





About the investment

- Positioned along Sunset avenue and N Wesleyan Blvd with excellent visibility, high traffic, and standing and wall signage.
- Strong Population 5-mile radius : 58,681
- Built in 2019
- Corporate Tenant | Corporate Guarantee
- Long-Term, 9.5 Year Absolute Triple Net (NNN) Lease

About the Location

- Right next to a Sam's Club in a Dense Retail Corridor and in the vicinity: Dollar Tree, Popeye's, Starbucks, Bo jangles, Freddy's, and more.
- Less than Two Miles from Golden East Crossing Shopping Mall | 55+ Retail Stores

About the Tenant / Brand

- Corporate Tennant: Panera
- One of the most successful fast food restaurants
- Bought by JAB Holdings in 2017—a European group behind brands like Krispy Kreme, Keurig, and Pet's Coffee—the acquisition set the stage for the chain's continued growth and long-term success.



Investment Summary

Triple Net Investment Group is proud to present the lucrative investment opportunity at **960 Tarrytown Center—Rocky Mount, NC**. This prime property boasts a strategic location along Sunset Avenue and N Wesleyan Blvd, offering exceptional visibility with high traffic flow and prominent wall signage. With a robust population of 58,681 within a 5-mile radius, this property is set up for success. Built in 2019, the corporate tenant, Panera, comes with a corporate guarantee and a secure long-term 9.5-year Absolute Triple Net (NNN) Lease. Nestled in a flourishing retail corridor next to Sam's Club and surrounded by prominent brands like Starbucks and Dollar Tree, this property promises high visibility and foot traffic. Positioned less than two miles from the Golden East Crossing Shopping Mall, with over 55 retail stores, this property is located in a bustling commercial hub. With Panera, a successful fast-food chain backed by JAB Holdings, as the anchor tenant, this investment opportunity is truly one of a kind, offering stability, growth potential, and long-term success.

PROPERTY INFORMATION

Address	960 Tarrytown Center– Rocky Mount, NC 27804
NOI	\$147,219.12
Price CAP	\$2,804,172 5.25 % Cap
Building Built	2019
Building Size	5,460
Lease Expiration	Jan 28, 2035
Lot Size SF	0.864 AC

TENANT INFORMATION

Tenant	Panera Bread
Term Remaining	9.5 Years
Options	Four (4), Five (5)-Year
Increases	8% every five years
Annual Rent	\$147,219.12
NNN Monthly Rent	\$12,268.26



About Panera Bread

Panera Bread began over 30 years ago with the bold mission to transform a quick service dining experience by offering food that tastes good and feels good to eat. In its beginning Panera wanted to make sure they did not sacrifice quality for speed.

Panera’s philosophy centers around “Food as it should be.” that includes a clean menu of salads, soups, and sandwiches that the company is proud to serve. They emphasize ingredients like antibiotic free poultry and pork, whole grains, and seasonal produce, while avoiding artificial flavors, preservatives, sweeteners, and colors from artificial sources.

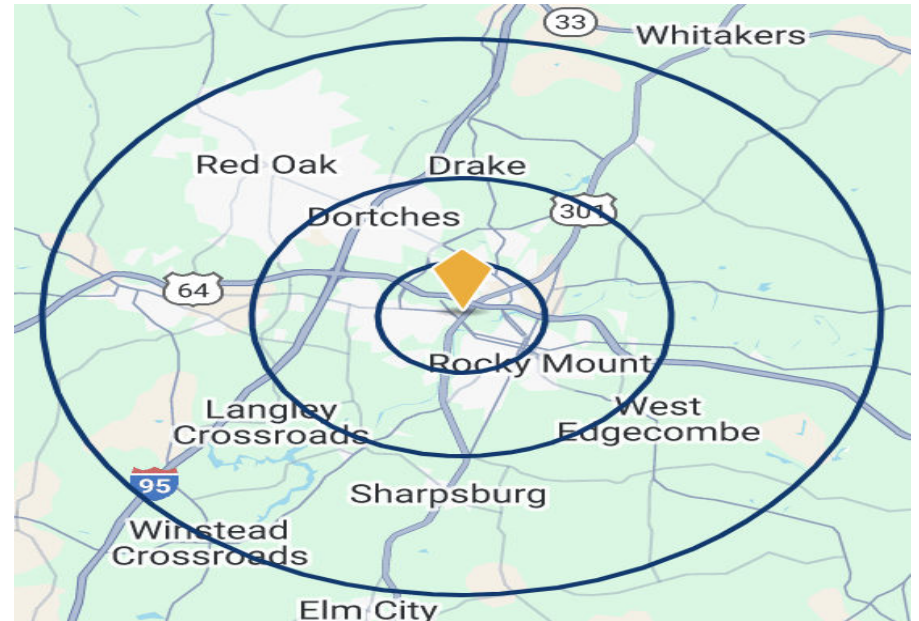
From an OM standpoint, Panera has continuously improved its quality of convenience through smart investments in technology and logistics. Its advancements include mobile ordering, rapid pickup, and user friendly platforms that show the ordering process.

Today, Panera Bread operates more than 2,360 bakery-cafes across 48 U.S. states and Ontario Canada, under the Panera Bread and Saint Louis Bread Co. Their Success is grounded in a consistent values driven approach to operations, blending fresh fresh food, efficient service, and community impact.



COMPANY INFORMATION	
Ownership	JAB Holding Company
Locations	2360
Website	https://www.panerabread.com/en-us/home.html
Number of Employees	120,000

Population	2 Mile	5 Mile	10 Mile
2029 Projection	17,565	62,695	92,579
2024 Estimate	16,969	61,191	90,727
2020 Census	16,256	58,681	89,325
Households	2 Mile	5 Mile	10 Mile
2029 Projection	7,931	26,653	38,669
2024 Estimate	7,667	26,011	37,894
2020 Census	7,343	24,905	37,240
Average Household Income	2 Mile	5 Mile	10 Mile
2024 Estimate	\$69,648	\$66,160	\$71,127







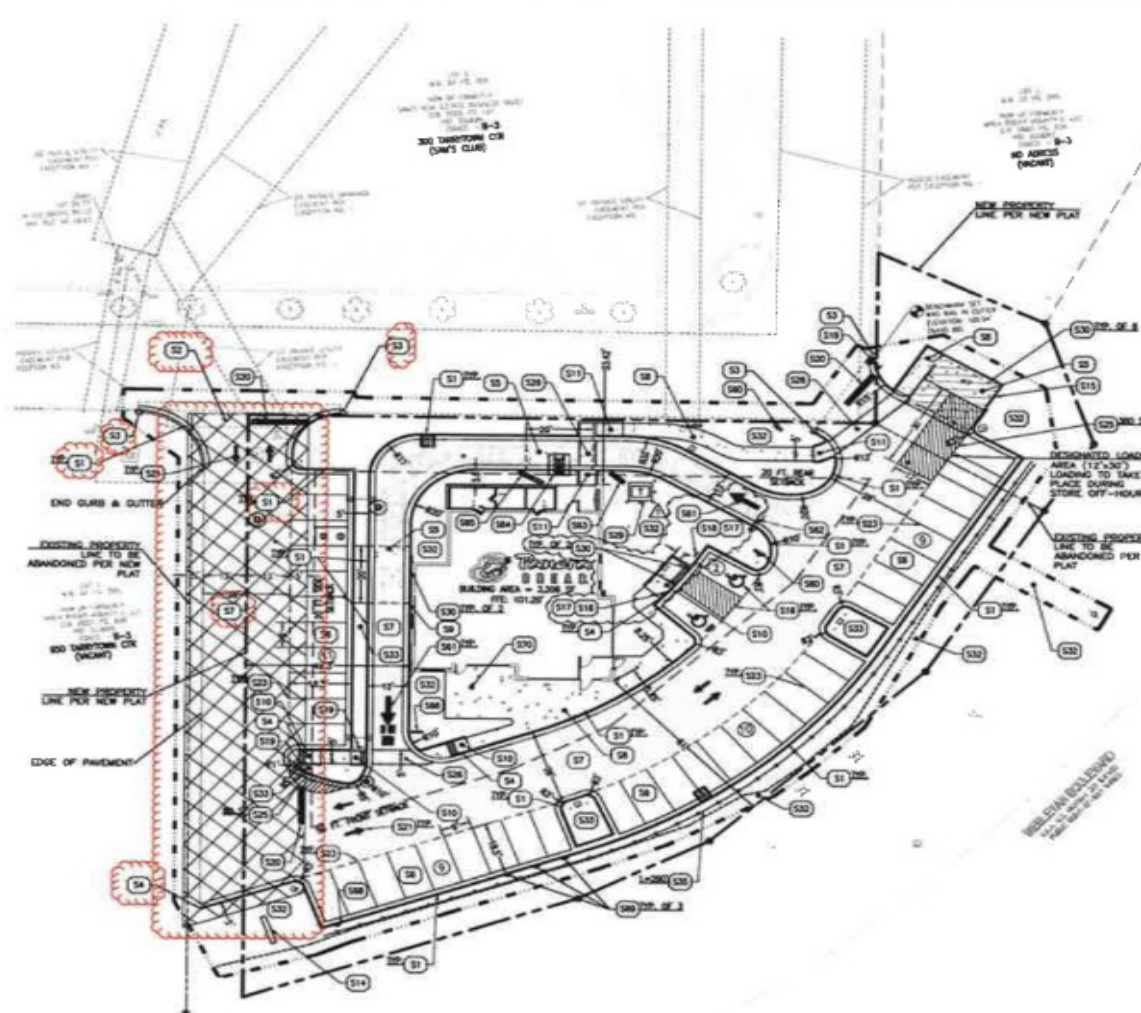
- 2018-2019**
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 - IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY OR ANY DISCREPANCIES IN THE PLANS OR IN THE LAYOUT AS SHOWN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY NOTIFY THE ENGINEER AND THE ENGINEER WILL PROMPTLY NOTIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL NEIGHBORS, GOVERNMENTS, AND AGENCIES SHOWING NEAREST BEFORE BEGINNING CONSTRUCTION.
 - ALL CONSTRUCTION MATERIALS AND WORKSMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 - ALL WADSWAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
 - NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND SIKES.
 - ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 - ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM BLASTS, AND AVOIDING PROPERTY DETRIMENT FROM DAMAGE.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL, MOKE OR EXISTING CONTRACT LINES DUE TO CONSTRUCTION OPERATIONS.
 - ALL STREET SURFACES, DRIVEWAYS, DRIVEWAYS, CURBS AND OUTSIDE, SEWERAGE DRAINAGE SYSTEMS AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL, GOVERNMENT AGENCY SPECIFICATIONS.
 - STORMWATER/SEWER DUTY PAYMENT AND CONCRETE SYSTEMS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY CONTOUR ENGINEERING, DATED FEBRUARY 8, 2018.
 - ALL CURB AND SINK SHALL BE 2" UNLESS OTHERWISE NOTED ON THE PLANS.
 - CONTRACTOR SHALL REFER TO APPROVED ARCHITECTURAL SITE STORAGE PLANS FOR DETAILS AND LOCATIONS.
 - CONTRACTOR SHALL REFER TO APPROVED PHOTOGRAPHY PLANS FOR LOCATIONS OF LIGHT PICS.

PROJECT INFORMATION:

PROPERTY ADDRESS: 880 TOWNSHIRE CENTER, ROCKY MOUNT, NC 27864
 SITE AREA: 37,040.37 (0.6841 AC)
 DISTURBED AREA: 45,745.105 (8.335 AC) - INCLUDES OFF-SITE WORK
 PROPOSED UNDEVELOPED AREA: 11,461.32 (0.2121 AC) - PREMISE ONLY
 PROPOSED IMPROVED AREA: 25,806.05 (0.4699 AC) (0.6170) - PREMISE ONLY
 EXISTING ZONING: B-3 REGIONAL COMMERCIAL DISTRICT
 PROPOSED BUILDING AREA: 3,239 SF
 EXISTING USE: HIGHWAY
 PROPOSED USE: RESTAURANT
 PARKING REQUIRED: MINIMUM: 1 PER 3 SEATS PLUS 1 LOADING SPACE (28 SPACES)
 PARKING PROVIDED: 41 SPACES TOTAL (INCLUDES 2 ACCESSIBLE PARKING SPACES)
 BUILDING SETBACK: FRONT: 20 FEET (REQUIRED) 81.06 FEET (PREMISES)
 SIDE: 20 FEET (REQUIRED) 48.30 FEET (PREMISES)
 REAR: 20 FEET (REQUIRED) 23.42 FEET (PREMISES)

REFERENCE PLANS:

SUBSET PLANS
 THE EXISTING CONDITIONS ARE BASED ON THE ALTA/NSM (AND FILE) SURVEY PLANS PREPARED BY BEUTLER GREENFIELD SURVEYING, LLC, DATED 11/06/2018.



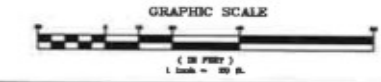
- SITE KEY NOTES**
- 24" CURB AND GUTTER
 - 1" SLOPE CURB TO MATCH EXISTING
 - 1" SLOPE CURB TO MATCH EXISTING
 - 2" SLOPE CURB FROM 4" TO 6" OVER E
 - HEAVY DUTY CONCRETE PAVEMENT
 - STANDARD DUTY ASPHALT/CONCRETE PAVEMENT (PER PAVING DETAIL)
 - HEAVY DUTY ASPHALT/CONCRETE PAVEMENT (PER PAVING DETAIL)
 - CONCRETE SIDEWALK
 - 1" WIDE CONCRETE CURB AT DRIVE-THRU WINDOW, WITH 1/2" SLOPE TO 4"
 - WIDE CONCRETE CURB (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - SEWERLINE SUMP @ 8.335 WALL (TYPICAL-PER LOCAL CODES)
 - SEWER SUMP
 - CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER)
 - MANHOLE / Pylon SIGN (PER ARCH. PLANS)
 - 8" HIGH BRICK DUMPSTER ENCLOSURE (PER ARCH. PLANS)
 - ADA ACCESSIBLE PARKING SPACE STRIPES & SYMBOLS OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
 - ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
 - ADA ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
 - "STOP" SIGN
 - STOP BAR (PER LOCAL CODES)
 - DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
 - PARKING SPALL STRIPES (PER LOCAL CODES)
 - 4" WIDE PARKED STRIPES, 2" OFF CENTER @ 40' PER LOCAL CODES
 - ROADSIDE CROSSWALK STRIPES
 - TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
 - BOLLARD (SEE NOTE FOR NUMBER)
 - LANDSCAPE AREA (PER LANDSCAPE PLAN)
 - LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
 - LANDSCAPE (SEE DETAIL)
 - SHOULDER (SEE DETAIL)
 - SINGLE FACE ILLUMINATED DRIVE THRU SIGN WITH ARROW (SEE ARCHITECTURAL PLAN FOR DETAIL)
 - DIRECTIONAL DRIVE THRU PARKING SIGNING
 - DRIVE THRU CLEARANCE BAR
 - DRIVE THRU PREVIEW BOARD (SEE ARCHITECTURAL PLAN FOR DETAIL)
 - DRIVE THRU SIGNPOST & SPINNER (SEE ARCHITECTURAL PLAN FOR DETAIL)
 - DRIVE THRU MENU BOARD (SEE ARCHITECTURAL PLAN FOR DETAIL)
 - DOUBLE FACE ILLUMINATED DRIVE THRU SIGN WITH ARROW (SEE ARCHITECTURAL PLAN FOR DETAIL)
 - DRIVE THRU TOLL AHEAD PARKING SIGN (SEE ARCHITECTURAL PLAN FOR DETAIL)
 - DRIVE THRU PICK UP SIGN (SEE ARCHITECTURAL PLAN FOR DETAIL)
 - OUTDOOR PATIO AREA WITH RAILS (SEE ARCHITECTURAL PLAN FOR DETAIL)

NOTE:
 THIS SITE IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT DATED 10/14/04-07 OF MARCH 2005. MAJOR DEVELOPED TOTAL IMPROVED AREA 705.

- LEGEND**
- PROPERTY LINE
 - LIMIT OF WORK
 - PROPOSED CONCRETE CURB & GUTTER
 - PARKING SPACE COUNT
 - 4" HD MEKER
 - SOAK
 - LIGHT POLES
 - PROPOSED CROSS ACCESS EASEMENT

- PAVEMENT DETAILS:**
- PROPOSED CONCRETE SIDEWALK
4" PCC (PORTLAND CEMENT CONCRETE)
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
REFERENCE GEOTECH REPORT BY FAYATNE DATED OCTOBER 15, 2018
8" PCCP (PORTLAND CEMENT CONCRETE PAVEMENT)
8" AS (AGGREGATE BASE)
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
REFERENCE GEOTECH REPORT BY FAYATNE DATED OCTOBER 15, 2018
4" ASPHALT
8" AS (AGGREGATE BASE)
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
REFERENCE GEOTECH REPORT BY FAYATNE DATED OCTOBER 15, 2018
4" ASPHALT
8" AS (AGGREGATE BASE)

NO ADDITIONS, DELETIONS, CHANGES OR MODIFICATIONS WERE MADE TO THIS PLAN OTHER THAN THOSE REQUESTED BY THE CITY OF ROCKY MOUNT DEVELOPMENT REVIEW COMMITTEE.



Robert Gamzeh

Managing Director

Triple Net Investment Group Inc.

1140 Rockville Pike | Suite 480 F Rock-
ville, MD 20852

Tel: (202) 361-3050

Email: info@nnnig.com

www.nnnig.com

In Association with Brian Brockman –
Broker

License #: 298998

Bang Realty-North Carolina Inc

bor@bangrealty.com

513-898-1551

