OFFERING MEMORANDUM

PANERA BREAD

3019

S DIRKSEN PARKWAY
SPRINGFIELD, 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, LLC 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, LLC has not and will not verify any of this information, nor has NX3 Commercial Group, LLC conducted any investigation regarding these matters. NX3 Commercial Group, LLC makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. NX3 Commercial Group, LLC expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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, LLC 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."

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NX3 Commercial Group, LLC and should not be made available to any other person or entity without the written consent of NX3 Commercial Group, LLC.

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, LLC 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.

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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

SPRINGFIELD, IL

TABLE OF CONTENTS

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EXECUTIVE SUMMARY

This Panera Bread, located at 3019 S Dirksen Parkway in Springfield, Illinois, represents a high-quality single-tenant net lease investment backed by a corporate guarantee from Panera, LLC. With 20+ years of operating history and consistent lease renewals—including the most recent extension through December 2033—this asset reflects Panera's enduring confidence in the site's performance and strategic market relevance.

Positioned at the key interchange of Interstate 55 and Interstate 72, the property sits within one of Springfield's most active commercial and government corridors. It draws from a robust customer base of government employees, travelers, and hotel guests, as well as adjacent retail traffic from the Capital City Shopping Center and nearby national tenants. The surrounding trade area benefits from major traffic drivers including state agencies, convention centers, and regional healthcare hubs.

The ±4,980 SF building on ±0.92 acres features a drive-thru, supports multiple income streams, and benefits from strong visibility and access along a corridor with 12,941 vehicles per day (VPD). Combined with built-in 10% rent increases every five years, long-term tenancy, and minimal landlord responsibilities, this property offers secure income in a recession-resistant market anchored by the state capital's institutional presence.

INVESTMENT HIGHLIGHTS

CORPORATE-GUARANTEED LEASE WITH LONG OPERATING HISTORY

Panera, LLC provides a corporate guarantee with institutional credit strength. The tenant has operated at this location since 2004, and their decision to extend through December 2033—with two additional 5-year renewal options—demonstrates long-term commitment and operational confidence.

STRONG FOOT TRAFFIC SUPPORTED BY MIXED DEMAND DRIVERS

Located adjacent to the I-55/I-72 interchange, the property benefits from daily traffic generated by state government offices, convention centers, nearby hotels, and national retailers. These dynamics support consistent daytime and evening activity, ensuring diversified customer traffic.

PLACER.AI RANKING VALIDATES PERFORMANCE

This location ranks in the 82nd percentile nationally within Panera's portfolio, according to Placer.ai. Consistent foot traffic and solid performance benchmarks reinforce this site's status as a top-performing store within a competitive trade area.

10% RENT ESCALATIONS EVERY 5 YEARS

The lease includes fixed 10% rent increases, with the next escalation scheduled for January 2029. This provides a clear path to NOI growth while maintaining below-market rent levels, increasing the likelihood of tenant retention and long-term yield protection.

GOVERNMENT-ANCHORED MARKET WITH RECESSION RESILIENCE

As Illinois's state capital, Springfield offers a stable economic base supported by 30,000+ government employees, along with educational institutions, regional healthcare providers, and a steady flow of visitors to its historical and cultural attractions. This unique blend of demand drivers enhances investment stability.

LEASE ABSTRACT

$2,266,000

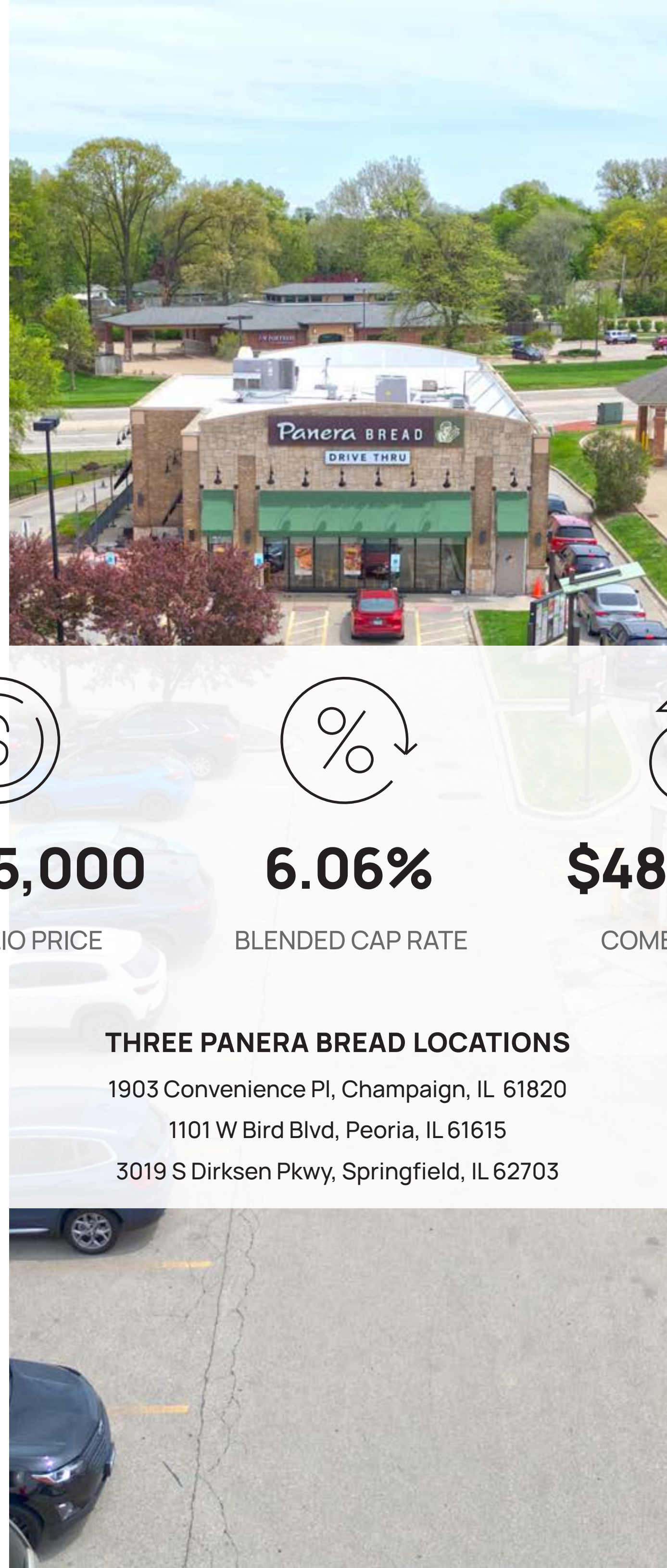
REDUCED PURCHASE PRICE

Tenant/Signatory/Guarantor	Panera, LLC
Address	3019 S Dirksen Pkwy, Springfield, IL 62703
Current Annual Rent	$135,954.00
Remaining Term	7 Years, 7 Months
Building Size	±4,980 SF
Parcel Size	±0.92 Acres
Year Built/Renovated	2004
Rent Type	Double Net (NN)
Landlord Responsibilities	Foundation, Structural Supports, Exterior Walls & Painting of the Building
Rent Commencement Date	03/01/2004
Lease Expiration Date	12/31/2033
Rental Increases	10% Every 5 Yrs (Next Bump 01/2029)

INVESTMENT SNAPSHOT

$2,266,000	**6.00%**	**$135,954**
PRICE	CAP RATE	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

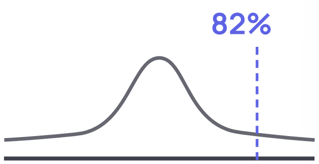
Placer.ai is a leading location intelligence platform used by institutional real estate professionals to measure and benchmark property performance. By analyzing anonymized mobile location data, it provides deep insights into foot traffic patterns, dwell time, and consumer behavior.

The Springfield Panera ranks in the upper percentiles of Panera stores nationwide, signaling above-average customer engagement and operational consistency. This performance validates the asset's enduring market strength and supports its positioning as a high-performing location within both the Illinois capital region and the broader national portfolio.

Placer.ai

NATIONWIDE

339 /1,927



AERIAL MAP

N
CIRCLE K
BIG LOTS!
Steak 'n Shake
FAMOUS FOR STEAKBURGERS
MainStay SUITES
64 ROOMS
DOLLAR TREE
STARBUCKS COFFEE
DRURY INN & SUITES
118 ROOMS
YUMMY CRAB SEAFOOD
BoxDrop Mattress
five BELOW
McALISTER'S DELI
DOLLAR GENERAL
CUBESMART self storage
Shangri-La Dispensaries
Adlai Stevenson Dr
McDonald's
Panera BREAD
SITE
Hilton Garden Inn
117 ROOMS
±12,941 VPD
Arby's
LONG JOHN SILVERS
amc THEATRES
Holiday Inn Express
140 ROOMS
S Dirksen Pkwy
CROWNE PLAZA
AN IHG HOTEL
SPRINGFIELD - CONVENTION CENTER
288 ROOMS

RETAIL AERIAL MAP

TENANT OVERVIEW

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

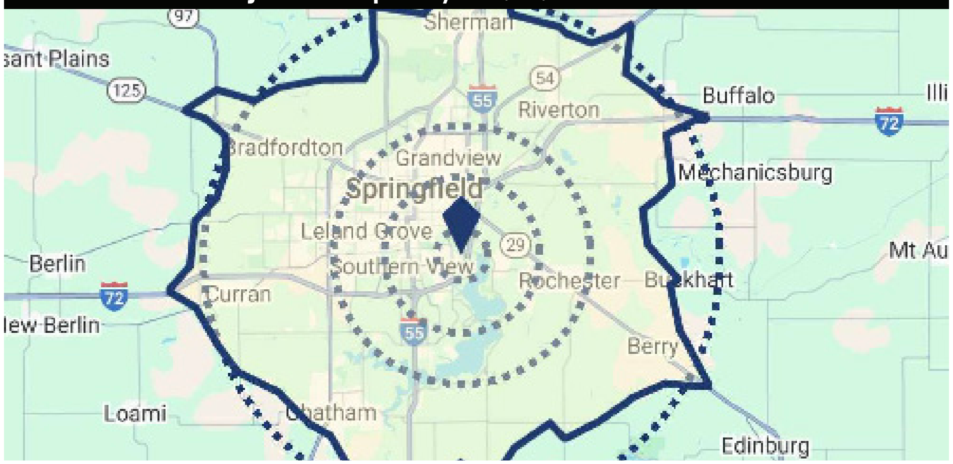
2,200
Stores

38
Years of Service

AREA OVERVIEW

Strategically located on South Dirksen Parkway near the I-55/I-72 interchange, this Panera Bread sits at the heart of Springfield's most established commercial and government corridor. The property benefits from excellent access, visibility, and a built-in customer base of government workers, travelers, university students, and local residents.

Subject Property I 1, 3, 5 Mile Radius



DEMOGRAPHICS			
POPULATION	**1 - MILE**	**3 - MILE**	**5 - MILE**
2029 Projection	4,041	37,026	100,867
2024 Population	4,093	37,022	101,289
2020 Population	4,174	35,289	98,797
HOUSEHOLDS	**1 - MILE**	**3 - MILE**	**5 - MILE**
2029 Projection	1,804	15,326	44,601
2024 Households	1,829	15,334	44,808
2020 Households	1,867	14,645	43,759
HH INCOME	**1 - MILE**	**3 - MILE**	**5 - MILE**
2024 Avg HH Income	$51,436	$67,349	$71,736

ECONOMY

Springfield's economy is anchored by 30,000+ state government employees, supported by robust sectors in healthcare, education, and professional services. The State of Illinois, Memorial Health, and University of Illinois Springfield are among the largest employers.

CULTURE & RECREATION

The area features extensive cultural amenities, including Abraham Lincoln heritage sites, Lake Springfield, and a network of over 30 public parks. Tourism and annual events contribute significantly to local economic activity.

REAL ESTATE MARKET

With high occupancy and limited new development, Springfield offers recession-resistant real estate fundamentals. Government payroll stability drives consistent foot traffic and supports long-term tenant performance.

EDUCATION

Home to the University of Illinois Springfield and Lincoln Land Community College, the city maintains a pipeline of educated workers supporting local employers and institutions.

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 I 6.35% CAP

Publix
$7,100,000 I 4.62% CAP

Hannaford
$13,325,000 I 5.25% CAP

Olive Garden
$2,028,000 I 5.7% CAP

Longhorn
$2,950,000 I 4.95% CAP

Applebee's
$1,900,000 I 7.1% CAP

Bubba's 33
$2,600,000 I 5.7% CAP

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