



NOW OPEN!



Representative Rendering

# MCDONALD'S (GROUND LEASE)

800 42nd Avenue Drive | Moline, Illinois 61265

Northmarq, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the ground lease interest in the property located at 800 42nd Avenue in Moline, Illinois ("the Property"). Encompassing ±3,983 square feet on a ±0.96-acre lot, the Property represents brand new 2024 construction and is fully leased to McDonald's, operating under a 20-year Absolute NNN lease. The Lease offers zero landlord responsibilities and 10% rental increases every 5 years. The 20-year lease means three contractual rental increases in the base term, providing a superior boost to overall yield.

**\$ \$2,050,000**  
PRICING

**% 4.00%**  
CAP RATE



 **20+ Year Abs. NNN**  
Ground Lease

 **Brand New 2024 Construction**  
With Double Drive-Thru

 **Relocation Store**  
Proven Market for McDonald's

 **Outparcel to Target and Kohl's**  
2.2M Annual Visits

 **Corporate Guarantee**  
McDonald's


 **High-Traffic Trade Area**  
26K+ VPD

 **Attractive Rent Increases**  
10% every 5 years

 **Affluent Demos**  
53K+ Pop & \$94K AHHI (5 Mi)



**CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM**

  
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