

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



(NYSE: MCD | S&P: BBB+)

Part of Shops at Fairway Village | Brand New Construction | New 20-Year Lease | AHHL of \$142K+ within 1 Mile



4576 Fairway Village Place | Waldorf, Maryland

WASHINGTON D.C. MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882







Sheffield Greens
Apartments



HEARTLAND



13,000 SF
of Retail

ST ALBANS PL

ELMEY PL

eggspectation[®]
restaurant • bar

FAIRWAY VILLAGE PL

weis
GAS

weis

OFFERING SUMMARY



OFFERING

| | |
|----------------------|-------------|
| Pricing | \$3,500,000 |
| Net Operating Income | \$140,000 |
| Cap Rate | 4.00% |

PROPERTY SPECIFICATIONS

| | |
|---------------------------|---|
| Property Address | 4576 Fairway Village Place Waldorf, Maryland 20602 |
| Rentable Area | 4,500 SF (est.) |
| Land Area | 0.985 AC |
| Year Built | 2025 |
| Tenant | McDonald's |
| Lease Type | Absolute NNN (Ground Lease) |
| Ownership | Leased Fee (Land Ownership) |
| Landlord Responsibilities | None |
| Lease Term | 20 Years |
| Increases | 10% Every 5 Years Throughout Initial Term |
| Options | 8 (5-Year) |
| Rent Commencement | December 2025 |
| Lease Expiration | December 2045 |



| LEASE TERM | | | | RENTAL RATES | | | | | |
|-------------|--------------|-------------|-----------|--------------|----------|----------|-----------|---------------|------------|
| Tenant Name | Square Feet | Lease Start | Lease End | Begin | Increase | Monthly | Annually | Recovery Type | Options |
| McDonald's | 4,500 (Est.) | Dec 2025 | Dec 2045 | Years 1-5 | - | \$11,667 | \$140,000 | NNN GL | 8 (5-Year) |
| | | | | Years 6-10 | 10% | \$12,833 | \$154,000 | | |

10% Rental Increases Every 5 Years Thereafter Throughout Initial Term

20-Year Ground Lease | Brand-New Constrution

- Brand new, 20-Year ground lease
- The lease will feature 10% rental increases every 5 years throughout the initial term

Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

New Schools Open Locally

- St. Charles High School
Opened - 8/2014
~1,600 Students
1.4 miles from McDonald's
- Thornton Elementary School
Opened 8/2025
~778 students
3.2 miles from McDonald's

Part of The Shops at Fairway Village | Primary Retail Corridor

- The subject property is part of The Shops at Fairway Village, a \$115 million 35-acre mixed-use development with 120,000 square feet of grocery, restaurant and retail space, along with 186 luxury residential units. The center is anchored by a new Weis Markets flagship prototypical store
- Weis Markets, Eggspectation, Hair Cuttery, KinderCare Learning Centers, McDonald's, Heartland Dental, Farmhouse, and Saleya Nail & Spa have already leased a total of more than 90,000 square feet, representing 97 percent of the retail square footage
- The asset is located in a primary retail corrdiror with many nearby national/ credit tenants, including 7-Eleven, Wawa, Autozone, Olive Garden, Taco Bell, Chick-fil-A, Panda Express, and many more

Strong Demographics In 5-Mile Trade Area

- More than 93,800 residents and 37,700 employees support the trade area
- Residents within 1 mile area boast an affluent \$142,449 average household income



MCB, Generation Properties Break Ground on DC-Area \$115M Mixed-Use

The retail component spans 120,000 square feet.

By Diana Firtea | May 8, 2024

A joint venture between MCB Real Estate and Generation Properties has broken ground on The Shops at Fairway Village, a \$115 million mixed-use project in Waldorf, Md., near Washington, D.C. Upon its expected completion in Spring 2026, the property will comprise 120,000 square feet of grocery, restaurant and retail space, along with 186 residential units.

Weis Markets, Eggspectation, Hair Cuttery, KinderCare Learning Centers, McDonald's, Heartland Dental and Saleya Nail&Spa have already preleased a total of more than 90,000 square feet, representing 76 percent of the retail square footage. Delivery for The Shops at Fairway Village is expected in the fall of 2025.

Construction on the residential portion of the project will start at the beginning of next year. The mixed-use development is slated to support more than 300 jobs and provide housing for nearly 450 residents.

The development site is at 1130 Billingsley Road, near the intersection with St. Charles Parkway. The retail center is slated to serve roughly 50,000 individuals across 20,000 households with an average income of approximately \$132,000, according to MCB.

MCB and Generation assumed control of the property in 2020 and purchased the site last year. Plans for The Shops at Fairway Village originally called for a



300,000-square-foot commercial development. However, following shifts in the dynamics of retail and residential markets, the project was downsized and restructured to accommodate for mixed commercial and residential purposes.

Charles County's population grew by 11.4 percent over the last 14 years, increasing demand for housing. The addition of 186 new residences ought to bolster the market's inventory, aiming to accommodate professionals in education, finance, and technology sectors, MCB Principal Drew Gorman stated in prepared remarks.

The addition of the residential element as infill development also works as a tactic to boost activity in the retail center and extend the time people spend there, as the residences will be within short walking distance, Gorman added.

Source: Commerical Property Executive
Read Full Article [HERE](#)

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



MCDONALD'S

mcdonalds.com

Company Type: Public (NYSE:MCD)

Locations: 44,000+

2024 Employees: 150,000

2024 Revenue: \$25.92 Billion

2024 Net Income: \$8.22 Billion

2024 Assets: \$55.18 Billion

Credit Rating: S&P: BBB+

McDonald's is the world's leading global foodservice retailer with over 44,000 locations in over 100 countries. Approximately 95% of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's was founded in 1940 and is headquartered in Chicago, Illinois.

Source: prnewswire.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Waldorf, Maryland
Charles County
Washington-Arlington-Alexandria MSA

ACCESS



Fairway Village Place: 1 Access Point

TRAFFIC COUNTS



Intersection of Billingsley Road & Saint Charles
Parkway: 37,000 VPD Combined
Crain Highway/U.S. Highway 301: 53,100 VPD

IMPROVEMENTS



There will be approximately 4,500 SF (Est.) of
rentable building area with drive-thru lane

PARKING



There will be approximately 45 parking spaces on
the owned parcel.
The parking ratio is approximately 11.25 stalls per
1,000 SF of leasable area.

PARCEL



Parcel Number: 06-167039
Acres: 0.985
Square Feet: 42,907

CONSTRUCTION



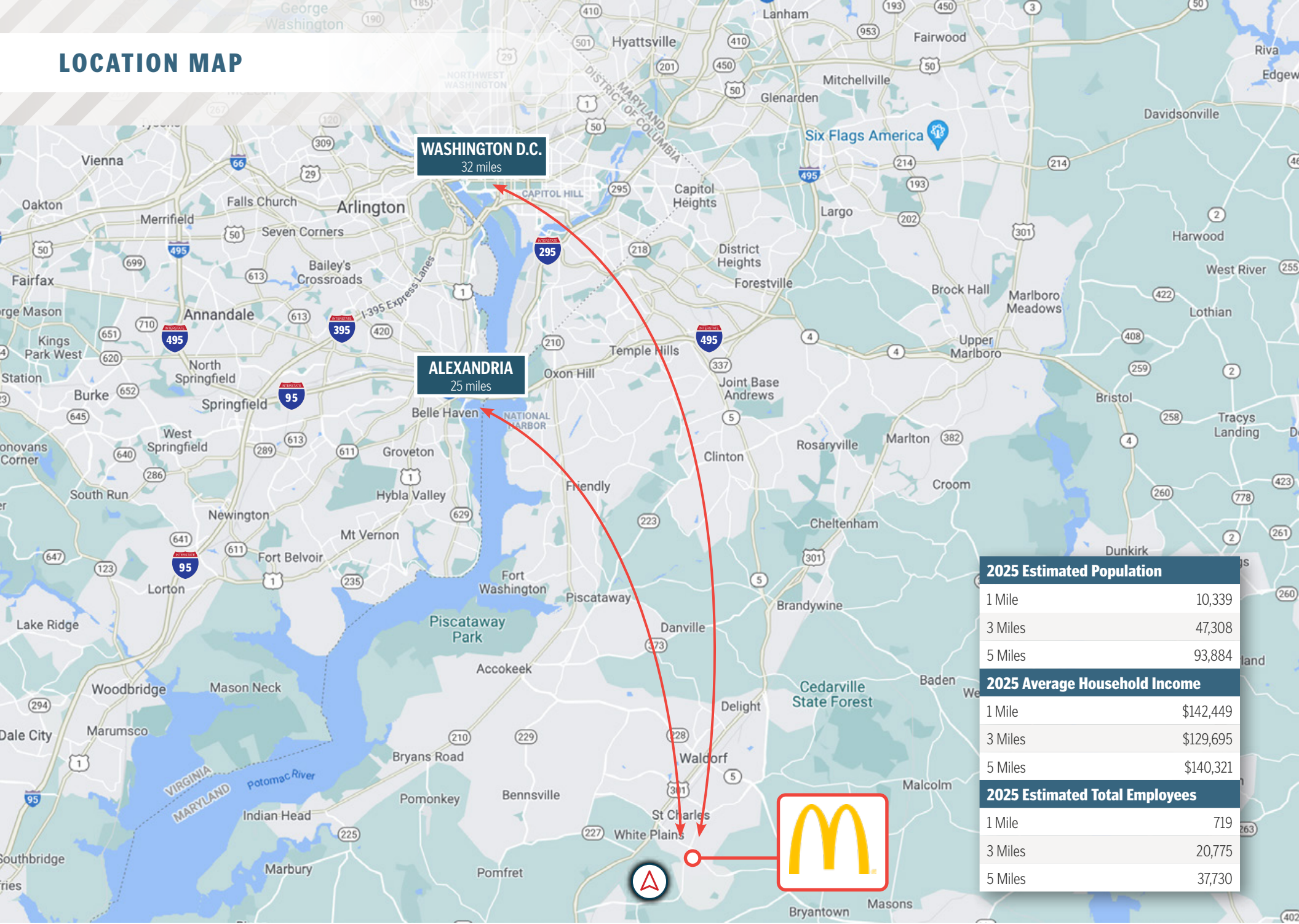
Year Built: 2025

ZONING



PUD - Planned Unit Development

LOCATION MAP



| 2025 Estimated Population | |
|--------------------------------|-----------|
| 1 Mile | 10,339 |
| 3 Miles | 47,308 |
| 5 Miles | 93,884 |
| 2025 Average Household Income | |
| 1 Mile | \$142,449 |
| 3 Miles | \$129,695 |
| 5 Miles | \$140,321 |
| 2025 Estimated Total Employees | |
| 1 Mile | 719 |
| 3 Miles | 20,775 |
| 5 Miles | 37,730 |





AREA OVERVIEW



| | 1 Mile | 3 Miles | 5 Miles |
|---|-----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 10,339 | 47,308 | 93,884 |
| 2030 Projected Population | 11,717 | 51,197 | 104,362 |
| 2025 Median Age | 36.3 | 36.6 | 37.5 |
| Households & Growth | | | |
| 2025 Estimated Households | 3,823 | 17,646 | 33,792 |
| 2030 Projected Households | 4,398 | 19,174 | 38,106 |
| Income | | | |
| 2025 Estimated Average Household Income | \$142,449 | \$129,695 | \$140,321 |
| 2025 Estimated Median Household Income | \$111,652 | \$104,815 | \$111,101 |
| Businesses & Employees | | | |
| 2025 Estimated Total Businesses | 97 | 2,085 | 3,604 |
| 2025 Estimated Total Employees | 719 | 20,775 | 37,730 |



A conceptual rendering of a Kaiser Permanente medical center.

WALDORF, MD

Waldorf is an unincorporated community and census-designated place in Charles County, Maryland, United States. Located 23 miles south-southeast of Washington, D.C., Waldorf is part of the Southern Maryland region. The Waldorf CDP had a population of 86,062 as of July 1, 2025.

Waldorf is predominantly a bedroom community for many residents who commute for work to other points in the Washington metropolitan area. Waldorf is known for its robust retail sector, healthcare services, and burgeoning tech industry. Waldorf also has a strong presence in the educational sector, with numerous schools and training centers that support the local economy. Waldorf's local jobs are primarily in the service and sales industry, with healthcare and construction industries having a strong presence as well.

Coming to Waldorf in '26 : Kaiser Permanente \$100M Medical Center ([Link to full Arcicle](#))

- Primary & Specialty Care
- 24/7 Advanced Urgent Care
- "Charles County is currently home to 14,000 Kaiser Permanente Members; membership in the county is projected to increase by 50% over the next eight years"
- The new medical center will bring 300 staff members, including several new hires, which will bring job growth the area

Local Attractions:

- White Plains Regional Park
- Regency Furniture Stadium (Home of Southern MD Blue Crabs)
- Laurel Springs Regional Park



| MAJOR EMPLOYERS: | |
|------------------------------------|----------------------------------|
| Georgetown University | Georgetown University Hospital |
| Children's National Medical Center | Booz Allen & Hamilton Inc |
| Washington Hospital Center | Universal Protection Service LLC |
| George Washington University | Inspirity Peo Services LLC |
| American University | Howard University |
| Arby's | Krystal |
| Hooters | Mercedes-Benz |

Cultural Center of the U.S.

Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.

\$175M GDP

0.7% of the nation's GDP, which is larger than the GDP of 16 states and is equal to the combined GDPs of Vermont, Wyoming, and Montana

HOME TO 6.37M

APPROX 1% ANNUAL POPULATION GROWTH

2024 TYPICAL HOME VALUE

\$610,742

2024 TOTAL D.C. HOUSEHOLDS

315,785

AVERAGE HOUSEHOLD INCOME

\$150,292

AVERAGE TRAVEL TIME TO WORK

28.85 Mins.

1ST

IN ENTREPRENEURSHIP

#1

BEST U.S. PARK SYSTEM

20+

COLLEGES & UNIVERSITIES

RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION

RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2023 with **38,100 new jobs**



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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