

**NEW
CONSTRUCTION**



**FREESTANDING
ABSOLUTE NNN**



FORT MYERS, FL



CONCEPT RENDER, ACTUAL BUILDING UNDER CONSTRUCTION

OFFERING SUMMARY



LIST PRICE	\$2,650,000
CAP RATE	4%
BASE RENT	\$105,000
BASE TERM	20 YEARS
LEASE TYPE	NNN Ground Lease

INVESTMENT HIGHLIGHTS

- **Premier National QSR Brand:** McDonald's reported over \$139 billion in global systemwide sales in 2025, reinforcing the strength of the brand behind the tenancy.
- **Interchange Location:** Located just off Interstate 75 with over 60,000 cars at the immediate intersection.
- **New Construction:** 2026 build secured by a 20 year absolute NNN ground lease offering investors a simple and passive ownership structure
- **Surrounded by Growth Drivers:** Nearby activity includes the Harry Chapin Food Bank headquarters, future Goodwill HQ, industrial development, retail outparcels, multifamily, medical office, and public park uses.

LOCATION

The property is positioned at the southeast corner of Dr. Martin Luther King Jr. Boulevard and Ortiz Avenue in Fort Myers, with prominent frontage along a key corridor connecting Downtown Fort Myers, I-75, Lehigh Acres, and East Lee County. With 45,000± VPD on MLK Jr. Boulevard and 17,900± VPD on Ortiz Avenue, the site offers strong visibility and access.

The corridor is experiencing continued public and private investment, including major nonprofit headquarters, industrial, multifamily, medical office, retail, and park uses. The 5-mile trade area includes 119,762 residents, 49,565 households, and \$107,333 average household income, supporting demand for a national QSR tenant.

ASSET SNAPSHOT

ADDRESS	SEC of Dr. Martin Luther King Jr. Blvd & Ortiz Ave, Fort Myers, FL 33905
BUILDING	3,859± SF
ACREAGE	1.06± AC
YEAR BUILT	2026 (Under Construction)
ZONING	CPD
LEASE GUARANTEE	McDonalds Corporate
BASE TERM	20 Years
OPTIONS	10 Five-Year Options
BASE RENT	\$105,000
RENT INCREASES	6% Every Five Years
LEASE TYPE	NNN Ground Lease
EXPECTED RENT COMMENCEMENT	November 1st, 2026
TRAFFIC COUNTS	45,000± VPD



119,762
PEOPLE IN A 5
MILE RADIUS



\$107,333
AVERAGE INCOME
IN 5 MILE RADIUS



45,000±
VEHICLES PER
DAY ON MLK

LEASE DETAILS & INVESTMENT HIGHLIGHTS



LEASE DETAILS

LEASE COMMENCEMENT

NOVEMBER 1ST, 2026

LEASE EXPIRATION

OCTOBER 31ST, 2046

GROUND LEASE RENT

\$105,000

INCREASES

6% Every 5 Years

OPTIONS

10 Five Year Options



Investment Grade Credit Tenant

- Corporate McDonald's USA, LLC Lease provides investors with one of the strongest tenant credits in the net lease market.
- Globally recognized brand with decades of operating history and exceptional unit economics.
- Proven long-term occupancy history as McDonald's routinely exercises renewal options at successful locations.



Long-Term Ground Lease Security

- 20-year primary lease term provides stable, predictable cash flow with no near-term rollover risk.
- Ten (10) five-year renewal options allow for up to 70 years of potential occupancy.
- Scheduled rental increases throughout the lease provide built-in income growth over time



Passive Investment Structure

- Ground lease structure minimizes landlord responsibilities compared to traditional retail ownership.
- Tenant is responsible for construction, operation, and maintenance of the improvements throughout the lease term.
- Limited management requirements make the asset attractive for 1031 exchange buyers, family offices, and passive investors.



Inflation-Resistant Income Stream

- Contractual rent increases provide predictable NOI growth without relying on market rent appreciation.
- Long-term lease structure helps preserve purchasing power through scheduled rental adjustments.
- Stable cash flow supported by one of the nation's most recession-resistant quick-service restaurant brands.



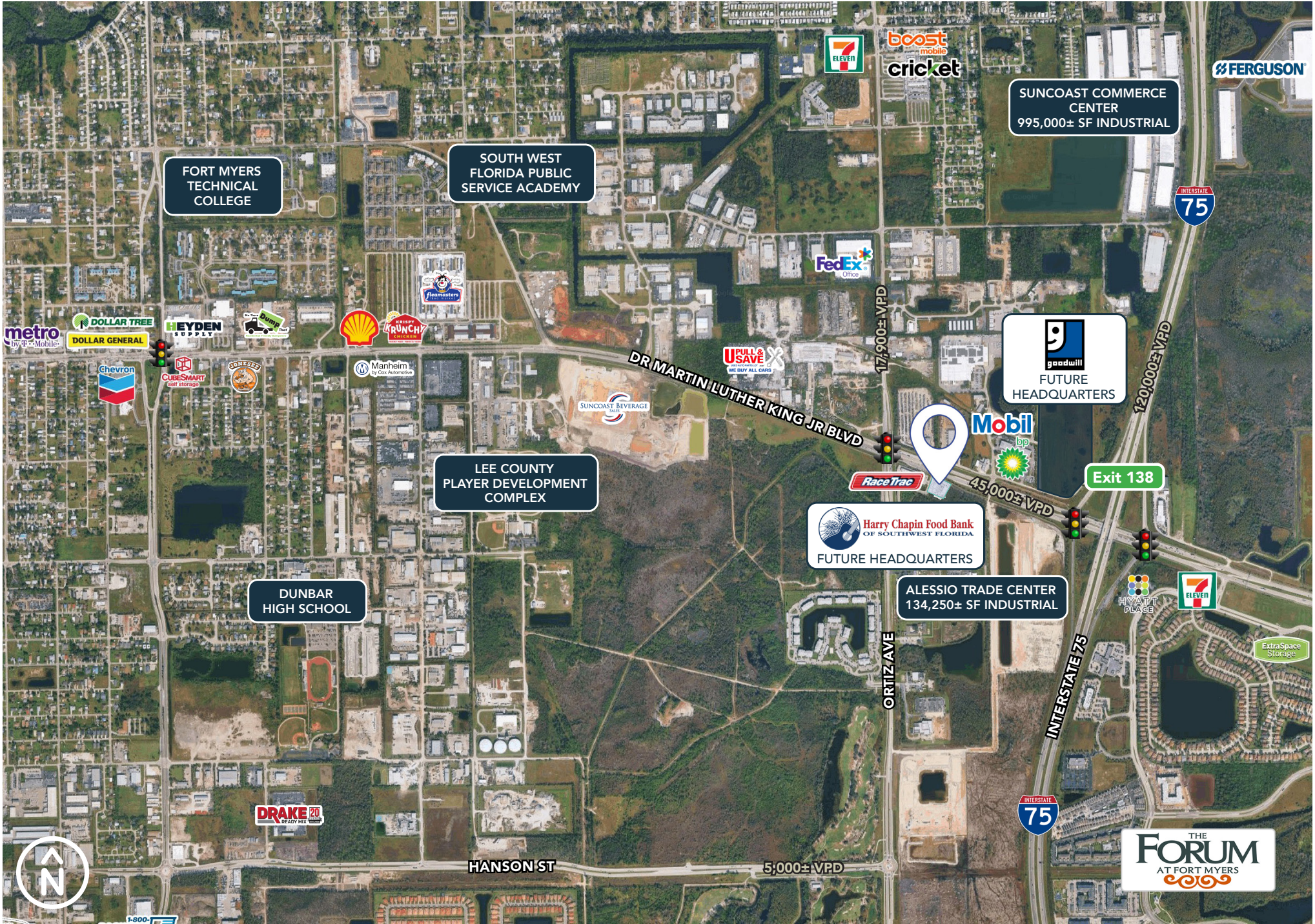
Residual Land Value & Exit Flexibility

- Fee simple ownership of the underlying real estate provides long-term intrinsic land value.
- Ground lease improvements ultimately revert to the landlord upon lease expiration, subject to the lease terms.
- Low Ground Rent provides future value and flexibility.

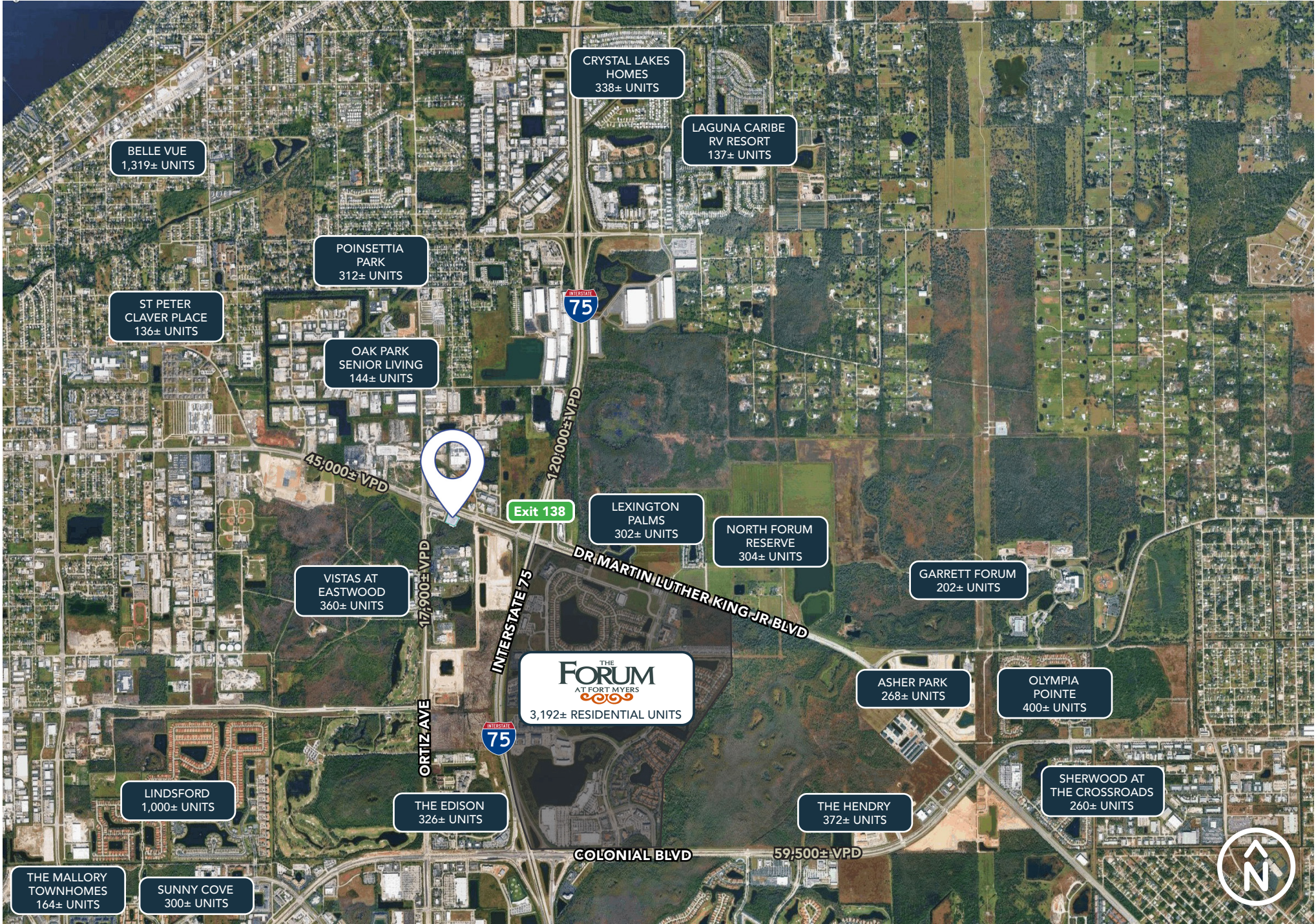
SITE PLAN MAP



RETAIL MAP



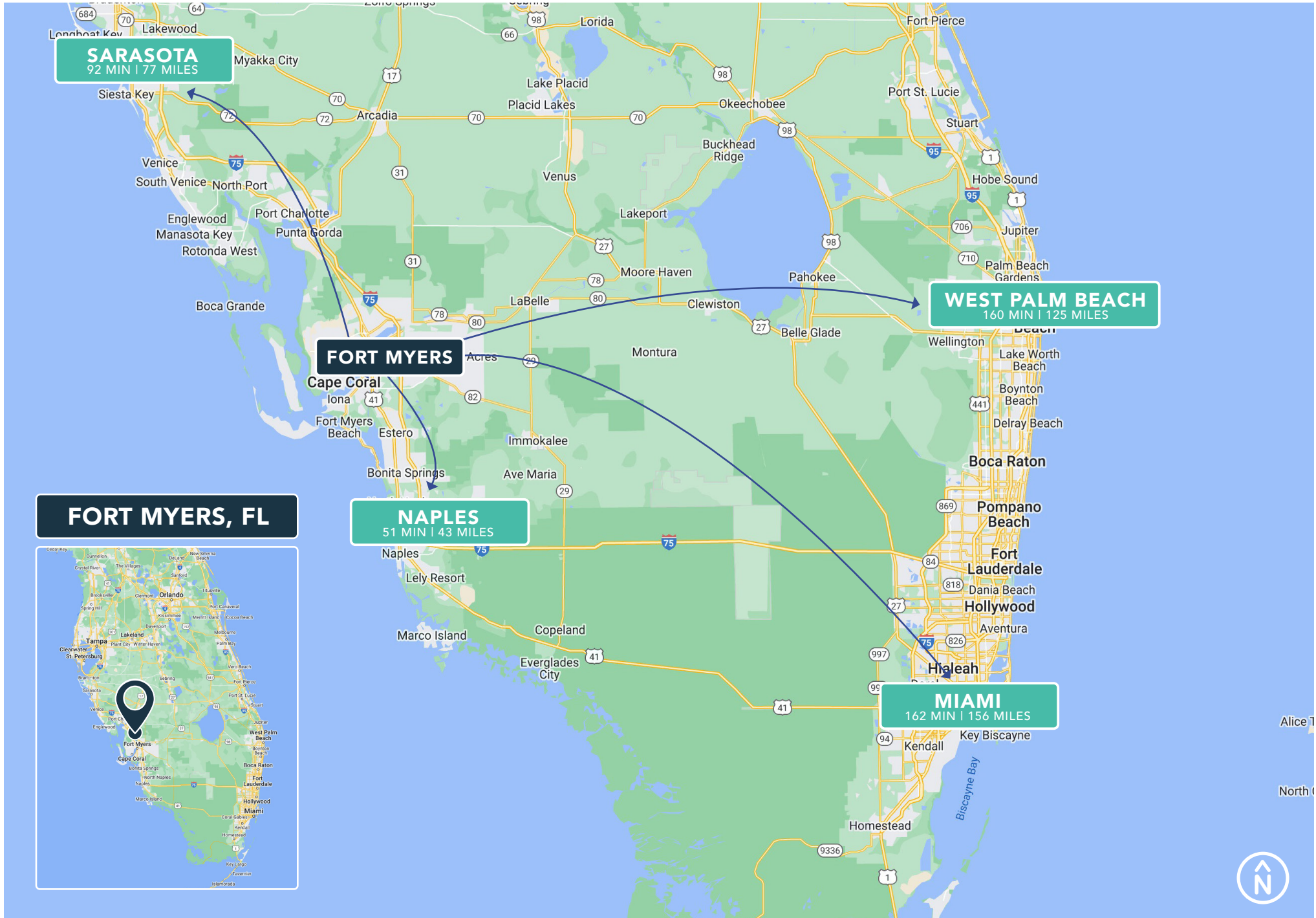
RESIDENTIAL MAP







REGIONAL LOCATION



FORT MYERS, FLORIDA



Fort Myers, Florida serves as a key center in Southwest Florida with a history shaped by military origins, early settlement, and tourism. Founded along the Caloosahatchee River in the mid-19th century, the city evolved into a regional hub supported by transportation access, port activity, and proximity to Page Field and Southwest Florida International Airport. As the county seat of Lee County, Fort Myers continues to support government, healthcare, and professional services across the region.



Today, Fort Myers benefits from steady in-migration, a diverse population base, and ongoing public and private investment. Downtown improvements, waterfront development, and infrastructure upgrades have strengthened the urban core, while surrounding corridors support growing retail, office, medical, and industrial activity. Tourism remains a primary economic driver, complemented by year-round demand from residents and a growing workforce, supporting consistent commercial real estate activity throughout the market.



DEMOGRAPHICS

FORT MYERS, FLORIDA

DR MARTIN LUTHER KING JR BLVD & ORTIZ AVE	1 Miles	3 Miles	5 Miles	15 Min Drive
Population				
2026 Estimated Population	1,309	49,679	119,762	160,866
2031 Projected Population	1,535	51,663	121,965	167,344
2020 Census Population	1,411	44,633	109,665	144,864
2010 Census Population	786	33,884	84,650	113,197
Projected Annual Growth 2026 to 2031	3.5%	0.8%	0.4%	0.8%
Historical Annual Growth 2020 to 2026	-1.2%	1.9%	1.5%	1.8%
2026 Median Age	37.4	36.3	42.5	41.6
Households				
2026 Estimated Households	549	19,048	49,565	65,355
2031 Projected Households	663	19,974	50,385	67,702
2020 Census Households	516	16,057	43,791	56,636
2010 Census Households	307	11,448	32,748	43,337
Projected Annual Growth 2026 to 2031	4.2%	1.0%	0.3%	0.7%
Historical Annual Growth 2010 to 2026	4.9%	4.1%	3.2%	3.2%
Income				
2026 Estimated Average Household Income	\$89,145	\$91,529	\$107,333	\$112,524
2026 Estimated Median Household Income	\$73,466	\$71,849	\$80,463	\$84,804
2026 Estimated Per Capita Income	\$38,424	\$35,375	\$44,615	\$45,915
Business				
2026 Estimated Total Businesses	95	2,299	8,388	11,839
2026 Estimated Total Employees	979	22,022	70,385	95,861
2026 Estimated Employee Population per Business	10.3	9.6	8.4	8.1
2026 Estimated Residential Population per Business	13.7	21.6	14.3	13.6





\$3,000,000,000+
COMMERCIAL REAL ESTATE SALES VOLUME

EXPERTS IN THE MARKET | PARTNERS IN YOUR SUCCESS



SOUTHWEST FL OFFICE
9450 Corkscrew Palms Cir
Suite #101
Estero, FL 33928

P: 239.334.3040

PRESENTED BY:

PRIMARY CONTACT

Matt Fredrickson
Partner
239.676.1242
Matt.Fredrickson@TrinityCRE.com

Scott Mersinger
Partner
239.221.3023
Scott.Mersinger@TrinityCRE.com

Doug Olson
Partner
239.676.1242
Doug.Olson@TrinityCRE.com

Dan O'Berski
Partner
239.221.3023
Dan.Oberski@TrinityCRE.com



© 2026 Trinity Commercial Group

This information is considered accurate, but not guaranteed. TCG has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than TCG and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information herein is subject to change.