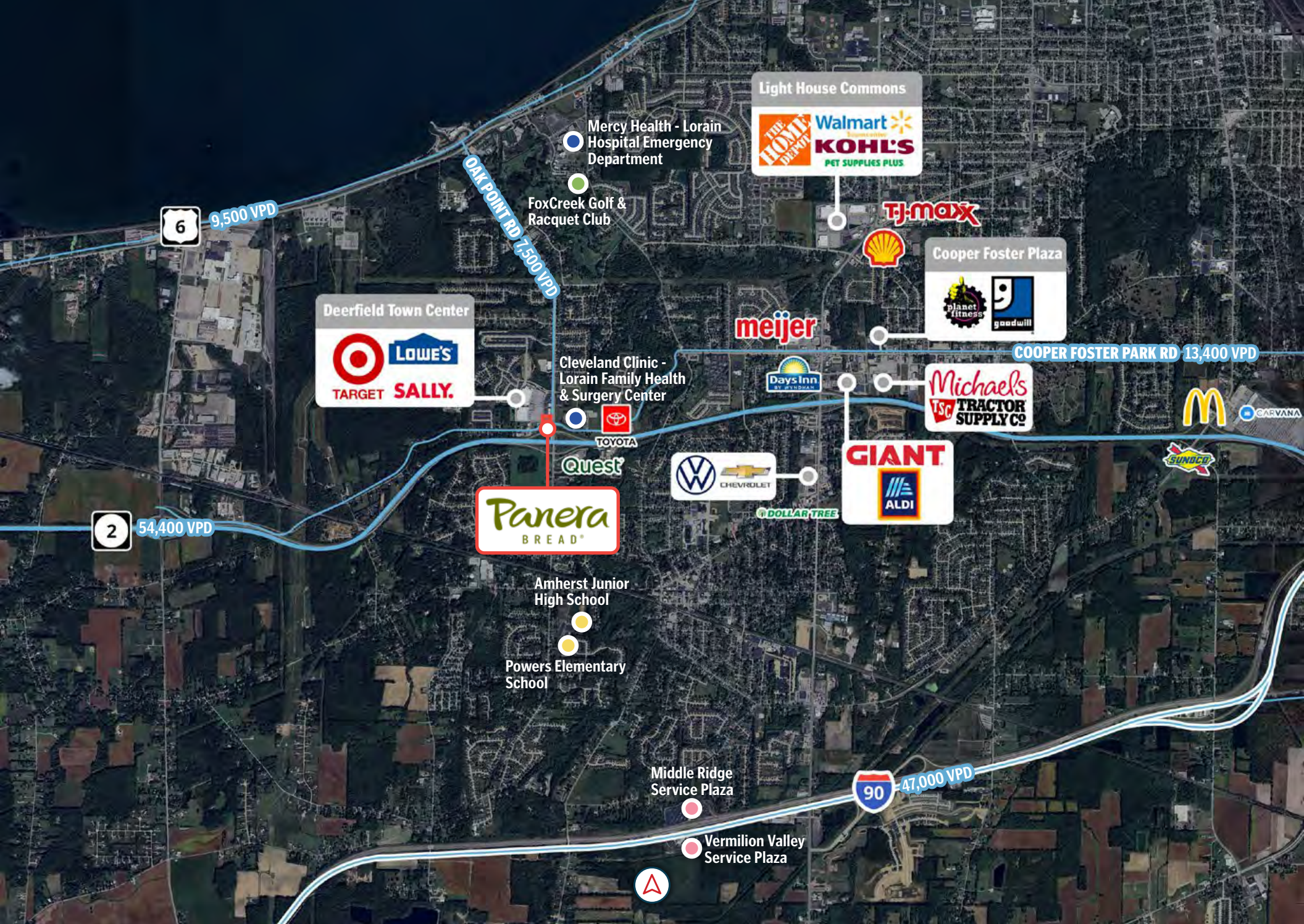
ZONING

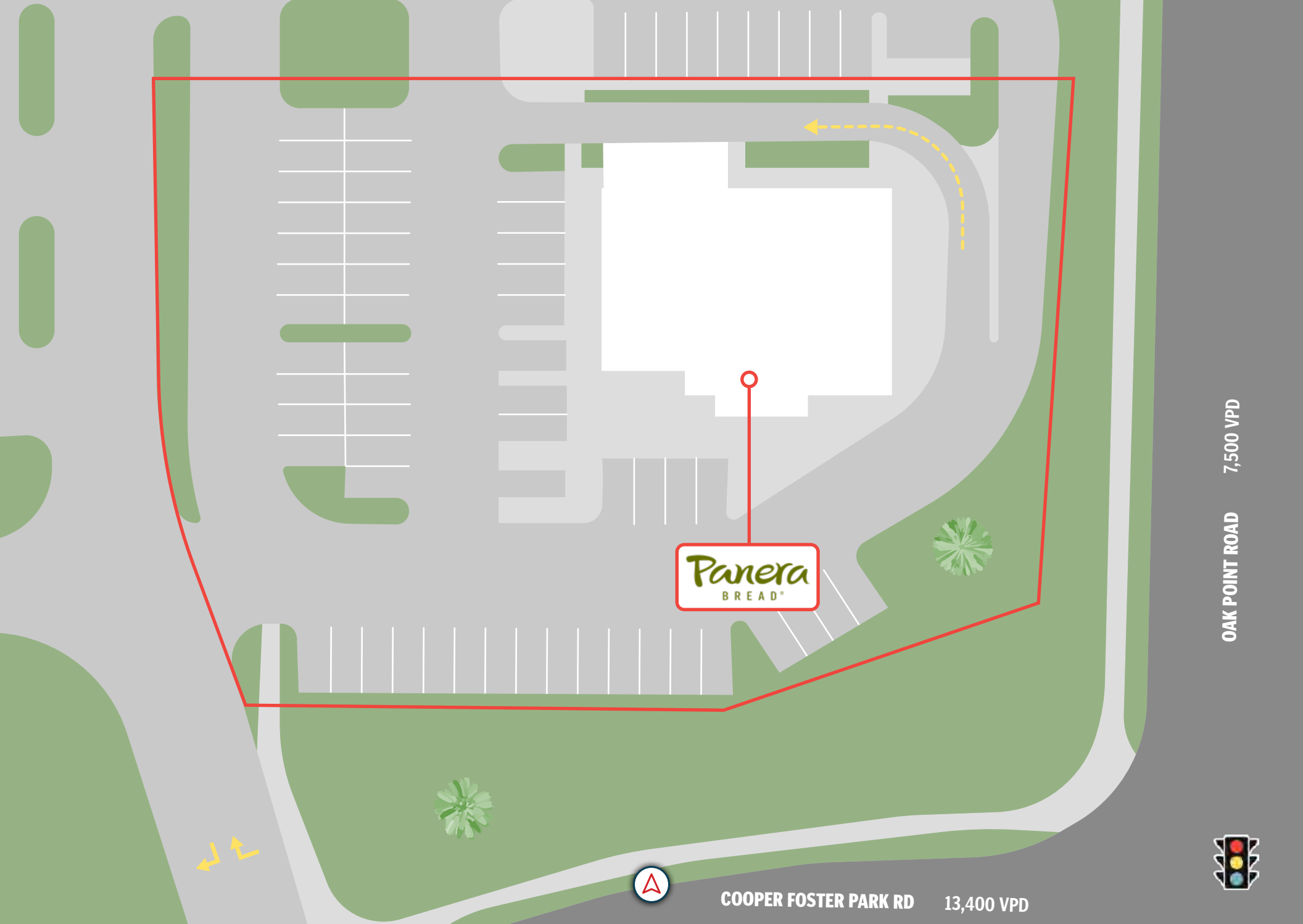


Commercial: Restaurant, Bar, Food Services

LOCATION MAP







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	6,153	35,923	74,229
2031 Projected Population	6,367	36,507	75,725
2026 Median Age	44.3	44.9	43.0
Households & Growth			
2026 Estimated Households	2,295	15,089	31,181
2031 Projected Households	2,396	15,461	32,114
Income			
2026 Estimated Average Household Income	\$135,644	\$113,870	\$91,361
2026 Estimated Median Household Income	\$115,051	\$93,178	\$72,801
Businesses & Employees			
2026 Estimated Total Businesses	118	1,044	1,900
2026 Estimated Total Employees	1,733	12,641	20,870



AMHERST, OHIO

Amherst, Ohio is 4 miles SW of Lorain, Ohio and 28 miles W of Cleveland, Ohio. It is in Lorain County. The city is part of the Cleveland-Lorain-Elyria metro area. The City of Amherst had a population of 12,828 as of July 1, 2025.

The city's economy is diverse, with key industries including manufacturing, healthcare, education, and retail trade. Located within the greater Cleveland, Ohio region, Amherst benefits from convenient access to major transportation corridors and regional employment centers. The city is home to a mix of local businesses and advanced manufacturers, while nearby healthcare systems, educational institutions, and logistics operations provide additional employment opportunities. Some of the top employers in the city include Nordson Corporation, a global industrial company, and Premier Toyota of Amherst, a leading automobile dealership.

Amherst and nearby attractions are Amherst Historical Society Museum, Quigley Museum, Black River Reservation, Hickories Museum, Carlisle Reservation, French Creek Reservation. While staying in Amherst, you can go for picnics to the Beaver Creek Reservation. You can visit the Maude Neiding Park and Anna Schmauch Memorial Pool. The city also offers four picnic shelters. The Veterans Park and DePaola and Jaworski Parks are also worth visiting. You can enjoy shopping at Liberty Bell Shopping Center, Milan Avenue Shopping Center and Amherst Plaza Shopping Center.

The city is served by the Amherst Exempted Village School District, which is known for its high-quality education. For higher education, residents have easy access to several universities and community colleges in the nearby areas, including Lorain County Community College and Oberlin College.



SRS

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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



OF GOING THE EXTRA MILE

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