$1,526,133
4.50% CAP RATE

3301 PONTCHARTRAIN DR
SLIDELL, LA 70458

McDonald's

Corporate-Guaranteed NNN Ground Lease | ±2 Years Remaining With 10% Rent Increases Every Five Years | Prime Pontchartrain Drive Location Within The New Orleans MSA | Long-Operating McDonald's Drive-Thru Since 2008 | Globally Recognized QSR Brand With Proven Consumer Demand

Marcus & Millichap
NFB GROUP

WHY INVEST?

Prime Pontchartrain Drive Location High-Visibility Commercial Corridor in the Greater Slidell Trade Area

- **Strategically Positioned Along Pontchartrain Drive**, A Primary Commercial Corridor Connecting Central Slidell With Interstate 10, Fremaux Avenue, And The Greater St. Tammany Parish Regional Trade Area
- **Freestanding McDonald's With Drive-Thru**, Offering Excellent Visibility, Multiple Points Of Convenient Access, And Ample On-Site Parking
- **Conveniently Located Near Interstate 10**, Fremaux Avenue, Fremaux Town Center, And Downtown Slidell, Supporting Strong Connectivity Throughout St. Tammany Parish And The Broader Surrounding Northshore Louisiana Trade Area
- **Surrounded By A Mix Of National Retailers**, Restaurants, Service Providers, Schools, Major Employers, And Established Residential Neighborhoods That Support Consistent Consumer Traffic
- **Benefits From Ongoing Public And Private Investment Throughout The Slidell Area**, Including Retail Expansion, New Multifamily Development, Logistics Investment, And Continued Commercial And Residential Growth Activity

Corporate Guaranteed | NNN Ground Lease | Zero Landlord Responsibilities With 10% Rent Growth

- **NNN Ground Lease With Zero Landlord Responsibilities**, Providing A Passive Income Stream With No Property-Level Ownership Obligations
- **Corporate-Guaranteed McDonald's Lease Through July 2028**, Providing Contractual Income Backed By One Of The World's Most Established QSR Brands
- **Four (4) Five-Year Renewal Options** Provide The Potential To Extend Tenant Occupancy An **Additional 20 Years Through 2048**
- **10% Rental Increases Every Five Years** Provide Built-In Income Growth And Enhanced Inflation Protection Throughout The Lease Structure
- **Long-Standing McDonald's Location Operating Since The Lease Commenced In 2008**, Demonstrating Nearly ~18 Years Of Tenant Commitment At The Site

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	3301 Pontchartrain Dr, Slidell, LA 70458
Concept:	McDonald's
Guarantor:	Corporate
Price:	$1,526,133
Cap Rate:	4.50%
NOI:	$68,680
Building Size (SF):	±3,307 SF
Lot Size (AC):	±1.06 Acres
Year Built:	2008

LEASE TERMS

Lease Commencement:	1/1/2008
Lease Term Expiration:	7/22/2028
Term Remaining:	±2 Years
Lease Type:	NNN - Ground
Landlord Responsibilities:	None
Monthly Rent:	$5,723
Annual Base Rent:	$68,680
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

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.

$1,526,133
LISTING PRICE

4.50%
CAP RATE

±2 YRS
TERM REMAINING

$68,680
NOI

NNN - GRD
LEASE TYPE

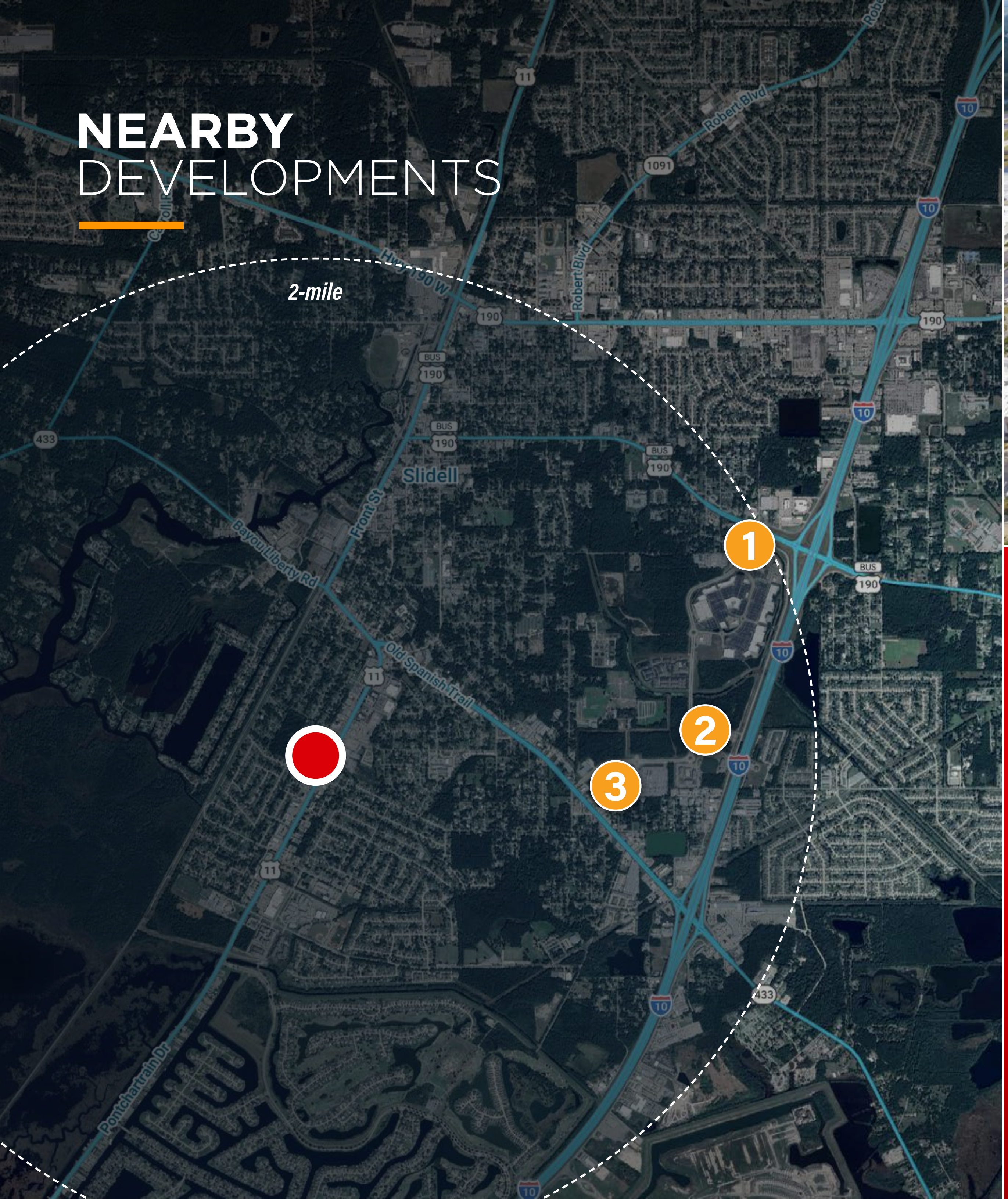
2008
YEAR BUILT


McDonald's


McDonald's


Salmen High School
1,091 students
DOLLAR TREE
CASHSAVER
A COST PLUS FOOD OUTLET
Walgreens
DOLLAR GENERAL
Pizza Hut
Pontchartrain
Animal Hospital
Natal's Lounge
Wendy's
CHASE
PONTCHARTRAIN DR | ±13,750 VPD
Bayou Autosound
& Security
LAKESIDE
Christian Academy
ACE
Hardware
SouthStar
URGENT CARE
McDonald's

NEARBY DEVELOPMENTS



1. Fremaux Town Center Expansion: Four New National Tenants and Continued Retail Leasing at 640,000+ SF Regional Shopping Center

Stirling Properties and CBL Properties announced four new tenants and development updates at Fremaux Town Center in September 2025, continuing the expansion of Slidell's dominant regional shopping destination. Spencer's (gifts, fashion, and decor) opened in 3,500 square feet on Town Center Parkway. Skechers is filling 9,000 square feet of retail space off Levis Lane. Ding Tea (Taiwanese teas, coffee, and dessert drinks) is taking 1,793 square feet between Journeys and European Wax Center. Lendmark Financial Services leased 1,200 square feet next to Chico's. Previously announced tenants include The Lost Cajun, the chain's first Louisiana restaurant location, and Men's Wearhouse. Fremaux Town Center, anchored by Dillard's, Dick's Sporting Goods, Kohl's, and Best Buy, includes more than 640,000 square feet of retail and restaurant options and is part of a roughly 350-acre regional mixed-use development at the southwest corner of Interstate 10 and Fremaux Avenue.

READ MORE

2. The Mason at Fremaux Park: New Luxury Apartment Community Under Construction (Residential New Construction)

The Mason at Fremaux Park is a new luxury apartment community under construction within the Fremaux Park mixed-use development in Slidell. The multifamily project joins the existing Retreat at Fremaux Town Center (296 luxury residential units) as the second apartment community within the 350-acre development. The Mason adds additional residential density to the Fremaux campus, which is designed as a live-work-play environment encompassing retail, dining, hospitality (SpringHill Suites by Marriott), industrial (Amazon delivery station and Dana Inc. Service and Assembly Center), and residential components. Stirling Properties Vice President of Finance Justin Landry noted that demand for high-quality apartment properties continues to be strong in St. Tammany Parish and the Northshore region, driven by population growth and millennial demographic preferences for 'luxury living, ample amenities, open and active public spaces.' The Mason directly expands the consumer base supporting the subject's Slidell trade area.

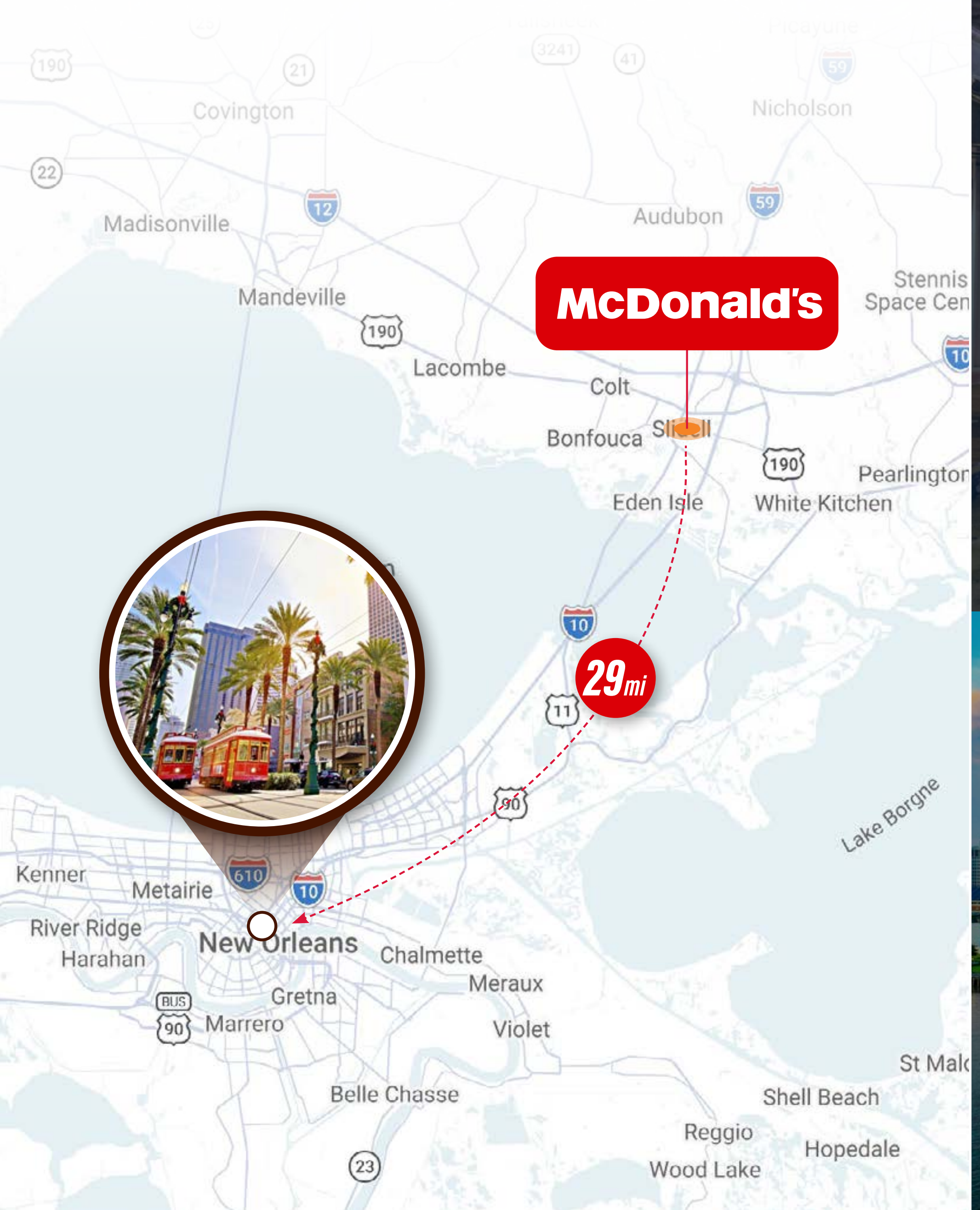
READ MORE

3. Amazon Delivery Station at Fremaux Park: First Amazon Facility in St. Tammany Parish with Hundreds of Jobs

Amazon Logistics is constructing a delivery station at Fremaux Park in Slidell, the first Amazon facility in St. Tammany Parish and the third in Louisiana. Construction is progressing with signage installed and landscaping underway as of late 2025. The delivery station will house approximately 950 Amazon Prime delivery vans and serve St. Tammany Parish and surrounding communities. Amazon confirmed the facility will create hundreds of full- and part-time jobs. Packages are shipped to delivery stations from nearby fulfillment and sorting centers and loaded onto trucks for final delivery to customers. Stirling Properties Senior Vice President Townsend Underhill stated, 'Logistics, fulfillment and last-mile distribution centers will only play a more critical role in the future of retail and commercial real estate.' The Amazon facility represents a significant new employer and daily employment draw within the Fremaux Park campus, directly contributing to the workforce and consumer spending base throughout the subject's Slidell trade area.

READ MORE

NEW ORLEANS
MSA



The New Orleans–Metairie Metropolitan Statistical Area (MSA), located in southeastern Louisiana along the Mississippi River and Gulf Coast, is home to over 970,000 residents, making it the largest metropolitan area in the state and one of the Gulf South's most prominent economic and cultural centers. The region supports a diverse economy anchored by tourism and hospitality, energy, maritime commerce, healthcare, higher education, advanced manufacturing, and professional services. Major employers and institutions include Ochsner Health, Entergy, Tulane University, LCMC Health, Huntington Ingalls Industries, and numerous companies supporting the region's port, energy, and logistics sectors.

The region benefits from the Port of New Orleans, extensive freight rail infrastructure, Louis Armstrong New Orleans International Airport, and direct connectivity to major Gulf Coast markets. Its location along one of the nation's most important maritime corridors supports significant activity in shipping, logistics, petrochemicals, manufacturing, and distribution. Continued investment in port infrastructure, airport modernization, mixed-use development, healthcare facilities, and coastal resilience initiatives has strengthened the metro's long-term economic outlook and reinforced its position as a major commercial hub.

No. 1 Best Food Cities in the U.S.
— U.S. News & World Report, 2026

Fourth Best City in America
— Travel + Leisure, 2026

No. 1 Colorful U.S. City
— Condé Nast Traveler, 2026

No. 23 Best Cities In America
— Resonance Consultancy, 2026

POPULATION	AVG. HH INCOME	DAYTIME POPULATION
972,261	**$100,035**	**761,451**
within MSA	*within MSA*	*within MSA*

At the heart of the region's identity is the City of New Orleans, internationally recognized for its distinctive Creole and Cajun heritage, historic architecture, music, cuisine, and world-renowned hospitality industry. Iconic destinations including the French Quarter, Bourbon Street, Jackson Square, the National WWII Museum, and the Garden District attract millions of visitors each year, while annual events such as Mardi Gras and the New Orleans Jazz & Heritage Festival reinforce the region's global profile. The metro is also home to major professional sports franchises, including the NFL's New Orleans Saints and NBA's New Orleans Pelicans, further contributing to its strong tourism, entertainment, and cultural economy.

LARGEST EMPLOYERS

Ochsner | Tulane University | LCMC Health
HII | entergy | Laitram

The region is supported by a strong educational and research network led by Tulane University, the University of New Orleans, Loyola University New Orleans, Xavier University of Louisiana, and Delgado Community College. These institutions contribute significantly to workforce development, healthcare research, entrepreneurship, and innovation across the region. Combined with continued investment in healthcare, energy, maritime commerce, technology, tourism, and advanced manufacturing, the New Orleans MSA remains one of the Gulf South's most recognizable economic and cultural centers, offering a strategic location, diverse employment base, and long-term investment potential.

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.

2025 REVENUE	LOCATIONS	EMPLOYEES	NYSE
$26.8B	**45K+**	**150K+**	**MCD**

SOURCE: QSR MAGAZINE

IN THE NEWS

MCDONALD'S APPOINTS SKYE ANDERSON AS PRESIDENT OF MCDONALD'S USA

August 04, 2026 | *McDonald's Corporation*

McDonald's Corporation today announced that Skye Anderson, a Company executive with more than 26 years of McDonald's experience, has been appointed President, McDonald's USA, effective today. Her appointment reflects the Company's focus on improving everyday restaurant experience, strengthening value offerings for customers and driving long-term profitable growth across the U.S. business. In this role, Anderson will oversee nearly 14,000 restaurants across the United States and lead the...

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...

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