

NNN McDonald's



Lakewood Ranch (Sarasota), Florida

\$3,160,000 | 3.55% CAP | NOI \$112,200



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



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	\$3,160,000
CAP Rate	3.55%
NOI	*\$112,200
Years Left on Lease	16.7± 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

Rent Schedule	Monthly Rent	Annual Rent
Years 1-5	\$8,500	\$102,000
Years 6-10	\$9,350	\$112,200
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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VENUE
AT LAKEWOOD RANCH
(237-Units)

 **Lakewood Ranch
Medical Center**


MAIN STREET
at Lakewood Ranch

RUTH'S
CHRIS
STEAK HOUSE

Roper
TECHNOLOGIES


7-ELEVEN


McDonald's

Lakewood Ranch Blvd (14,500± VPD)

University Pkwy (35,000± VPD)

AERIAL



PROPERTY HIGHLIGHTS



About the Investment

- ✓ **Absolute NNN Corporate McDonald's Ground Lease - ZERO Landlord Responsibilities**
- ✓ **Long Term Lease – 16.7± Years Left on the Primary Term**
- ✓ **10% Rent Increases Every 5-Years** (*next increase occurring in 2027 which bumps the CAP to 3.75%*)
- ✓ **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 35,000+** (65,000± VPD at the intersection of University Pwky & LWR Blvd.)
- ✓ **Situated Along University Pkwy & Lakewood Ranch Blvd**, the core retail/medical corridor in LWR.
- ✓ **Florida has No State Income Tax**

PROPERTY PHOTO



DOUBLE DRIVE-THRU



DOUBLE DRIVE-THRU



SITE PLAN — CENTERPOINT @ WATERSIDE



18,643± ADT

RUTH'S
CHRIS
STEAK HOUSE

7
ELEVEN

McDonald's

FIFTH THIRD
BANK

TD
BANK

131 MAIN
RESTAURANT

University Parkway 35,358± ADT

center
point

42,000
SF Single
Tenant Office
Building

Health/Wellness,
Breakfast Users

Health/Wellness
Users

Salon &
Vision Users

Medical Office
Center
77,000 SF

Woodie's
WOOD SHOP

FISH CAMP

Tommy Bahama
MARLIN BAR

CHAMBERLIN'S

Professional Parkway

Professional Parkway



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



Medical Office
Center



MARKET AERIAL

THE RITZ-CARLTON GOLF CLUB

SHOPPES AT UNIVERSITY CENTER

Marshalls. T.J. MAXX®
HomeGoods Total Wine & MORE
ROSS DRESS FOR LESS
fIVE BELOW
LANE BRYANT

rack ROOM SHOES
PGA TOUR SUPERSTORE
NORDSTROM rack
Outdoor Center

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

Staples
AMERICAN SIGNATURE FURNITURE
DOLLAR TREE

BI'S

HOME 2
HYATT PLACE

Publix.
FIRST WATCH THE DAYTIME CAFE
chili's

Lakewood Ranch GOLF AND COUNTRY CLUB

THE HOME DEPOT

FAIRFIELD

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'

145,000 ADT

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

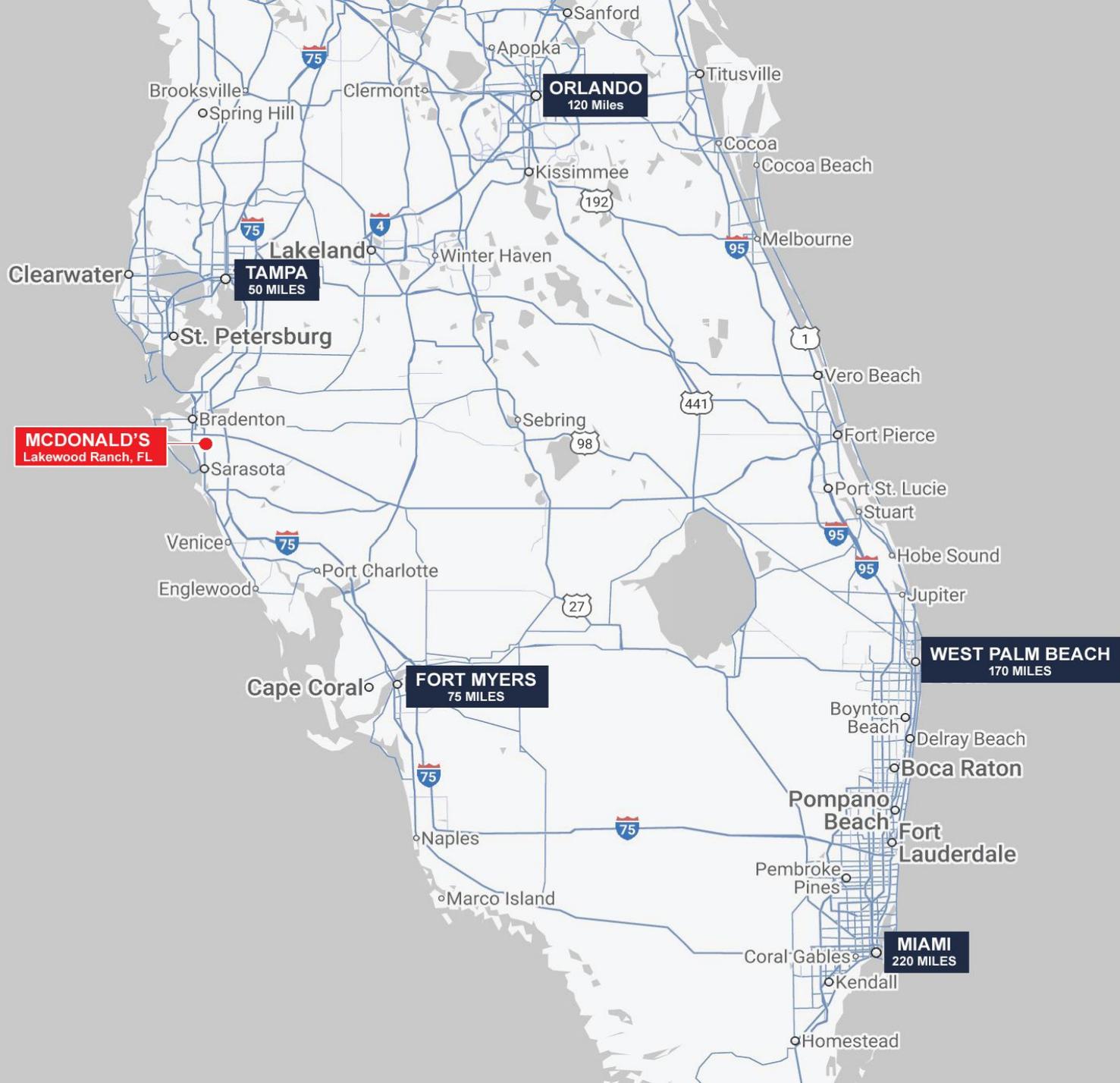
8,000 ADT

LAKEHOUSE COVE AT WATERSIDE
626 HOMES
\$800K +

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.¹¹



Mainstreet @ Lakewood Ranch

TENANT PROFILE



Website - 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
2025 Population	2,259	34,181	113,129
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
RACE & ETHNICITY			
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%
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$151,115	\$165,773	\$149,760
2030 Average Household Income	\$164,657	\$181,792	\$166,098
2025-2030 Annual Rate	1.73%	1.86%	2.09%
MEDIAN HOUSEHOLD INCOME			
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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SOLID INVESTMENTS

DERRICK SCHROEDER
Broker / Net Leased Specialist

C: 954-296-6955

F: 954-944-1830

Dschroe@SolidInvestmentsFL.com

www.SolidInvestmentsFL.com