

# NNN McDonald's



*Lakewood Ranch (Sarasota), Florida*

**\$3,100,000 | 3.62% CAP | NOI \$112,200**



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Total Population	2,259	34,181	113,129
Average HH Income	<b>\$151,115</b>	<b>\$165,773</b>	<b>\$149,760</b>



Actual Property

# AERIAL



No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omission.

# PROPERTY / LEASE OVERVIEW



## 6508 University Pkwy Lakewood Ranch, FL

Asking Price	\$3,100,000
CAP Rate	3.62%
NOI	*\$112,200
Years Left on Lease	16.5± Years
Rent Increases	10% Every 5-years

\*Priced off Sept 2027 Rent Bump - Seller to provide rent credit at closing

Lease Commencement	September 12, 2022
Lease Expiration	September 12, 2042
Building Size	4,448± SF
Lot Size	1.0± AC
Options to Renew	(6) 5-year options
Year Built/Remodel	2022
Tenant	McDonald's USA, LLC
Lease Guarantor	Corporate
Lease Type	NNN - Ground Lease
Roof & Structure	Tenant Responsible
ROFR	Yes – 30 Days

Rent Schedule	Monthly Rent	Annual Rent
Years 1-5	\$8,500	\$102,000
<b>Years 6-10</b>	<b>\$9,350</b>	<b>\$112,200</b>
Years 11-15	\$10,285	\$123,420
Years 16-20	\$11,313	\$135,762

### Option Periods

Years 21-25	\$12,445	\$149,338
Years 26-30	\$13,689	\$164,268
Years 31-35	\$15,058	\$180,696
Years 36-40	\$16,564	\$198,768
Years 41-45	\$18,221	\$218,652
Years 46-50	\$20,043	\$240,516

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# AERIAL



DOWNTOWN  
SARASOTA



Lakewood Ranch Blvd (14,500± VPD)



University Pkwy (35,000± VPD)



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# AERIAL



**VENUE**  
AT LAKEWOOD RANCH  
(237-Units)

 **Lakewood Ranch**  
Medical Center

  
**MAIN STREET**  
*at Lakewood Ranch*

**RUTH'S**  
**CHRIS**  
**STEAK HOUSE**

  
**7-ELEVEN**

  
**McDonald's**

Lakewood Ranch Blvd (14,500± VPD)

University Pkwy (35,000± VPD)

**Roper**  
TECHNOLOGIES

# AERIAL



# PROPERTY HIGHLIGHTS



## About the Investment

- ✓ **Absolute NNN Corporate McDonald's Ground Lease - ZERO Landlord Responsibilities**
- ✓ **Long Term Lease – 16.5± Years Left on the Primary Term**
- ✓ **10% Rent Increases Every 5-Years**
- ✓ **Investment Grade Tenant (NYSE: MCD | S&P Rated “BBB+”)**
- ✓ **McDonald's is the World's Largest Restaurant Chain by Revenue, Serving over 70 Million Customers Daily in over 100 Countries.**
- ✓ **Ranked # 1 on The QSR Top 50**

## About the Location

- ✓ **Excellent Lakewood Ranch Location – #1 Multi-Generational Master-Planned Community in the US**
- ✓ **Affluent Demographics – 3-mile average household income *exceeding \$165,000***
- ✓ **Outparcel to Center Point at Waterside – a premier 50-acre mixed-use destination featuring best-in-class lineup, including Owen's Fish Camp, Tommy Bahama Marlin Bar, Ruth's Chris and many more.**
- ✓ **High Traffic Counts of 50,000± VPD at the intersection of University Pwky & LWR Blvd.**
- ✓ **Florida has No State Income Tax**

# PROPERTY PHOTO



DOUBLE DRIVE-THRU



DOUBLE DRIVE-THRU



# SITE PLAN — CENTERPOINT @ WATERSIDE



# AERIAL

Main St. at  
Lakewood Ranch  
Lifestyle Center



Walgreens  
Publix

Country Club  
4,157 Single  
Family Homes

Lakewood Ranch  
Medical Center



Lakewood Ranch Blvd.



University Parkway

FCCI  
INSURANCE GROUP  
425 Employees

42,000 SF  
Single Tenant  
Office Building

The Out of Door  
Academy  
500 Students  
100 Staff



Professional Parkway



Medical Office  
Center



# MARKET AERIAL

THE RITZ-CARLTON GOLF CLUB

SHOPPES AT UNIVERSITY CENTER

Marshalls. TJ-maxx®  
HomeGoods Total Wine & More  
ROSS DRESS FOR LESS  
five BELOW  
LANE BRYANT

JOANN  
NORDSTROM  
rack

RACK ROOM SHOES  
PGA TOUR SUPERSTORE  
Outdoor Center

Publix.  
DUNKIN'  
SHERWIN-WILLIAMS  
LIBBY'S NEIGHBORHOOD BRASSERIE  
MD NOW URGENT CARE

Staples  
AMERICAN SIGNATURE FURNITURE  
DOLLAR TREE

BI'S

Publix.  
FIRST WATCH THE DAYTIME CAFE  
s.'s

Lakewood Ranch GOLF AND COUNTRY CLUB

THE HOME DEPOT

HOME2  
HYATT PLACE

FAIRFIELD  
SARASOTA

MAIN STREET AT LAKEWOOD RANCH  
STARBUCKS  
SARASOTA FILM SOCIETY

Lakewood Ranch Medical Center

McDonald's

12,500 ADT

THE MALL AT UNIVERSITY TOWN CENTER  
macys  
Yard House  
Lake Fifth Avenue

ALDI  
STARBUCKS  
CHASE

Wild Blue AT WATERSIDE  
500+ HOMES \$1M +  
UNDER CONSTRUCTION

WHOLE FOODS MARKET

THE FRESH MARKET  
KOHLS'

THE WEST DISTRICT AT UNIVERSITY TOWN CENTER  
BEST BUY  
DICK'S  
LOFT  
MICHAEL'S  
petco  
DSW DESIGNER SHOE VALET HOUSE  
SHAKE SHACK  
TARGET  
SUPER TARGET  
TALBOTS

SARASOTA POLO

LAKEHOUSE COVE AT WATERSIDE  
626 HOMES  
\$800K +

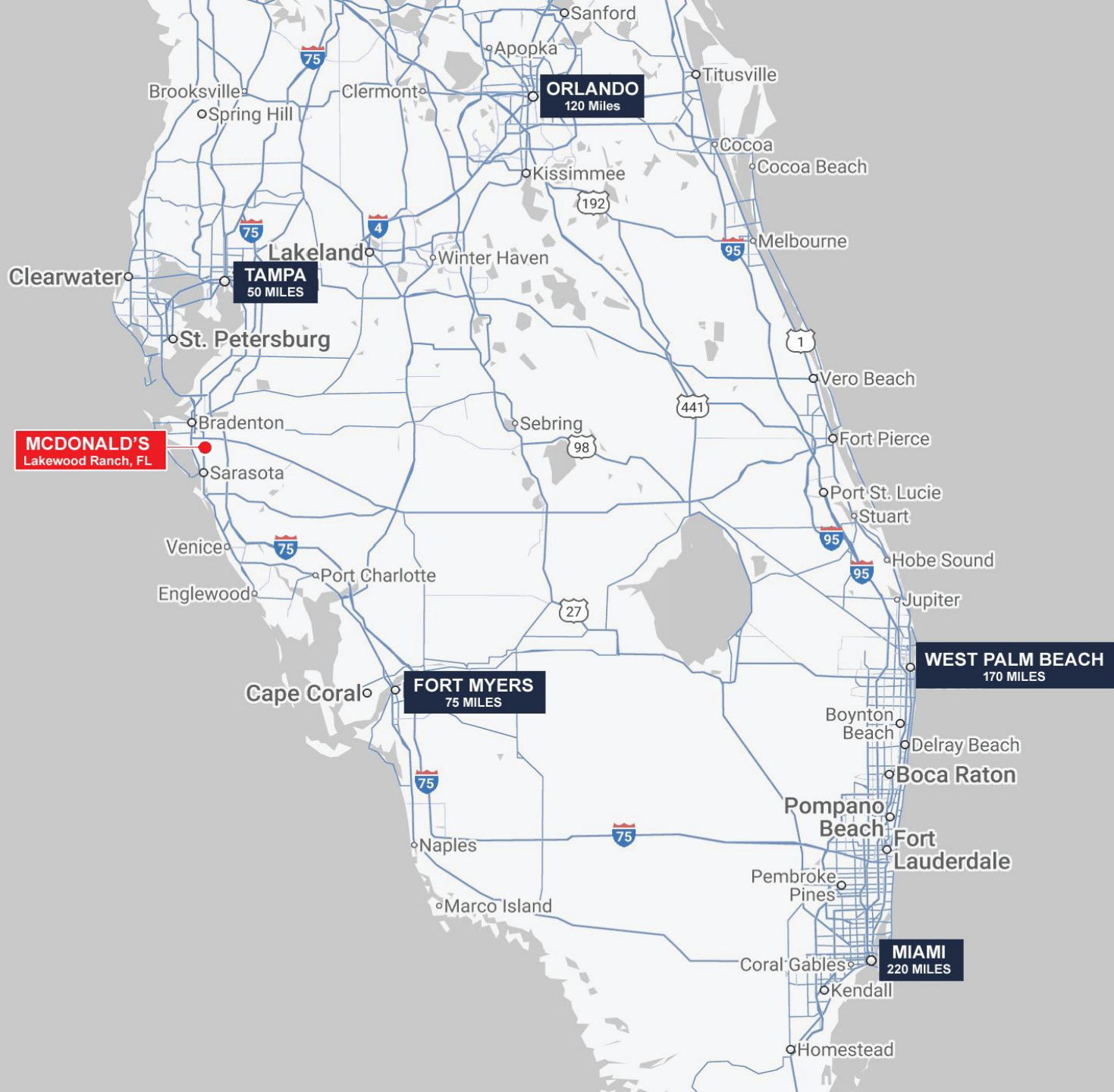
145,000 ADT

8,000 ADT

Beer Dr

Lorraine Rd





# MARKET OVERVIEW

Lakewood Ranch, Florida is one of the nation's premier master-planned communities, located in the Sarasota-Bradenton submarket just east of I-75. Consistently ranked as *the #1 Multi-Generational Community in the United States*, Lakewood Ranch spans over 33,000 acres and features a blend of upscale residential neighborhoods, top-tier schools, vibrant town centers, and extensive recreational amenities. The community is known for its meticulously planned layout, high-income demographics, strong employment base, and exceptional quality of life.

Anchored by Waterside Place, Main Street Lakewood Ranch, and multiple commercial districts, the area offers an attractive mix of restaurants, boutique retail, grocery anchors, healthcare providers, and Class-A office users. With more than 60,000+ residents across its various villages and continued year-over-year population growth, Lakewood Ranch has become one of the fastest-growing communities in Florida.

Nestled among lakes, preserves, and manicured green spaces, Lakewood Ranch offers an active outdoor lifestyle with 150+ miles of trails, golf courses, parks, and community amenities. The community attracts a highly educated, *affluent population with a median household income above \$120,000*, supported by strong employment in healthcare, finance, technology, and education. It also benefits from top-rated schools and direct access to both Sarasota and Bradenton employment corridors.

Lakewood Ranch continues to expand through award-winning residential neighborhoods and mixed-use development. Waterside Place—its newest town center built around a 36-acre lake—features waterfront dining, boutique retail, event spaces, and weekly markets that draw residents from across the region. Combined with strong demographics, steady population growth, and high-demand commercial corridors, Lakewood Ranch is a year-round destination and one of Florida's most desirable suburban markets.



# MARKET HIGHLIGHTS — LAKEWOOD RANCH



**ECONOMIC STRENGTH** — Lakewood Ranch benefits from the broader Sarasota–Bradenton economy, anchored by healthcare, professional services, finance, education, and technology. The region continues to attract high-income households and corporate relocations seeking Florida’s tax-advantaged environment.

**PRO-BUSINESS ENVIRONMENT** — Florida offers low state and local taxes, no state personal income tax, and a streamlined regulatory environment, making the region highly attractive to both employers and national retailers.

**STRONG POPULATION & INCOME GROWTH** — Lakewood Ranch is one of the fastest-growing communities in the country, with more than 60,000 residents and continued annual growth. Median household incomes exceed \$120,000, supporting strong retail and restaurant demand.

**MASTER-PLANNED GEOGRAPHY** — Covering more than 47 square miles, Lakewood Ranch features interconnected residential villages, commercial districts, lakes, and nature preserves. The area is designed for walkability, recreation, and connectivity, with over 150 miles of trails and extensive green space.

**ONGOING DEVELOPMENT MOMENTUM** — Major residential and mixed-use projects continue to deliver across the community. Waterside Place—its newest town center—brings waterfront dining, specialty retail, weekly markets, and event programming that draws consistent year-round traffic. Continued development serves as a catalyst for population and commercial growth.<sup>11</sup>



Mainstreet @ Lakewood Ranch

# TENANT PROFILE



**Website - [www.McDonalds.com](http://www.McDonalds.com)**

**Number of Locations: 43,000+ Global | 13,500+ U.S.**

McDonald's Corporation is the world's largest quick-service restaurant brand, serving nearly 70 million customers daily across more than 100 countries. Its core menu features burgers, chicken sandwiches, fries, breakfast items, beverages, and desserts, supported by ongoing menu innovation and strong digital platforms including mobile ordering, kiosks, delivery, and loyalty.

Roughly 95% of McDonald's restaurants are franchised, operated by independent owner-operators under long-term agreements. As of 2025, the McDonald's system includes over 44,000 restaurants worldwide and approximately 13,500 in the United States, making it one of the most widely recognized and scalable consumer brands in the world.

McDonald's provides brand development, national marketing, supply chain support, technology systems, and modernization programs that help drive systemwide sales. Digital transactions, delivery, and drive-thru continue to be major growth drivers across the brand.

Founded in 1955, McDonald's has grown into a global public company traded on the NYSE under the symbol MCD. The company holds an investment-grade BBB+ credit rating and maintains its global headquarters in Chicago's West Loop, where it oversees strategy, innovation, and franchise operations.

Tenant:	McDonald's USA, LLC
Business Type:	QSR
Ownership:	Public
Sector:	NYSE
Stock Symbol	MCD
Credit Rating (S&P)	BBB+
Revenue 2025:	\$26.0 Billion

***Ranked Consistently Among the Top QSR Brands Globally***







## EXECUTIVE SUMMARY — 6508 University Pkwy, Sarasota, Florida, 34240

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	1,660	23,690	74,346
2020 Population	2,218	28,593	96,107
<b>2025 Population</b>	<b>2,259</b>	<b>34,181</b>	<b>113,129</b>
2030 Population	2,422	37,004	121,415
2010-2020 Annual Rate	2.94%	1.90%	2.60%
2020-2025 Annual Rate	0.35%	3.46%	3.15%
2025-2030 Annual Rate	1.40%	1.60%	1.42%
2020 Male Population	46.3%	47.1%	47.5%
2020 Female Population	53.7%	52.9%	52.5%
2020 Median Age	65.3	58.3	55.0
2025 Male Population	46.6%	47.6%	48.0%
2025 Female Population	53.4%	52.4%	52.0%
2025 Median Age	65.3	58.2	55.3
<b>RACE &amp; ETHNICITY</b>			
2025 White Alone	85.0%	82.9%	80.4%
2025 Black Alone	1.9%	2.5%	2.9%
2025 American Indian/Alaska Native Alone	0.0%	0.2%	0.3%
2025 Asian Alone	4.4%	3.2%	3.4%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	1.5%	2.6%	3.4%
2025 Two or More Races	7.0%	8.6%	9.5%
2025 Hispanic Origin (Any Race)	6.2%	9.2%	11.7%
<b>AVERAGE HOUSEHOLD INCOME</b>			
<b>2025 Average Household Income</b>	<b>\$151,115</b>	<b>\$165,773</b>	<b>\$149,760</b>
2030 Average Household Income	\$164,657	\$181,792	\$166,098
2025-2030 Annual Rate	1.73%	1.86%	2.09%
<b>MEDIAN HOUSEHOLD INCOME</b>			
2025 Median Household Income	\$96,004	\$110,595	\$103,559
2030 Median Household Income	\$106,175	\$125,225	\$116,757
2025-2030 Annual Rate	2.03%	2.52%	2.43%

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