

UNDER CONSTRUCTION



REPRESENTATIVE PHOTO



MCDONALD'S | NNN LEASE

24 WEST OAKLAND AVE, OAKLAND NJ 07436

Presented By:

JORDAN LIEBOWITZ | BROKER OF RECORD

O: 201-560-1800 C: 201-390-0656

E: JORDAN@LandmarkRECO.com

KYLE STAR | SALES ASSOCIATE

O: 201-560-1800 C: 908-477-1457

E: KYLE@LandmarkRECO.com

BRIAN WASILENKO | SALES ASSOCIATE

O: 201-560-1800 C: 201-956-8595

E: BRIANW@LandmarkRECO.com

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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INVESTMENT OVERVIEW

OAKLAND, NEW JERSEY

The Property is located at 24 West Oakland Ave in Oakland, NJ; the site is located in Bergen County and is easily accessible to Interstate 287! The retail center is located at a signalized intersection, situated in the heart of the retail corridor of the area. Conveniently located in a shopping center with multiple points of ingress and egress.

The subject property is supported by robust demographics. The estimated population within a 3-mile radius of the subject property is 38,382 and 112,353 within a 5-mile radius. Additionally, within a 3 mile radius of the subject property, there are 14,217 households with an average household income of \$151,002.

Some of the surrounding retailers in the immediate area include Columbia Bank, ConnectOne Bank, CityMD, Starbucks, Burger King, Chase Bank, Walgreens, Taco Bell, Bank of America, ShopRite and many more!

ASKING PRICE: \$3,750,000

DEAL POINTS

NNN LEASE

ONLY MCDONALD'S AVAILABLE IN BERGEN COUNTY

NEW HIGHQUALITY 2025 CONSTRUCTION

SCHEDULED RENT INCREASES

RENT COMMENCEMENT IN 2026

TWENTY YEAR BASE TERMS

LOCATED OFF OF INTERSTATE 287

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$150,000
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SQUARE FOOTAGE	4,300
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LAND SIZE	1.9 AC
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YEAR BUILT	2025
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FINANCIAL SUMMARY

MCDONALD'S | NNN LEASE

24 WEST OAKLAND AVE, OAKLAND NJ 07436



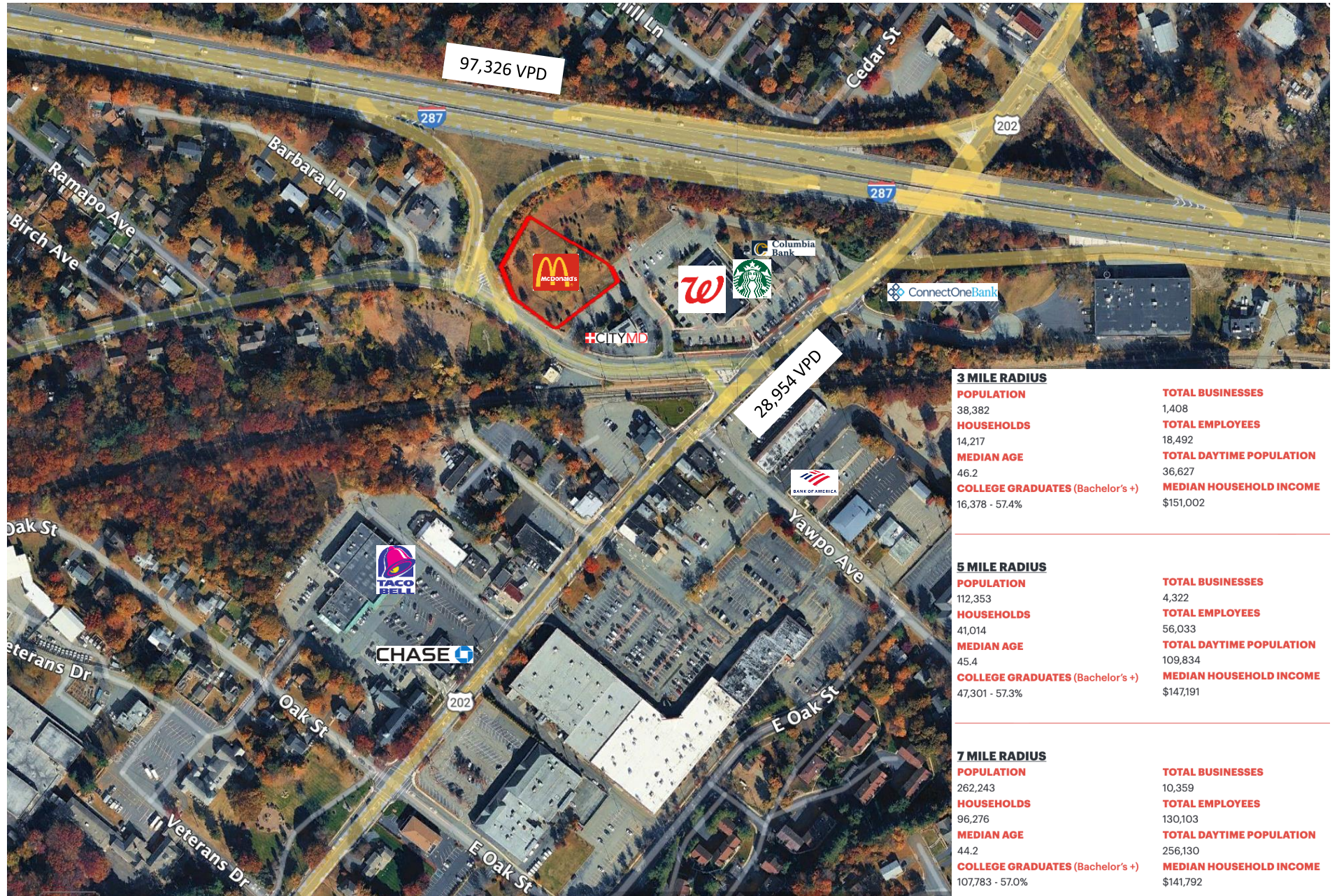
SUMMARY

TENANT NAME	McDonald's USA, LLC
SQUAREFOOTAGE	4,300
LEASEBEGINS	2/1/2026
LEASEENDS	1/31/2047
ANNUALRENT	\$150,000
OPTIONS	EIGHT, 5 YEAR
INCREASES	10% INCREASE EVERY OPTION

OPERATING SUMMARY

NET OPERATING INCOME	
Year 1-10	\$150,000
Year 11-20	\$165,000
Year 21-25	\$181,500
Year 26-30	\$199,650
Year 31-35	\$219,615
Year 36-40	\$241,577
Year 41-45	\$265,734
Year 46-50	\$292,308
Year 51-55	\$321,538
Year 56-60	\$353,692

LOCATION AERIAL



[illegible]

BUILDING HEIGHT CALCULATION	
	AVERAGE GRADE = 274.00 ± 274.00 ± 274.00 ± 274.00 ± 274.49 ± 273.53 ± 274.83 ±
MCDONALD'S	274.86 ± 18.49(± 2') AVERAGE GRADE = 273.99
	HIGHEST POINT OF BUILDING = 18.79 BUILDING (JO FL) GRADE = 292.75

GENERAL ZONE REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
	NO MORE THAN TWO (2) PRINCIPAL BUILDINGS PER LOT	1 PRINCIPAL BUILDING
	ELECTRIC VEHICLE PARKING: COMMERCIAL: 1 MAKE-READY SPACE PER 10 TO 15 PARKING SPACES	1 MAKE READY SPACE
	PARKING SPACES AND ACCESS DRIVES SHALL BE NO CLOSER THAN 10' TO ANY PUBLIC STREET	20.0 FT
	MINIMUM BUILDING SETBACK FROM INTERSTATE HIGHWAYS AND ASSOCIATED HIGHWAY RAMP: 10' FOR NON RESIDENTIAL USES	88.0 FT
	CONCRETE SIDEWALK MINIMUM WIDTH 4' FT	9.0 FT

SIGNAGE REQUIREMENTS (SHOPPING CENTER)		
CODE SECTION	REQUIRED	PROPOSED
03.00.0000.0000	MAXIMUM FREESTANDING SIGN AREA: 32 SF	SIGN 1: 32.0 SF (MCDONALD'S)* SIGN 2: 38.0 SF (WALLGREENE, STARBUCKS, MCDONALD'S)** (X) SIGN 3: 15.0 SF (MCDONALD'S DIRECTIONAL)*

- [illegible]



TENANT PROFILE



Founded in 1940 and based in Chicago, IL, McDonald's has grown into one of the largest and most iconic brands in the world. Today the restaurant continues to provide customers with their original hamburgers along with breakfast, dessert, and café-oriented menu offerings.

McDonald's serves customers globally with 41,822 restaurants in 118 countries and reported \$130.7B in systemwide sales in 2024.

Approximately one-third, or 13,658, of their restaurants exist within the United States and had average sales \$3.96MM per location in 2024. They are the number one ranked restaurant by total sales in the Quick Service Restaurant industry.

BAA1/BBB+

Credit Rating

\$25.9B

Total Revenue

41,822

Total Locations

MCD

NYSE Ticker Symbol

\$213B

Market Cap

150K

Total Employees



REPRESENTATIVE PHOTOS



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