

CONFIDENTIAL OFFERING MEMORANDUM



5236 Providence Rd,
Virginia Beach, VA

**OFFERED
FOR SALE**
\$2,067,000 | 4.25% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of McDonald's | Virginia Beach, VA. The Premises has been leased to McDonald's since 2001, and McDonald's has recently exercised a 5 year renewal option, with three (3) - five (5) year options remaining. The asset is well positioned directly off of Providence Rd and located in a major retail hub in Virginia Beach, VA.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	12/2/2023 - 12/1/2027	\$87,840
2nd Extension	12/2/2027 - 12/1/2032	\$96,624
3rd Extension	12/2/2032 - 12/1/2037	\$106,286
4th Extension	12/2/2037-12/1/2042	\$116,915

NOI	\$87,840
CAP	4.25%
Price	\$2,066,824

*Parcel will be subdivided from shopping center at closing

ASSET SNAPSHOT

Tenant Name	McDonald's
Address	5236 Providence Rd, Virginia Beach, VA
Building Size (GLA)	3,397 SF
Land Size	0.57 Acres
Year Built/Renovated	2001
Signator/Guarantor	Corporate
Rent Type	Abs. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	12/3/2001
Remaining Term	4 Years
ROFR	30 Day Notice
Current Annual Rent	\$87,840



322,244
PEOPLE IN
5 MILE RADIUS



\$128,155
AHHI
1 MILE RADIUS



32,000
VPD ON
KEMPSVILLE RD





INVESTMENT HIGHLIGHTS



CORPORATE GUARANTEE FROM STRONG CREDIT TENANT

McDonald's has over 36,000 locations worldwide | S&P Credit Rating of BBB+ and has a market capitalization of \$216B (NYSE: MCD) | Over \$23B 2022 Revenue



ATTRACTIVE LEASE FUNDAMENTALS

Low Rent Abs. NNN - Ground Lease | Three (3) - five (5) year options | 10% rental increases in each option | No LL responsibilities



LONG OPERATING HISTORY

McDonald's has been operating at this location for over 20 years | Recently extended the lease | This location ranks in the top 60th percentile nationally



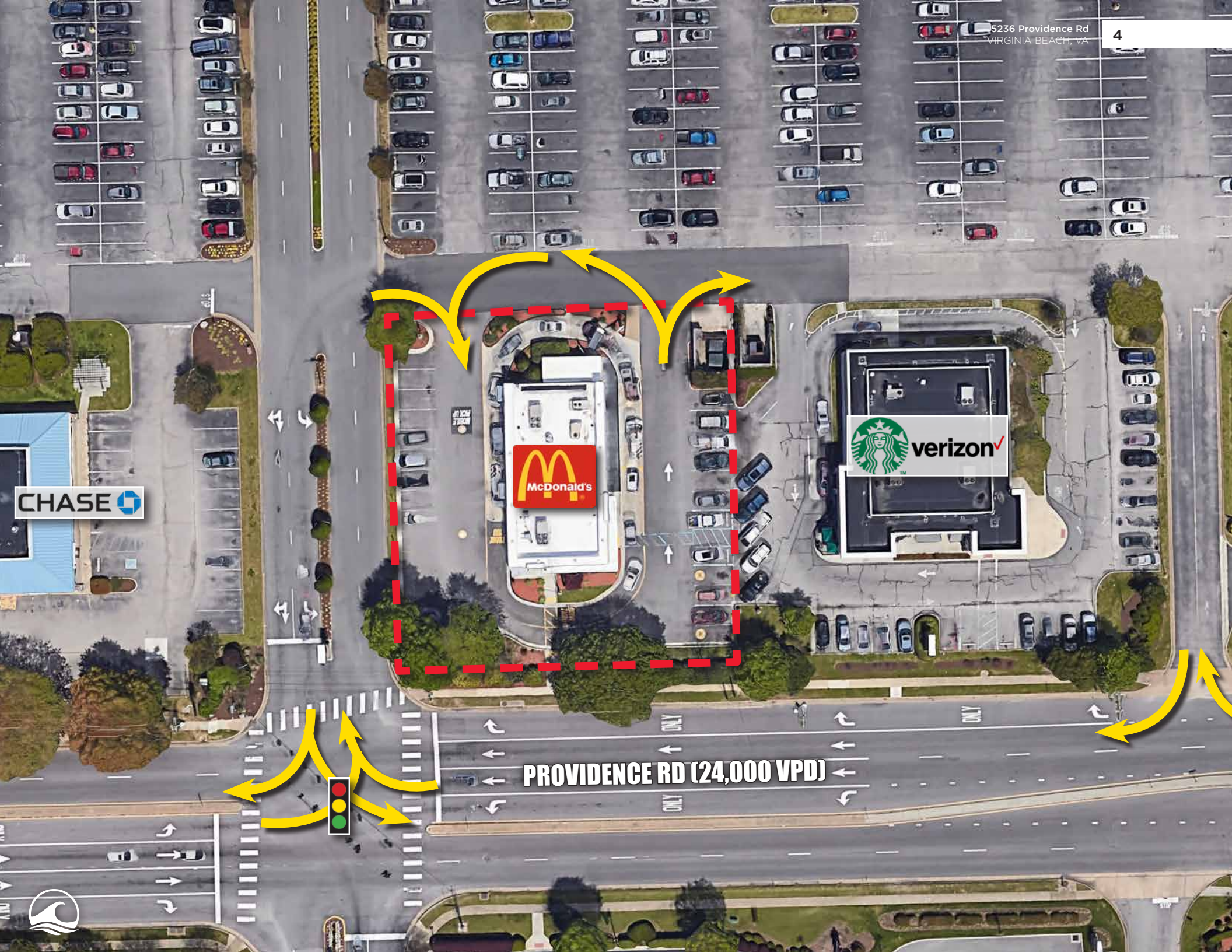
STRONG SURROUNDING DEMOGRAPHICS

Over 322K people live within a 5-mile radius | Average household income nearly \$100K | Nearly 500K residents live within a 15 minute drive time



HIGH VISIBILITY IN MAJOR RETAIL HUB

Situated at the intersection of Kempsville Rd (32,000 VPD) & Providence Rd (24,000 VPD) | Over 800K SF of retail located in 1 mile radius | Fairfield Shopping Center has recently gone through \$1.5M of capital improvements | Nearby National Tenant's include: TJ Maxx, Kroger's, Starbucks, Verizon, and Chase



CHASE

McDonald's

verizon
Starbucks

PROVIDENCE RD (24,000 VPD)





PROVIDENCE RD (24,000 VPD)

KEMPVILLE RD (32,000 VPD)





The Norfolk Metropolitan Statistical Area (MSA) is a vibrant economic hub located in southeastern Virginia, encompassing cities such as Norfolk, Virginia Beach, and Newport News. Known for its significant contributions to both the military and maritime industries, this MSA boasts a diverse economy with a focus on defense contracting, shipbuilding, and tourism. With a thriving port, it serves as a major gateway for international trade and contributes substantially to the regional economy. Additionally, the Norfolk MSA has experienced steady population growth and a relatively low unemployment rate, reflecting its resilience and economic vitality in the region.

Newport News
150 Mi. | 41 Min Drive

Hampton
150 Mi. | 33 Min Drive

Norfolk
150 Mi. | 16 Min Drive

Virginia Beach
150 Mi. | 18 Min Drive

Chesapeake
150 Mi. | 16 Min Drive





TENANT SUMMARY

McDonald's (NYSE: MCD) is the world's leading fast-food service brands with more than 36,000 restaurants in more than 100 countries serving 63 million customers each day. Approximately 95% of McDonald's restaurants worldwide are owned and operated by independent local business owners. Most of its outlets are free-standing units, but McDonald's also has many quick-service kiosk units located in airports and retail areas. The company is one of the world's most well-known and valuable brands and holds a leading share in the globally branded quick service restaurant segment of the informal eating out market in virtually every country in which they do business. McDonald's is wellknown for its hamburger, cheeseburger and French fries. Additional menu items include chicken products, salads, breakfast items, soft drinks, milkshakes, wraps and desserts. McDonald's had 2022 revenues of more than \$23.18 billion. The company's headquarters are located in Chicago, IL



MCDONALD'S QUICK FACTS

Founded	1954
Ownership	Public (NYSE: MCD)
Number of Locations	36,000+
Headquarters	Chicago, IL
Guaranty	Corporate



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Exclusively Offered By
 **Atlantic**
CAPITAL PARTNERS™

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