

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



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

**Grand Opening November 2025 | Heritage Square Outparcel (Publix-Anchored) |
AHHI Exceeds \$113,176 Within 1-Mile Radius**



150 St. Johns Heritage Parkway

PALM BAY FLORIDA

REPRESENTATIVE PHOTO



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CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





OFFERING SUMMARY



OFFERING

Pricing	\$2,961,000
Net Operating Income	\$112,500
Cap Rate	3.80%

PROPERTY SPECIFICATIONS

Property Address	150 St. Johns Heritage Parkway Palm Bay, Florida 32907
Rentable Area	3,859 SF
Land Area	1.33 AC
Year Built	2025
Tenant	McDonald's
Guaranty	Corporate (S&P: BBB+)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	10% Every 5 Years
Options	8 (5-Year)
Rent Commencement	November 2025
Lease Expiration	November 2045



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
McDonald's	3,859	Nov. 2025	Nov. 2045	Year 1	-	\$9,375	\$112,500	8 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$10,313	\$123,750	
				Year 11	10%	\$11,344	\$136,125	
				Year 16	10%	\$12,478	\$149,738	

10% Rental Increases Beg. Each Option

Corporate Signed Ground Lease | Options To Extend | 10% Rent Increases | Established Operator

- The tenant recently signed a brand new 20-year ground lease with 8 (5-year) options to extend
- The lease features 10% rental increases every 5 years and at the beginning of each option
- McDonald's is the world's leading global foodservice retailer with over 43,000 locations in over 100 countries

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from leased fee interest (land ownership)
- Ideal management-free investment for a passive investor

Demographics In 5-mile Trade Area | Population Growth

- More than 57,000 residents and 5,000 employees support the trade area
- \$113,176 average household income within a 1-mile radius
- **Palm Bay is currently growing at a rate of 2.3% annually, and its population has increased 7.05% since the most recent census**

Heritage Square Outparcel (Publix Center) | Surrounding Retailers | Strong Consumer Base | Long-Term Viability Underlying Real Estate

- The asset is an outparcel to Heritage Square, a brand new Publix-anchored shopping center that will feature several retail outparcels such as Chase Bank and more
- The major retail and residential developments in the immediate corridor will provide a future investor with long-term viability in the underlying real estate
- The asset has excellent visibility and multiple points of ingress/egress

Palm Bay, FL - New Developments

- [Emerald Lakes](#) - A transformative \$1 billion mixed-use project spanning 1,600 acres near the I-95 and St. Johns Heritage Parkway interchange. Plans include 2.8 million square feet of non-residential space
- [The Compound Re-development](#) - A five-phase plan to revitalize the 2,321-acre area known as "The Compound" in southwest Palm Bay. The project envisions a business and industrial park, aiming to create approximately 2,500 jobs and generate nearly \$2 million in annual tax revenue
- Just South of Lennar's expansive subdivision to Brevard County with more than [800 homes and nearly two dozen small lakes on 291 acres.](#)
- Also in Palm Bay where its 162-lot subdivision called [Everlands](#) is currently under construction along St. John's Heritage Parkway — an area just west of the I-95 corridor that's turning into a hotspot for residential development

PROPERTY PHOTOS





BRAND PROFILE



MCDONALD'S

mcdonalds.com

Company Type: Public (NYSE:MCD)

Locations: 43,000+

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 43,000 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



Palm Bay, Florida
Brevard County
Palm Bay-Melbourne-Titusville MSA

ACCESS



St. Johns Heritage Parkway: 2 Access Points
Malabar Road: 1 Access Point

TRAFFIC COUNTS



St. Johns Heritage Parkway: 8,700 VPD
Malabar Road: 26,000 VPD
Interstate 95: 64,500 VPD

IMPROVEMENTS



There is approximately 3,859 SF of existing building area

PARKING



There are 33 parking spaces on the owned parcel.

PARCEL



Acres: 1.33
Square Feet: 58,370

CONSTRUCTION



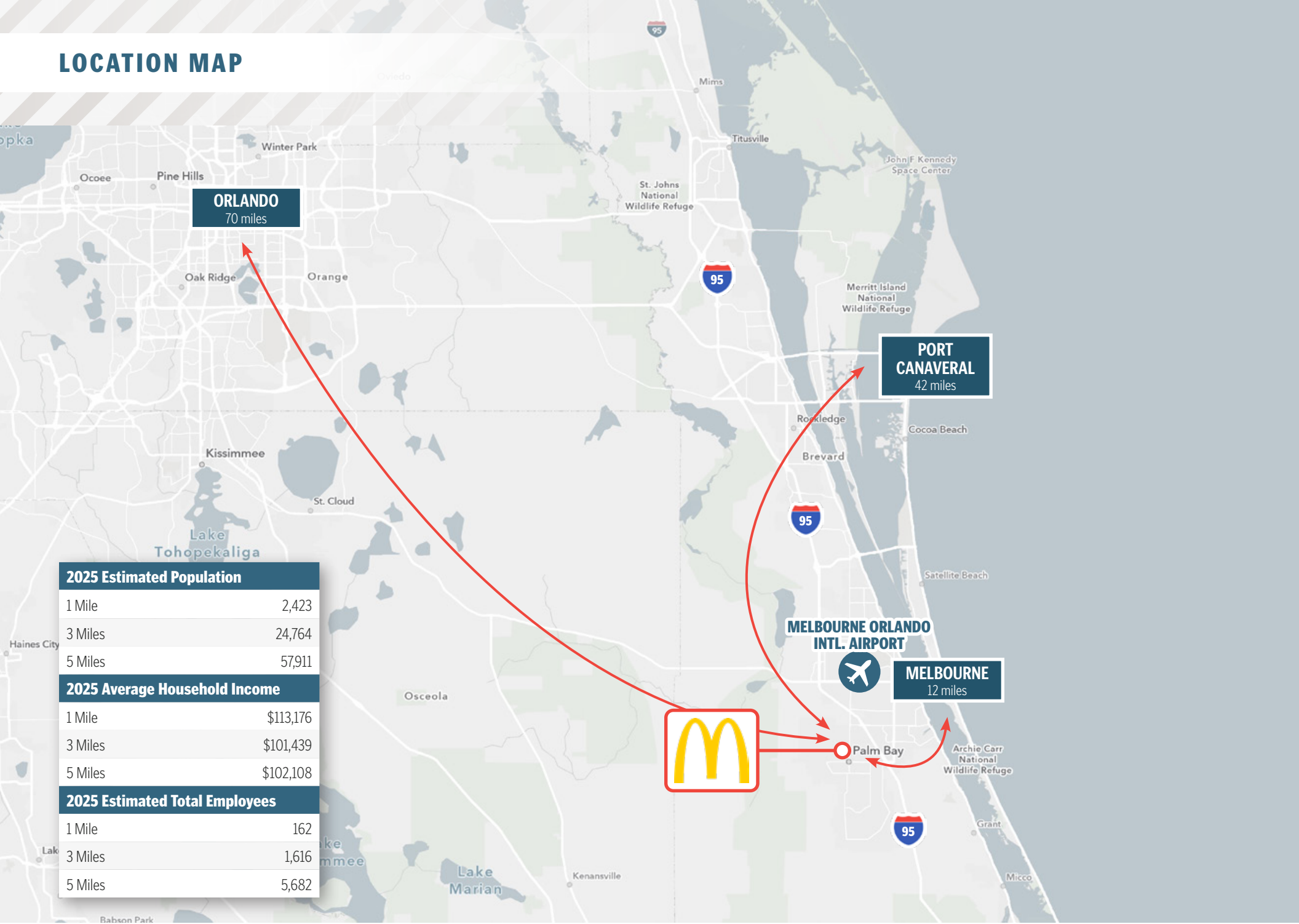
Year Built: 2025

ZONING

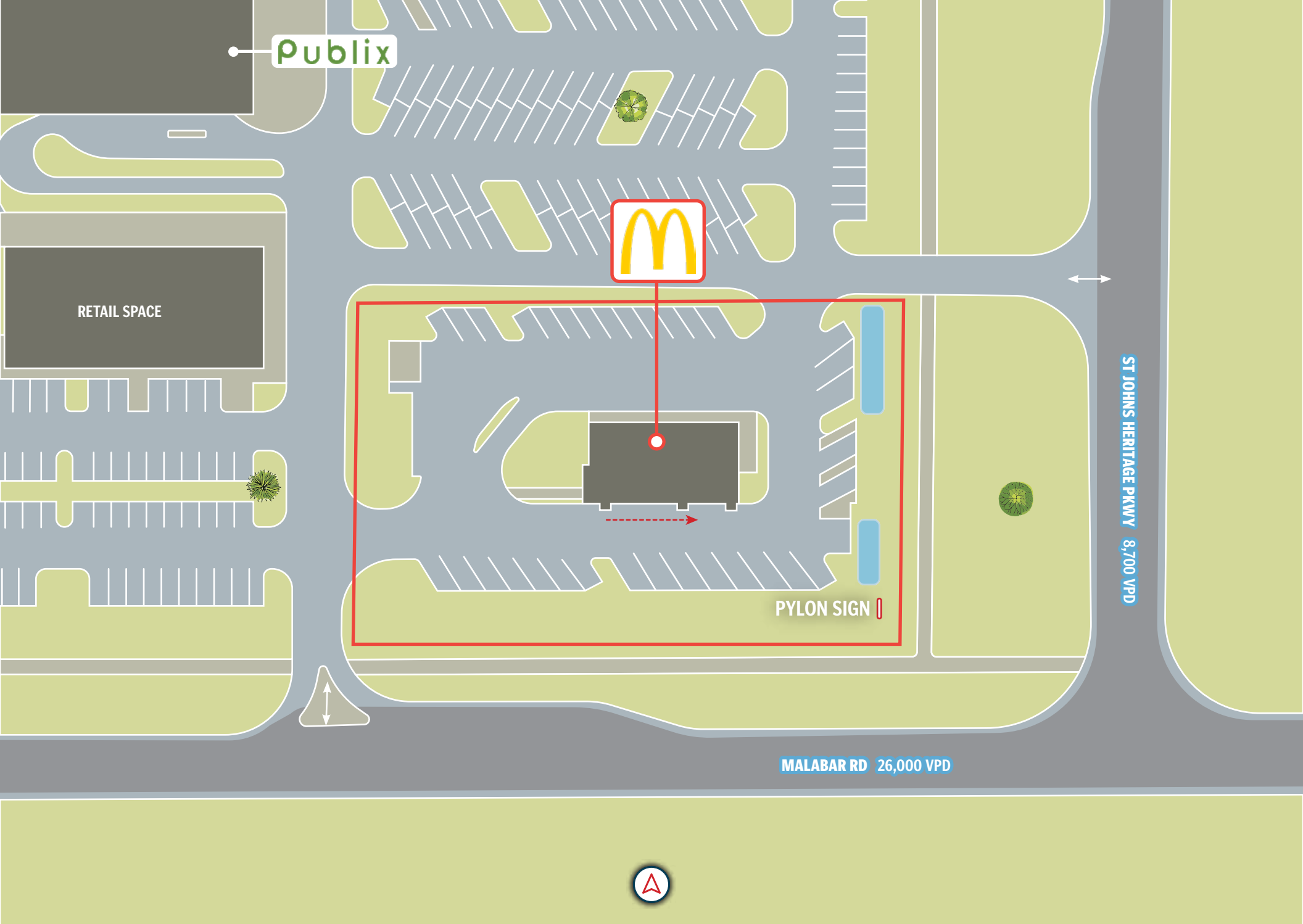


Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	2,423
3 Miles	24,764
5 Miles	57,911
2025 Average Household Income	
1 Mile	\$113,176
3 Miles	\$101,439
5 Miles	\$102,108
2025 Estimated Total Employees	
1 Mile	162
3 Miles	1,616
5 Miles	5,682





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,423	24,764	57,911
2030 Projected Population	2,887	26,644	61,930
2025 Median Age	40.9	41.9	41.5
Households & Growth			
2025 Estimated Households	868	8,983	20,868
2030 Projected Households	1,041	9,761	22,516
Income			
2025 Estimated Average Household Income	\$113,176	\$101,439	\$102,108
2025 Estimated Median Household Income	\$89,231	\$79,271	\$80,850
Businesses & Employees			
2025 Estimated Total Businesses	16	215	737
2025 Estimated Total Employees	162	1,616	5,682



PALM BAY, FLORIDA

Palm Bay is now the largest city in Brevard County, the 2nd largest in Central Florida and the 16th largest in Florida, with more than 123,000 residents in 88 square miles. The City is located centrally on Florida's east coast, midway between Jacksonville and Miami. The City of Palm Bay had a population of 131,405 as of July 1, 2024.

Port Canaveral and Kennedy Space Center, the nation's premiere spaceport, are all nearby. The city today continues to grow largely due to its proximity to the ocean and to other major areas of central and coastal Florida. Housing styles include a wide variety of single family homes, apartments, condominiums, town homes and gated subdivisions. Many quality of life choices including employment opportunities from entrepreneurial family owned enterprises through a growing base of mid and large size technology and manufacturing companies.

Recreational activities include 29 city parks which include paintball and skateboarding, an aquatic center, a 200 acre regional park, two public / private golf courses, Turkey Creek Sanctuary, and nearby are the beaches. The Wildlife Turkey Creek Sanctuary is home to many rare and endangered plants and animals. The Florida Tech Botanical Garden offers a 30-acre landscape of picturesque palms in numerous varieties. Anglers can find plenty of fishing at the Sebastian Inlet State Park, 20 minutes south of Palm Bay, where sport fishing can be done from private boats or on one of numerous charter fleets. Also located in the Brevard County area are the Margaret Homes Nature Center, the Titusville Historic Museum, the Brevard Museum of History and Natural Science and the Air Force Space Museum.

Palm Bay is close to Melbourne and Orlando International Airports and Port Canaveral.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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