



COLDWELL BANKER
COMMERCIAL
ELITE



MCDONALD'S GROUND LEASE INVESTMENT OPPORTUNITY FOR SALE



2000 New Post Blvd, Fredericksburg, VA 22408

This offering represents a rare opportunity to acquire a newly executed, long-term ground lease with one of the most creditworthy tenants in the world. Backed by McDonald's USA, LLC, the lease provides investors with durable, predictable income and minimal management responsibilities.

The structured rent escalations throughout the primary term and option periods create a built-in hedge against inflation, while the extended lease term of up to 60 years ensures long-term stability and value preservation.

Located within Fredericksburg's rapidly expanding New Post corridor, the property is positioned in the center of significant residential growth and emerging retail development. The site benefits from the new Sheetz (opened in 2026), further enhancing traffic and consumer draw. Additionally, nearby soccer fields host large-scale tournaments that attract thousands of visitors on any given weekend, creating consistent, high-volume traffic. This convergence of daily commuter flow and weekend destination traffic positions the location as a premier, high-performing retail site.

This combination of **credit, term, and location** positions the asset as an ideal fit for 1031 exchange buyers, passive investors, and institutions seeking stable, long-duration income.

INVESTMENT HIGHLIGHTS

- **Investment Grade Credit Tenant** – Leased to McDonald's USA, LLC, one of the strongest and most recognizable global brands
- **Brand New 20-Year Ground Lease** – New construction set to open June 2026. Recently executed providing long-term, stable cash flow.
- **Absolute NNN Structure** – Tenant responsible for taxes, insurance, maintenance, and utilities
- **Passive Ownership** – Minimal landlord responsibilities with predictable income stream
- **Strong Rent Growth** – Scheduled increases throughout the primary term and option periods
- **Long-Term Upside** – 8 (5-year) renewal options extend potential lease term to 60 years
- **Prime Retail Corridor** – Located along New Post Blvd in Fredericksburg's high-growth corridor
- **Inflation Hedge** – Built-in rent escalations and significant increases during option periods
- **Corporate Guarantee** – Backed by McDonald's USA, LLC

RENT SCHEDULE (PRIMARY TERM)

- ▶ Years 1-5: \$7,500/month
- ▶ Years 6-10: \$8,250/month
- ▶ Years 11-15: \$9,075/month
- ▶ Years 16-20: \$9,982/month

ASKING PRICE

\$2,143,000









McDonald's is one of the most recognizable and established quick-service restaurant brands in the world, serving customers in more than 100 countries. Founded in 1940 and headquartered in Chicago, Illinois, the company has built a global reputation for operational consistency, strong franchise partnerships, and stable long-term performance.

McDonald's real estate strategy is widely regarded as one of the most disciplined in the retail sector, focusing on high-visibility locations with strong traffic drivers, long-term leases, and corporate oversight of site performance. The company's emphasis on prime retail corridors, accessibility, and demographic strength has helped maintain its position as a dominant quick-service operator for decades.

For investors, McDonald's is considered a premier net lease tenant due to its global brand recognition, durable business model, and long history of consistent growth. Locations are typically positioned to benefit from strong daily traffic patterns, commuter corridors, and surrounding residential density.

Founded:	1940
Headquarters:	Chicago, Illinois
Global Locations:	40,000+ restaurants worldwide
Countries:	100+
Employees:	150,000+ corporate employees
Business Model:	Franchise & corporate-operated restaurants
Industry:	Quick-Service Restaurant (QSR)
Ticker Symbol:	NYSE: MCD
Website:	www.mcdonalds.com



OFFERING MEMORANDUM

MCDONALD'S GROUND LEASE INVESTMENT OPPORTUNITY

2000 NEW POST BLVD, FREDERICKSBURG, VA 22408

FOR MORE INFORMATION PLEASE CONTACT:



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