

# 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 | AHHI of \$142K+ within 1 Mile



4576 Fairway Village Place | Waldorf, Maryland

**WASHINGTON D.C. MSA**

ACTUAL SITE

SRS | CAPITAL MARKETS

**EXCLUSIVELY MARKETED BY**



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NATIONAL NET LEASE

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







# 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

# RENT ROLL & INVESTMENT HIGHLIGHTS



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 Construction

- 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 corridor 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: Commercial Property Executive**  
**Read Full Article [HERE](#)**

## PROPERTY PHOTOS



## PROPERTY PHOTOS



## PROPERTY PHOTOS





## MCDONALD'S

[mcdonalds.com](https://www.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



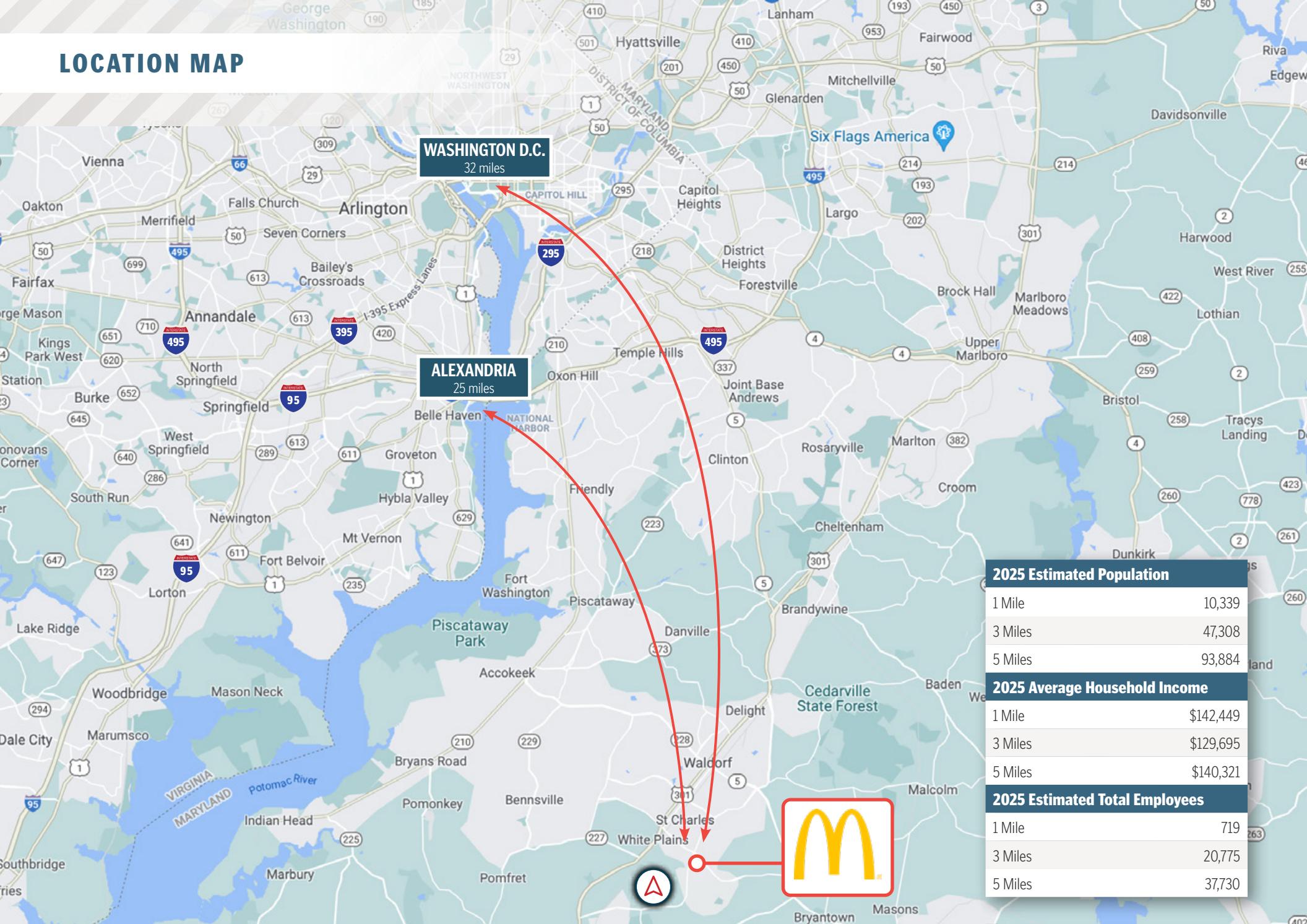
Year Built: 2025

## ZONING



PUD - Planned Unit Development

## LOCATION MAP



St. Charles Towne Center

macy's

KOHL'S

HOT TOPIC

AÉROPOSTALE

TORRID

DICK'S

AMC THEATRES

CHAMPS SPORTS

H&M

Lids

KAY JEWELERS



Charles County Plaza Shopping Center

MOM's Organic Market

Giant

planet fitness

301

53,100 VPD

Waldorf Shoppers World

ALDI

BAM!  
BOOKS-A-MILLION

Burlington  
HARBOR FREIGHT

DOLLAR TREE

Advance Auto Parts

CVS pharmacy  
MedStar Health  
CHARLES COUNTY SURGICAL ARTS

Wawa

TSC TRACTOR SUPPLY CO

BILLINGSLEY RD

ST. CHARLES PKWY

37,000 VPD  
COMBINED

weis  
KinderCare  
Heartland

M





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
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
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,823	17,646	33,792
2030 Projected Households	4,398	19,174	38,106
<b>Income</b>			
2025 Estimated Average Household Income	\$142,449	\$129,695	\$140,321
2025 Estimated Median Household Income	\$111,652	\$104,815	\$111,101
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	97	2,085	3,604
2025 Estimated Total Employees	719	20,775	37,730



## 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 Article](#))

- 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 to 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	Insperity 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



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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

**\$ 6.5 B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$ 3.5 B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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