





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.

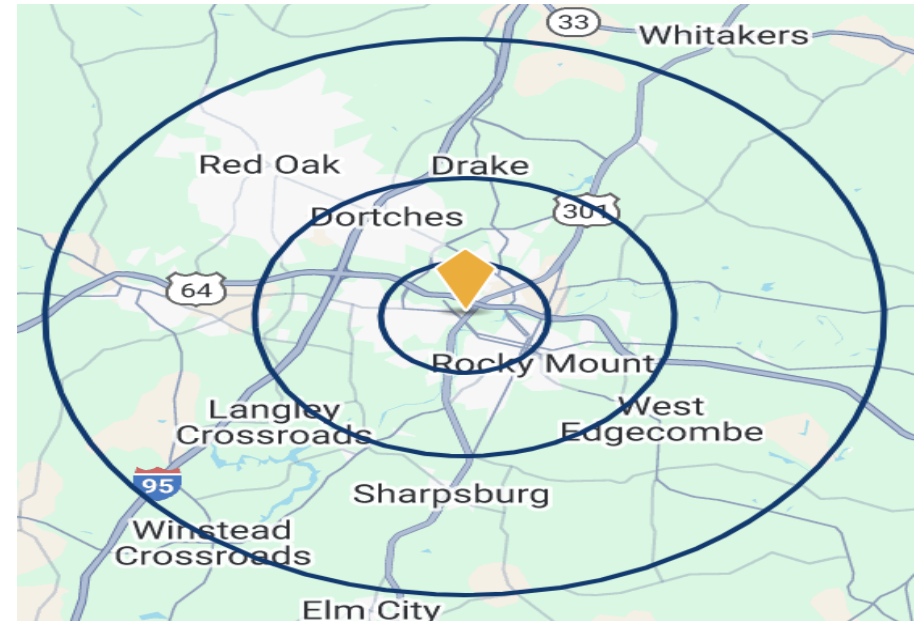
Today, Panera Bread operates more than 2,360 bakery-cafes across 48 U.S. states and Ontario Canada, under the Panera Bread and Saint Louis Bread Co. Their Success is grounded in a consistent values driven approach to operations, blending fresh fresh food, efficient service, and community impact.



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





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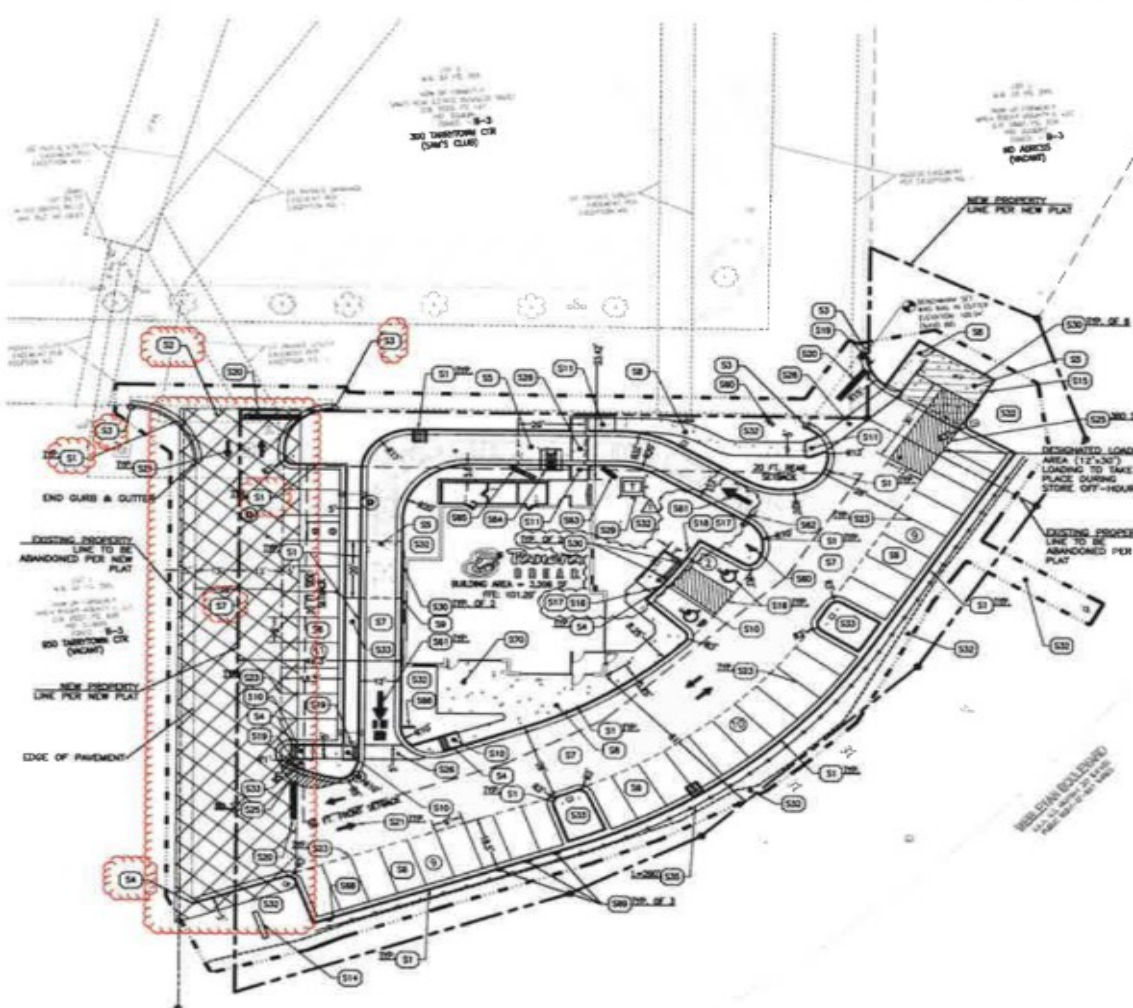
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY OR ANY DISCREPANCIES IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY NOTIFY THE ENGINEER OR ARCHITECT AND THE ENGINEER WILL PROMPTLY NOTIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL RECORDS, DOCUMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL WADSWORTH SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND SIKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM HAZARD, AND ASSURING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL, MOKE, OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
12. ALL STREET SURFACES, DRIVEWAYS, DRIVEWAYS, CURB AND GUTTERS, SIDEWALKS, SIDEWALKS AND OTHER STRUCTURES THAT ARE EXISTING OR SHOWN IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL, GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HIGH DUTY PAVEMENT AND CONCRETE DETAILING SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GEOTECH CONSULTING, DATED FEBRUARY 4, 2016.
15. ALL CURB AND GUTTER SHALL BE 2" UNLESS OTHERWISE NOTED ON THE PLANS.
16. CONTRACTOR SHALL REFER TO APPROVED ARCHITECTURAL SITE DRAINAGE PLANS FOR DETAILS AND LOCATIONS.
17. CONTRACTOR SHALL REFER TO APPROVED PHOTOGRAPHIC PLANS FOR LOCATIONS OF LIGHT POLES.

PROJECT INFORMATION:

PROPERTY ADDRESS: 980 TOWNSHIRE CENTER, ROCKY MOUNT, NC 27854
 SITE AREA: 37,040.37 (0.6841 AC)
 DISTURBED AREA: 45,745.195 (0.835 AC) -- INCLUDES OFF-SITE WORK
 PROPOSED UNDISTURBED AREA: 11,601.32 (0.2121 AC) -- PRIME ONLY
 PROPOSED IMPERVIOUS AREA: 25,000.05 (0.5608 AC) (BUILT) -- PRIME ONLY
 EXISTING ZONING: 8-3 REGIONAL COMMERCIAL DISTRICT
 PROPOSED BUILDING AREA: 3,039 SF
 EXISTING USE: WHOLESALE
 PROPOSED USE: RESTAURANT
 PARKING REQUIRED: MINIMUM: 1 PER 2 SEATS PLUS 1 LOADING SPACE (28 SPACES)
 PARKING PROVIDED: 41 SPACES TOTAL (INCLUDES 2 ACCESSIBLE PARKING SPACES)
 BUILDING SETBACK: PROPOSED FEET (REQUIRED)
 81.00 FEET (PROVIDED)
 SIDE: 20 FEET (REQUIRED)
 48.30 FEET (PROVIDED)
 REAR: 20 FEET (REQUIRED)
 23.42 FEET (PROVIDED)

REFERENCE PLANS:

SUBSET PLANS
 THE EXISTING CONDITIONS ARE BASED ON THE ALTA/NSM AND FILE SURVEY PLANS PREPARED BY BECHTOLD GREENFIELD SURVEYING, L.L.C. DATED 11/06/2016.



SITE KEY NOTES

1. 24" CURB AND GUTTER
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NOTE:
 THIS SITE IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT (ENTITLED "TOWN'S CLUB PHASE-02" OF MARCH 2005, MAINTAIN DEVELOPED TOTAL IMPERVIOUS AREA PER

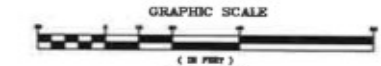
LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- PROPOSED CONCRETE CURB & GUTTER
- PARKING SPACE COUNT
- 400 METER
- 5000
- 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 FATHNER DATED OCTOBER 15, 2016)
 8" PCCP (PORTLAND CEMENT CONCRETE PAVEMENT)
 8" AS (AGGREGATE BASE)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 (REFERENCE GEOTECH REPORT BY FATHNER DATED OCTOBER 15, 2016)
 4" ASPHALT
 8" AS (AGGREGATE BASE)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 (REFERENCE GEOTECH REPORT BY FATHNER DATED OCTOBER 15, 2016)
 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

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