



7306 McClean Boulevard

Baltimore, Maryland 21234

Investment Highlights

SECURE LONG-TERM INVESTMENT

Featuring approximately 15.5 years remaining on the lease term, this asset provides a highly secure, hands-off income stream for over a decade.

HEDGE AGAINST INFLATION

The lease features rare annual 1.5% rental increases, providing consistent year-over-year rent growth and ensuring long-term investment value appreciation for the owner.

PRIME BALTIMORE CORRIDOR

Located at 7306 McClean Blvd, the property is situated in a high-density submarket of Baltimore with a robust local population base, ensuring steady consumer demand and reliable long-term traffic for the tenant.

DOMINANT MULTI-UNIT FRANCHISEE GUARANTOR

The lease is backed by a strong franchisee with an extensive 173-unit portfolio that outperforms the national average with current AUVs 30% above the U.S. system-wide average. This significant scale provides exceptional financial stability and operational expertise, far exceeding standard regional operators.

Asset Snapshot

\$2.1M

ASKING PRICE

5.81%

CAP RATE

Fee Simple

TYPE OF OWNERSHIP

NNN

LEASE TYPE

Local Map



DEAL TEAM CONTACTS

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Greysteel

 | Shaping Capital Markets.

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