

\$1,716,421

4.50% CAP RATE

**32811 STEPHENSON HWY
MADISON HEIGHTS, MI 48071**

McDonald's



Corporate-Guaranteed NNN Ground Lease | ±5 Years Remaining With Scheduled 5% Rent Increase on 11/1/2026 | Prime Stephenson Highway Location Within The Detroit MSA | Long-Operating McDonald's w/ Double Drive-Thru With Strong Traffic Exposure Along A Major Commercial Corridor | Direct Access From Both Major Cross Streets

Marcus & Millichap
NFB GROUP

WHY INVEST?



Prime Detroit MSA Retail Corridor Location | Positioned Along High-Traffic Stephenson Highway In Madison Heights

- **Strategically Located Along Stephenson Highway**, A Major North-South Commercial Corridor Serving Madison Heights And Oakland County, With Direct Connectivity To Interstate 75 And Surrounding Detroit Submarkets
- **Freestanding McDonald's W/ Double Drive-Thru**, Offering Convenient Access And Dedicated On-Site Parking Designed To Capture Daily Commuter And Neighborhood Traffic
- **Positioned Within A Dense Commercial Corridor** Surrounded By National Retailers, Automotive Uses, Hotels, And Everyday Service-Oriented Businesses That Generate Consistent Consumer Activity
- **Affluent And Established Suburban Trade Area** Supported By Strong Population Density, Household Incomes, And A Large Daytime Employment Base That Continues To Drive Demand For Convenience-Oriented QSR Concepts
- **Excellent Vehicle Traffic Exposure Along Stephenson Highway** And Nearby Interstate 75, Benefiting From Regional Connectivity Throughout The Greater Detroit Metropolitan Area



Corporate-Guaranteed NNN Ground Lease | Stable In-Place Income With Near-Term Rent Growth

- **±5 Years Remaining On A Corporate-Guaranteed NNN Ground Lease**, Providing Predictable, Passive Income
- **Strong Replaceable Rent**, With \$77,239 In Annual Base Rent (\$6,437/ Month) Secured By A Long-Operating McDonald's Drive-Thru Location
- **Scheduled 5% Rental Increase On 11/1/2026**, Providing Near-Term Income Growth Prior To Fair Market Value Adjustment During The Renewal Option Period
- **Long-Term Occupancy Potential**, Supported By One (1) Five-Year Renewal Option Extending The Lease Through 2036
- **Established Legacy Site**, Originally Developed In 1998 And Renovated In 2012, Demonstrating Long-Term Operational Stability And Continued Brand Presence Within The Detroit MSA



Globally Recognized QSR Leader Durable Net-Lease Investment | Backed By McDonald's Corporation

- **McDonald's®**, One Of The Most Recognized And Influential Quick-Service Restaurant (QSR) Brands In The World, Supported By A Proven Franchise System And Decades Of Brand Leadership
- **Established Global Operator, With Tens Of Thousands Of Restaurants Across The U.S. And International Markets**, Driving Consistent Consumer Demand, Strong Brand Visibility, And Reliable Unit-Level Performance
- **Backed By McDonald's Corporation, One Of The Largest Restaurant Organizations Worldwide**, Providing Significant Operational Scale, Marketing Strength, And Long-Term Systemwide Support



INVESTMENT SUMMARY

Address:	GOOGLE MAPS 32811 Stephenson Hwy, Madison Heights, MI 48071
Concept:	McDonald's
Guarantor:	Corporate
Price:	\$1,716,421
Cap Rate:	4.50%
NOI:	\$77,239
Building Size (SF):	±2,784 SF
Lot Size (AC):	±1.16 Acres
Year Built/Renovated:	1998/2012

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

LEASE TERMS

Lease Commencement:	11/1/1996
Lease Term Expiration:	10/31/2031
Term Remaining:	±5 Years
Lease Type:	NNN - Ground
Monthly Rent:	\$6,437
Annual Base Rent:	\$77,239
Rental Increases:	5% on 11/1/2026, then FMV at Option
Renewal Options:	1 x 5 Years

\$1,716,421

LISTING PRICE

4.50%

CAP RATE

±5 YRS

LEASE TERM

\$77,239

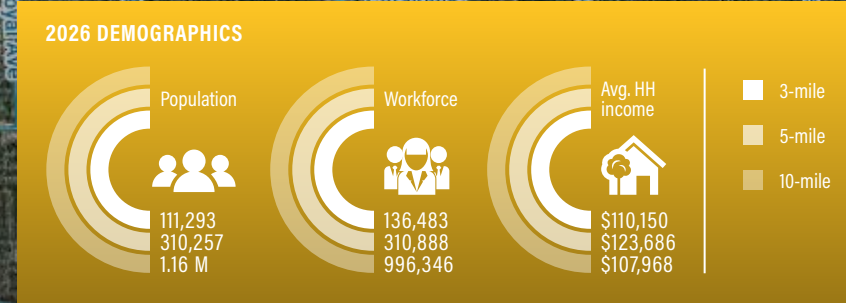
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NNN - GRND

LEASE TYPE

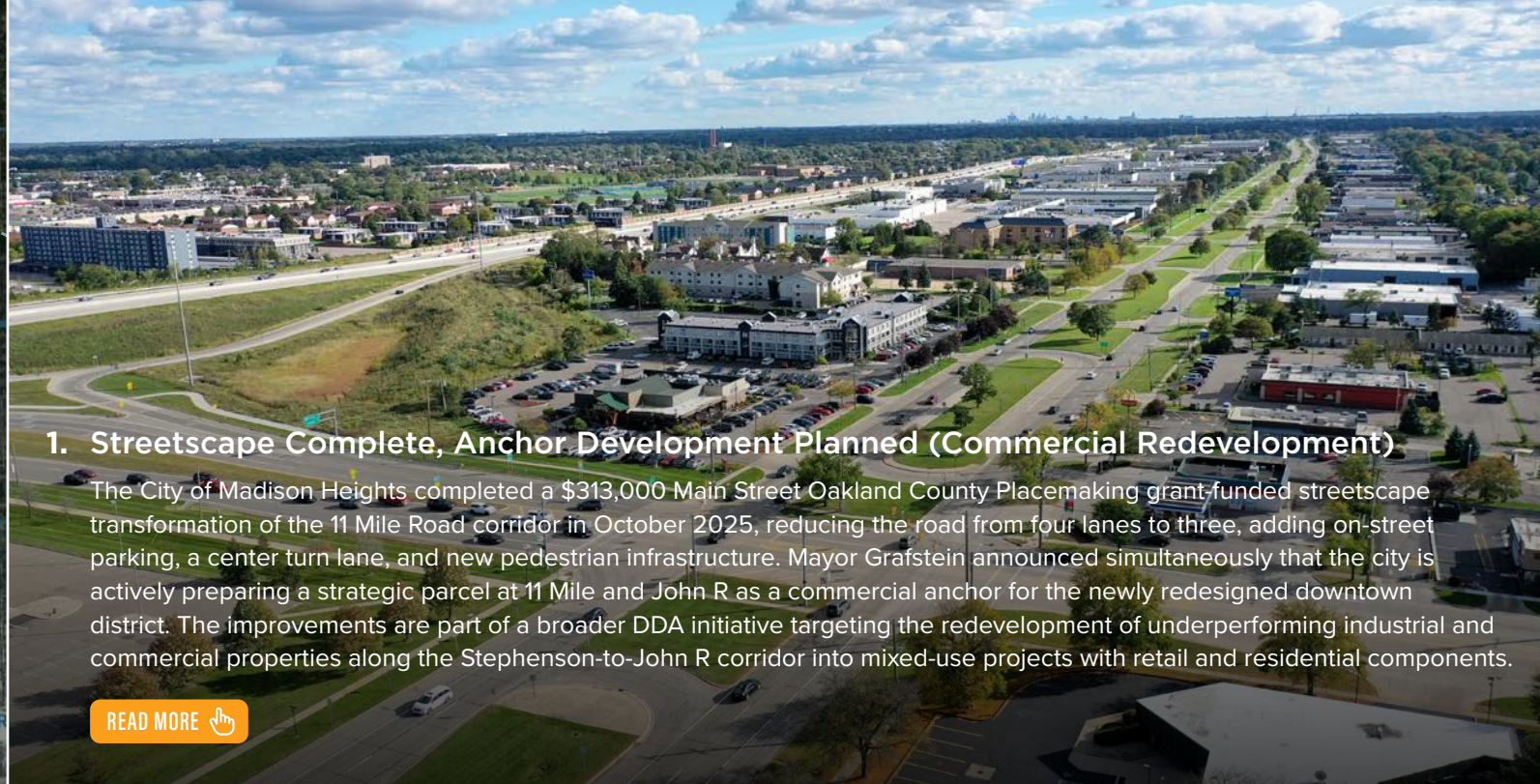
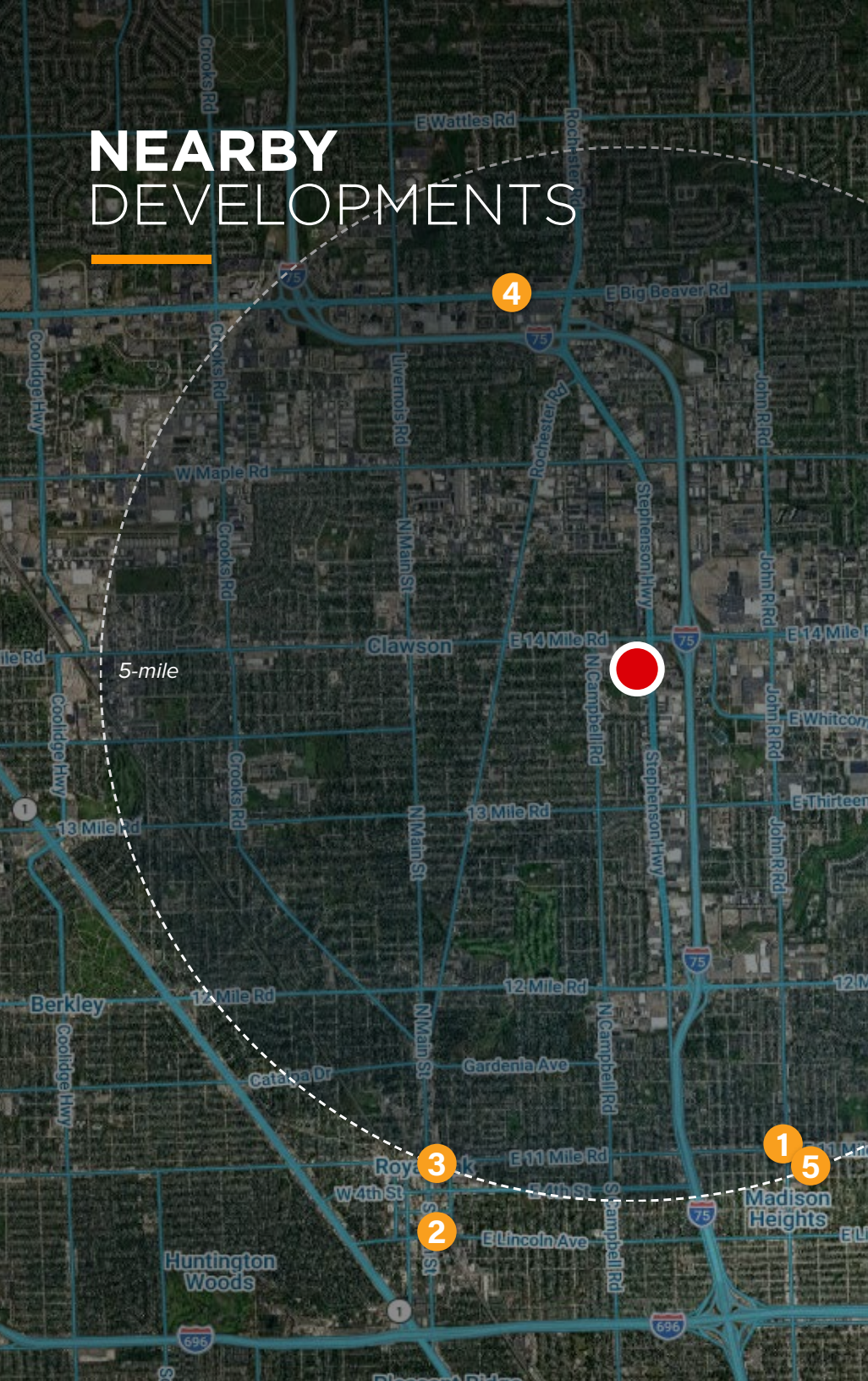
2012

YEAR RENOVATED





NEARBY DEVELOPMENTS



1. Streetscape Complete, Anchor Development Planned (Commercial Redevelopment)

The City of Madison Heights completed a \$313,000 Main Street Oakland County Placemaking grant-funded streetscape transformation of the 11 Mile Road corridor in October 2025, reducing the road from four lanes to three, adding on-street parking, a center turn lane, and new pedestrian infrastructure. Mayor Grafstein announced simultaneously that the city is actively preparing a strategic parcel at 11 Mile and John R as a commercial anchor for the newly redesigned downtown district. The improvements are part of a broader DDA initiative targeting the redevelopment of underperforming industrial and commercial properties along the Stephenson-to-John R corridor into mixed-use projects with retail and residential components.

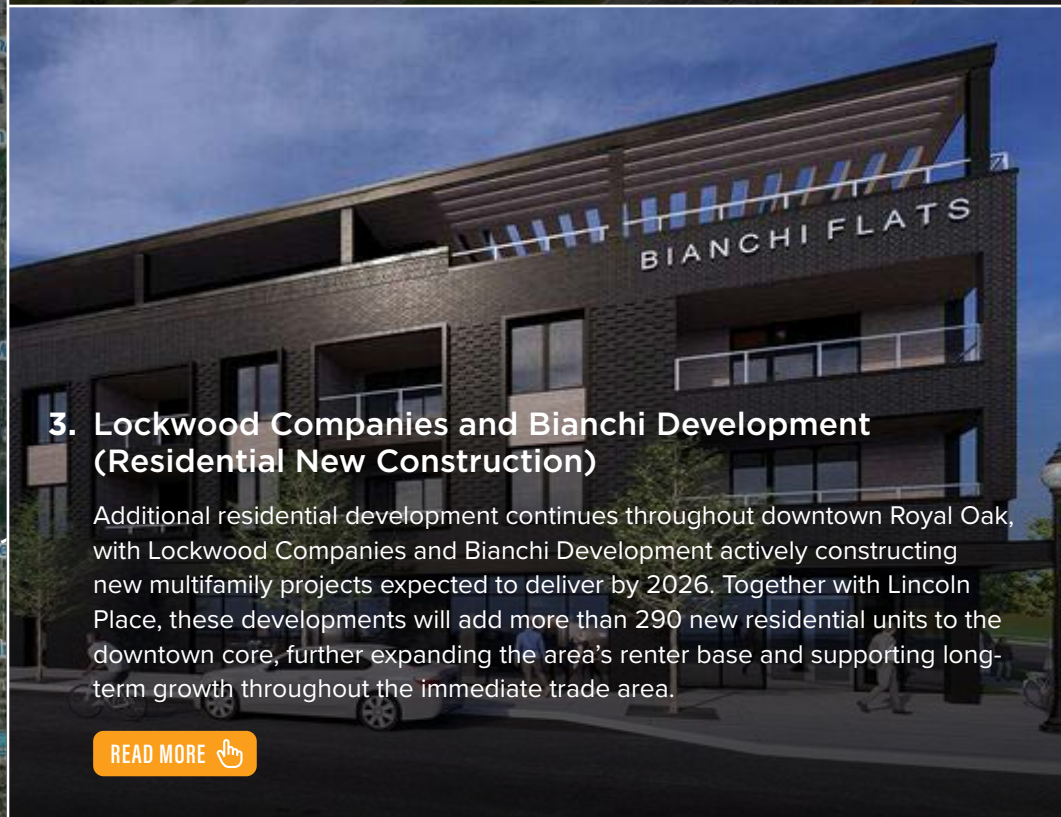
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2. Lincoln Place (Residential New Construction)

Champion Development Group received Brownfield Plan approval and a Commercial Rehabilitation District designation from Royal Oak City Commission in June 2025 for Lincoln Place, a 209-unit, four-story multifamily building at East Lincoln and Troy Street. The project includes site remediation of a former industrial parcel, 25% workforce and affordable unit commitment, and construction is slated to begin in 2026. It is one of two major downtown Royal Oak residential projects delivering new rooftop density within approximately 2.5 miles of the subject.

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3. Lockwood Companies and Bianchi Development (Residential New Construction)

Additional residential development continues throughout downtown Royal Oak, with Lockwood Companies and Bianchi Development actively constructing new multifamily projects expected to deliver by 2026. Together with Lincoln Place, these developments will add more than 290 new residential units to the downtown core, further expanding the area's renter base and supporting long-term growth throughout the immediate trade area.

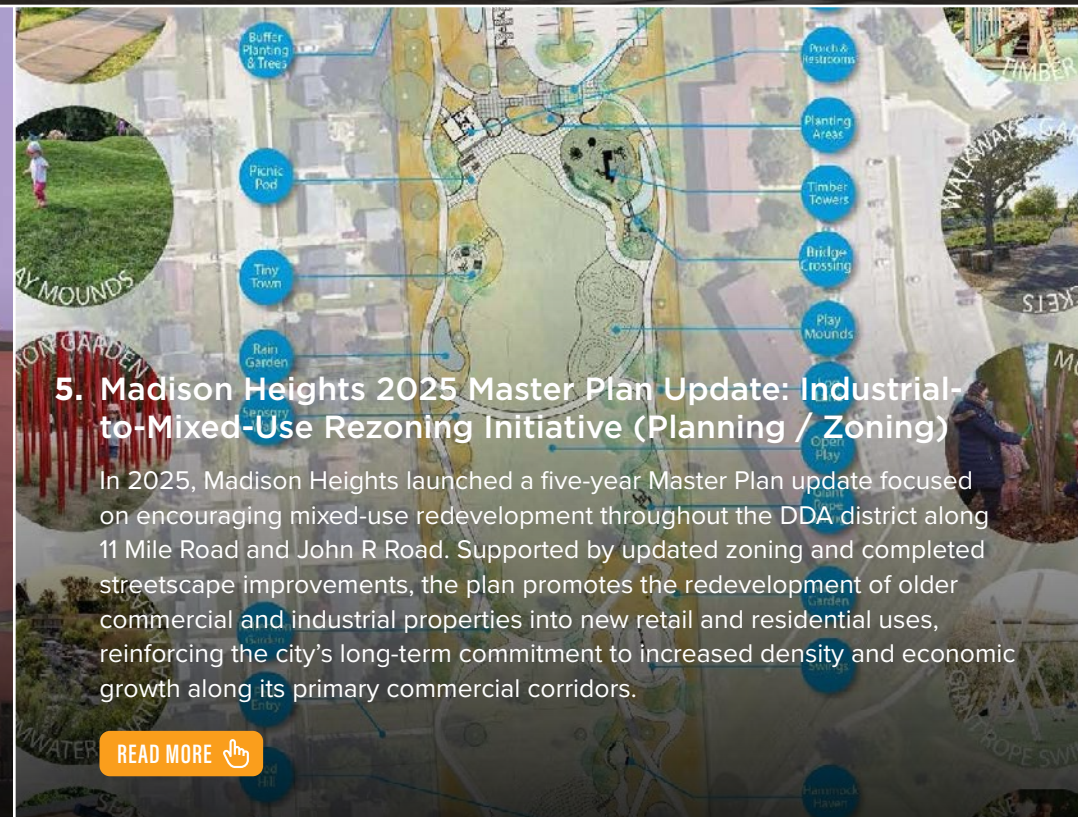
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4. Somerset West + University of Michigan Health Center (Healthcare / Mixed-Use)

The Forbes Company is actively developing Somerset West, a 40-acre mixed-use redevelopment across from the Somerset Collection anchored by a new \$250 million University of Michigan Health outpatient facility scheduled to open in 2027. The broader project plans include residential, office, retail, and hotel components, positioning Somerset West as one of the largest mixed-use developments in Metro Detroit's northern suburbs.

[READ MORE](#)



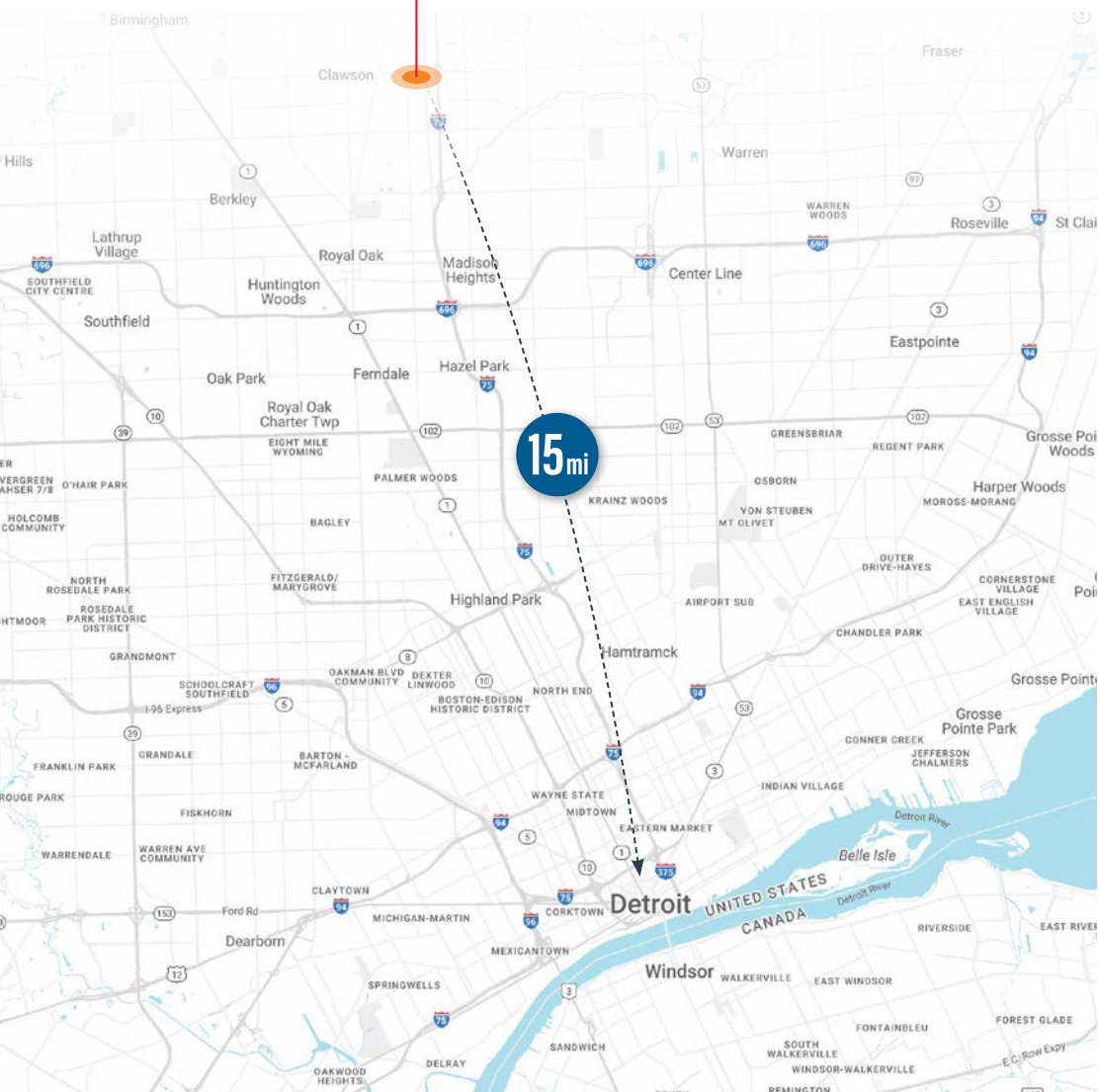
5. Madison Heights 2025 Master Plan Update: Industrial-to-Mixed-Use Rezoning Initiative (Planning / Zoning)

In 2025, Madison Heights launched a five-year Master Plan update focused on encouraging mixed-use redevelopment throughout the DDA district along 11 Mile Road and John R Road. Supported by updated zoning and completed streetscape improvements, the plan promotes the redevelopment of older commercial and industrial properties into new retail and residential uses, reinforcing the city's long-term commitment to increased density and economic growth along its primary commercial corridors.

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DETROIT MSA

McDonald's



The Detroit Metropolitan Statistical Area (MSA), located in Southeast Michigan, is home to over 4.3 million residents, making it the largest metro area in the state and one of the largest economic hubs in the Midwest. Historically recognized as the center of the American automotive industry, Detroit has evolved into a diversified economy supported by advanced manufacturing, mobility technology, healthcare, finance, and logistics. Major employers include General Motors, Ford Motor Company, Stellantis, Henry Ford Health, and Rocket Companies — reinforcing the region’s position as a global leader in innovation, engineering, and industrial production.

Strategically positioned along the U.S.–Canada border and serving as a critical international trade gateway, Detroit offers direct access to global markets via Interstates 75, 94, and 96, the Ambassador Bridge, Detroit Metropolitan Wayne County Airport, and the Detroit-Windsor Tunnel. The region has experienced substantial public and private investment in recent years, driving downtown revitalization, mixed-use development, and infrastructure improvements throughout the metro area. With a highly skilled workforce, competitive cost structure, and proximity to major Midwest and Canadian markets, the Detroit MSA continues to attract corporations, residents, and investors seeking long-term growth opportunities.



POPULATION	AVG. HH INCOME	DAYTIME POPULATION
4.43M <i>within MSA</i>	\$110,012 <i>within MSA</i>	3.29M <i>within MSA</i>

At the heart of its cultural identity is the automotive industry, with institutions like the Henry Ford Museum of American Innovation and the annual North American International Auto Show celebrating Detroit’s deep-rooted legacy in mobility and industrial innovation. Beyond its automotive heritage, Detroit features a vibrant arts and entertainment scene, with destinations such as the Detroit Institute of Arts, the Detroit Symphony Orchestra, and the Fox Theatre contributing to a diverse cultural landscape that continues to shape the city’s national identity. The region is also home to passionate professional sports fanbases, with teams such as the Detroit Lions, Detroit Pistons, Detroit Tigers, and Detroit Red Wings.



LARGEST EMPLOYERS



The Detroit MSA is supported by a strong educational network led by institutions such as University of Michigan, Wayne State University, and Michigan State University, which contribute to the region’s workforce, research, and innovation economy. Collegiate athletics also play a major role in the area’s culture, with programs like the Michigan Wolverines football and Michigan State Spartans football drawing national attention and strong regional support. Combined with continued investment in technology, healthcare, and urban redevelopment, Detroit remains one of the Midwest’s leading economic and cultural centers.

TENANT PROFILE

McDonald's

Founded in 1940, McDonald's® is one of the most iconic and enduring quick-service restaurant (QSR) brands in the world. Built on a legacy of consistency, efficiency, and affordability, the brand established itself early through its signature burgers, fries, and streamlined service model. Known for its broad menu appeal, recognizable products, and family-friendly positioning, McDonald's has cultivated strong global brand loyalty among consumers. In addition to its classic core offerings, the menu features chicken sandwiches, breakfast items, beverages, desserts, and limited-time promotions designed to respond to evolving consumer tastes while reinforcing its foundational brand identity.

Today, McDonald's operates tens of thousands of restaurants worldwide, with a dominant presence across the United States and a vast international footprint. The brand has embraced modernization through digital ordering kiosks, mobile apps, loyalty programs, delivery partnerships, and contemporary restaurant designs that prioritize drive-thru efficiency, convenience, and speed of service. These strategic initiatives have strengthened customer engagement and reinforced McDonald's leadership position within an increasingly competitive global QSR landscape.

McDonald's is operated by McDonald's Corporation, one of the largest and most established restaurant organizations globally. With more than eight decades of operating history, a highly successful franchise platform, and continued investment in technology, menu innovation, and operational efficiency, McDonald's remains a resilient and widely recognized industry leader, appealing to long-standing customers while continuing to attract new generations of consumers.

2024 REVENUE

\$6.3B

LOCATIONS

43K+

EMPLOYEES

150K+

NYSE

MCD

SOURCE: 2025, CKE RESTAURANTS



IN THE NEWS



FULL ARTICLE

MARKET MADNESS: WHY JPMORGAN, MCDONALD'S ARE SLAM DUNK STOCK PICKS

March 19, 2026 | *Yahoo Finance*

Tipping off Yahoo Finance's "Market Madness" bracket tournament, Winthrop Capital CIO Adam Coons joins Julie Hyman to make the case for the first round of corporate match-ups, which includes JPMorgan Chase (JPM) vs. TJX (TJX) and McDonald's (MCD) vs. Disney (DIS). Today, I'd like to share a few ideas from our team. Some trades take time to work, and we'll start with two of those. McDonald's is a new name for us to discuss. Cullinan Therapeutics, however, is one that I'd like to follow up on. Afterwards...

MCDONALD'S BEATS QUARTERLY GLOBAL SALES ESTIMATES AS VALUE BETS PAY OFF

February 11, 2026 | *Reuters*

McDonald's topped Wall Street estimates for fourth-quarter global comparable sales and profit on Wednesday, as meal deals and strong marketing promotions pulled in budget-strapped U.S. diners and demand held firm in Australia and Britain. Global same-store sales at the burger giant (MCD.N), opens new tab rose 5.7% in the three months ended December 31, outpacing analysts' average estimate of a 3.7% increase, according to data compiled by LSEG. CEO Chris Kempczinski said on an...



FULL ARTICLE

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McDonald's

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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