

# FOR SALE: ABSOLUTE NNN MCDONALD'S IN SPRINGFIELD, IL 4301 WEST WABASH AVENUE, SPRINGFIELD, IL 62711



**McDonald's**



## BROKER CONTACTS

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# HIGHLIGHTS

## 4301 WEST WABASH AVE, SPRINGFIELD, ILLINOIS

- Corporate NNN Lease – Absolute triple-net lease with zero landlord responsibilities, guaranteed by McDonald's USA, LLC (S&P: BBB+), providing stable, investment-grade income.
- Long-Term Stability – 12 years remaining on initial lease term with multiple 5-year renewal options and built-in rental escalations, ensuring predictable cash flow and long-term appreciation potential.
- Established High-Traffic Location – Situated along Wabash Avenue, a primary commercial corridor with strong daily traffic counts and proximity to national retailers such as Walmart, Lowe's, and Target.
- Strong Market Fundamentals – Located in Springfield, the capitol of Illinois, featuring a diverse economic base anchored by state government, healthcare, and higher education institutions.
- Exceptional Real Estate Value – Prominent parcel with excellent visibility, signalized access, and modern McDonald's prototype construction with double drive-thru—positioned for enduring tenant success.
- High McDonald's pylon sign in front and along Wabash Avenue

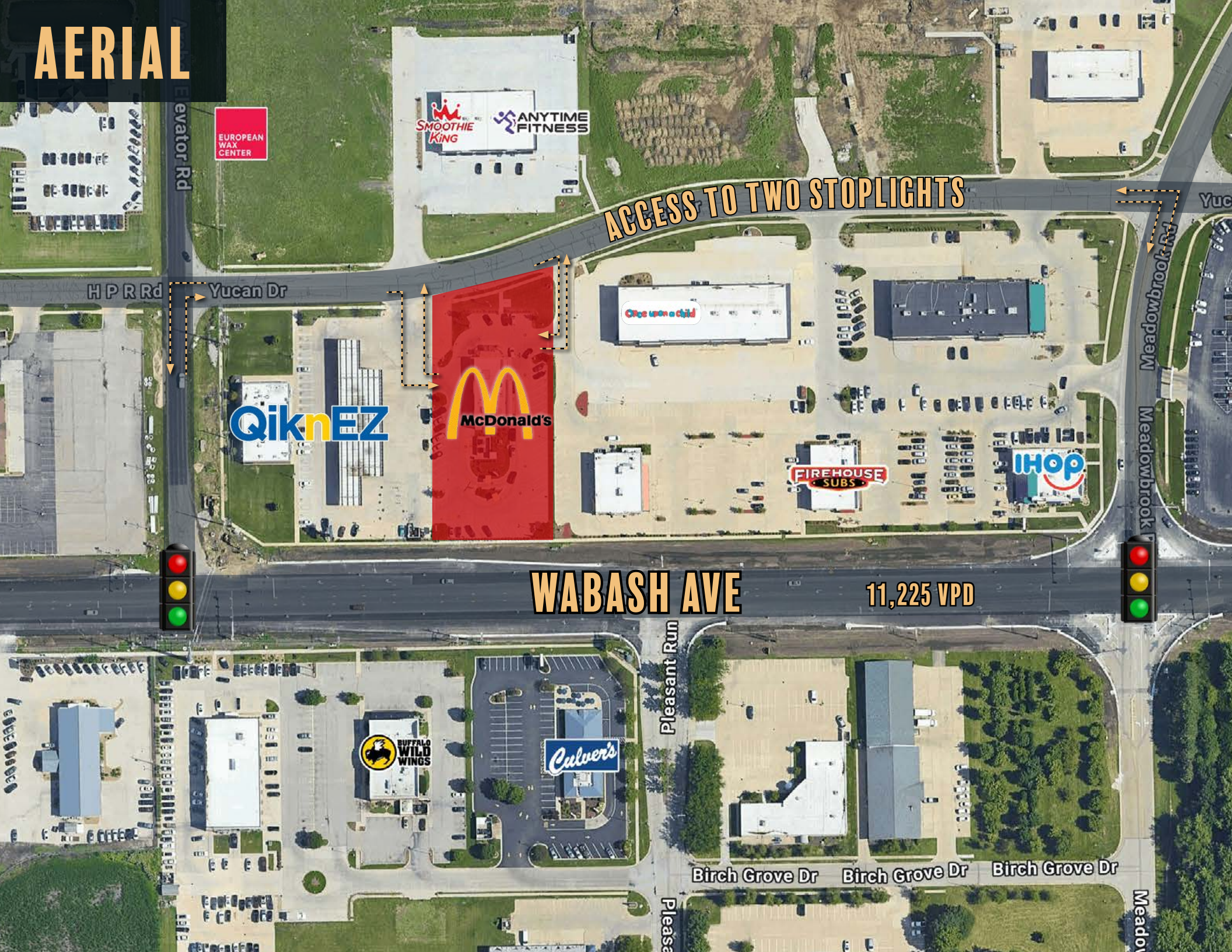
# FAST FACTS

BUILDING SIZE	3,900 SF
PARCEL SIZE	1.25 Acres with additional cross-easements
TENANT	McDonald's USA
LEASE EXPIRATION	December 31, 2037
ANNUAL RENT	\$49,733.28
LEASE TYPE	Absolute NNN
YEAR BUILT	2013
TAXES	Paid by Tenant
RENEWAL OPTIONS	Sixteen, 5-year options
LANDLORD RESPONSIBILITIES	None





AERIAL



EUROPEAN  
WAX  
CENTER

SMOOTHIE  
KING

ANYTIME  
FITNESS

ACCESS TO TWO STOPLIGHTS

H P R Rd

Yucan Dr

QiknEZ

McDonald's

Chickadee

FIREHOUSE  
SUBS

IHop

Meadowbrook Rd

Meadowbrook Rd

WABASH AVE

11,225 VPD

Pleasant Run

BUFFALO  
WILD  
WINGS

Culver's

Birch Grove Dr

Birch Grove Dr

Birch Grove Dr

Pleasant Run

Meadowbrook Rd



**AERIAL**

**YUCAN DRIVE**

**WABASH AVE**

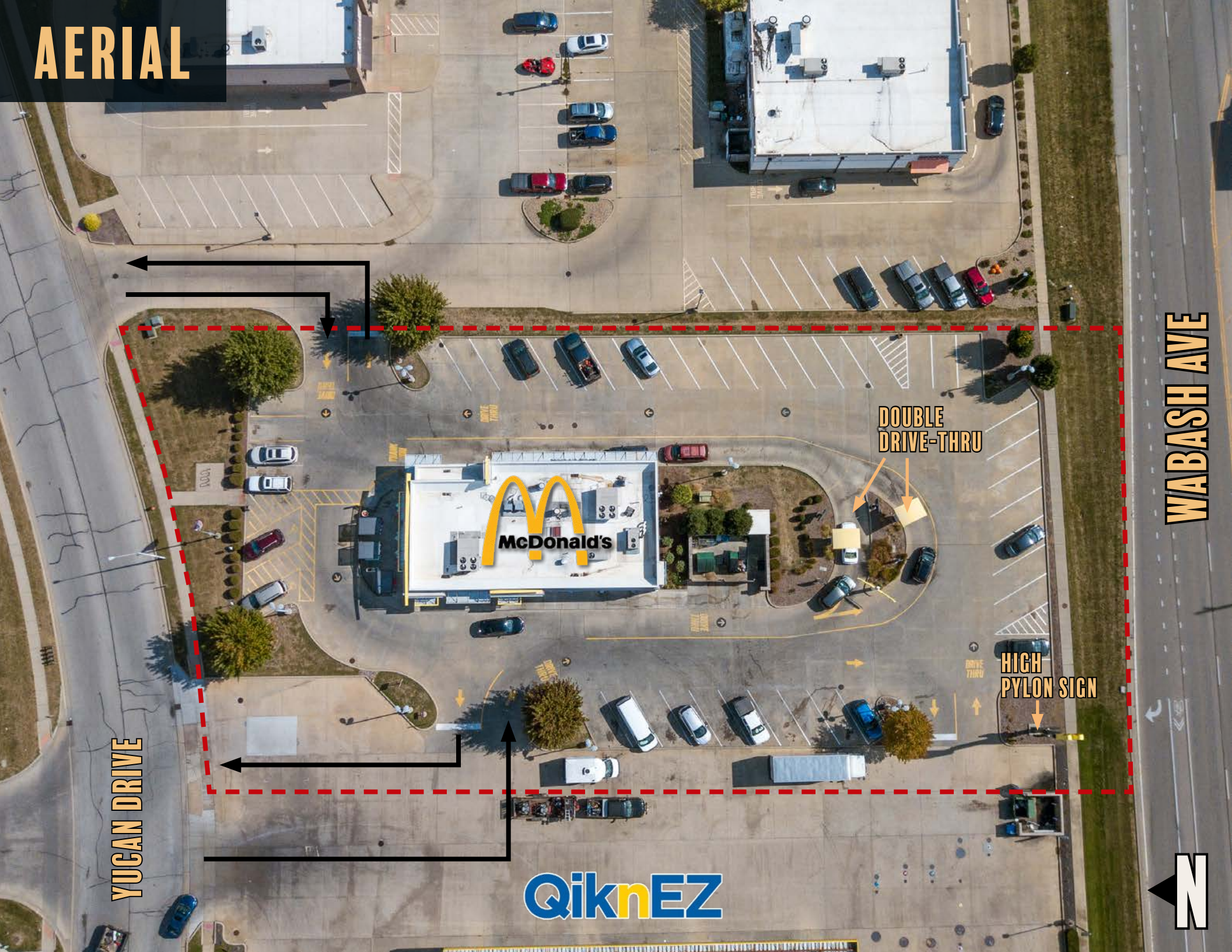
**N**

**McDonald's**

**DOUBLE  
DRIVE-THRU**

**HIGH  
PYLON SIGN**

**QiknEZ**





# AERIAL



YUCAN DRIVE

McDonald's

QiknEZ

WABASH AVE



# PHOTOS





# MCDONALD'S CORPORATION

## CORPORATE & FINANCIAL OVERVIEW

McDonald's Corporation (NYSE: MCD) is the world's largest quick-service restaurant company, serving over 65 million customers daily across more than 100 countries. Founded in 1955 and headquartered in Chicago, Illinois, McDonald's operates a predominantly franchised business model, with approximately 95% of its 40,000+ restaurants owned and operated by independent franchisees.

Financially, McDonald's is an investment-grade, blue-chip company with stable, recurring cash flows driven by long-term franchise agreements and ground leases. In 2024, the company generated nearly \$26 billion in revenue and over \$8 billion in net income, supported by strong margins and a resilient real estate-backed operating model. McDonald's continues to emphasize digital growth, operational efficiency, and international expansion through its "Accelerating the Arches" strategy, balancing innovation with consistent shareholder returns through dividends and share repurchases.

## RECENT FINANCIAL PERFORMANCE (FY 2024:

**\$25.92B**

TOTAL REVENUE

**\$14.71B**

GROSS PROFIT

**\$8.22B**

NET INCOME

**\$210B**

MARKET CAP

**65,000,000**

DAILY CUSTOMERS





# SPRINGFIELD, ILLINOIS

## “THE FLOWER CITY” AND ILLINOIS STATE CAPITOL

Springfield’s economy is anchored by government, health care, and education. As the state capitol, the State of Illinois is the largest employer in the city, with nearly 18,000 people on its payroll. In healthcare, organizations such as Memorial Health System, Hospital Sisters Health System (HSHS), and Springfield Clinic contribute significantly to local employment, providing thousands of clinical and administrative jobs. Higher education institutions including the University of Illinois Springfield and the Southern Illinois University School of Medicine add further stability, attracting research funding, student spending, and a skilled workforce.

Tourism—especially related to Abraham Lincoln’s historic legacy—and state government business generate additional economic activity, supporting a range of hospitality, dining, and service-sector enterprises that complement the city’s core government and health industries. White Oaks Mall is the largest shopping center in Central Illinois, encompassing approximately 928,000 square feet of retail space on Springfield’s southwest side. It remains a key retail destination for the region, anchored by tenants such as Dick’s Sporting Goods, Michaels, and Esporta Fitness.



Memorial  
Health



SIU MEDICINE





# AERIAL



**FULL INTERCHANGE  
1 MILE FROM SITE  
ON WABASH**

KOHL'S  
SEPHORA  
TJ-maxx  
petco  
SIERRA  
Bath & Body Works  
ULTA

**White Plains Mall**  
DICK'S  
MICHAEL'S  
ESPORTA

**BOOT BARN**  
Marshalls  
Burlington

Academy  
Office DEPOT  
OfficeMax  
ROSS  
DSW  
BEST BUY  
PETSMART  
BARNES & NOBLE

**SITE**



# DEMOGRAPHICS

5-MILE RADIUS

4301 WEST WABASH AVE, SPRINGFIELD, ILLINOIS

## POPULATION

2025 Estimated Population	73,419
2030 Projected Population	71,891
2020 Census Population	73,325
2010 Census Population	71,960
2025 Median Age	41.8

## HOUSEHOLDS

2025 Estimated Households	34,627
2030 Projected Households	34,272
2020 Census Households	34,322
2010 Census Households	33,154
Historical Annual Growth 2010 to 2025	0.3%

## RACE AND ETHNICITY

2025 Estimated White	77.1%
2025 Estimated Black or African American	13.8%
2025 Estimated Asian or Pacific Islander	4.1%
2025 Estimated Other Races	4.8%
2025 Estimated Hispanic	3.4%

## INCOME

2025 Estimated Average Household Income	\$113,020
2025 Estimated Median Household Income	\$83,146
2025 Estimated Per Capita Income	\$53,390

## EDUCATION (AGE 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%
2025 Estimated High School Graduate	22.6%
2025 Estimated Some College	20.1%
2025 Estimated Associates Degree Only	8.7%
2025 Estimated Bachelors Degree Only	25.4%
2025 Estimated Graduate Degree	18.7%

## BUSINESS

2025 Estimated Total Businesses	3,031
2025 Estimated Total Daytime Employment	44,715
2025 Estimated Employee Population per Business	12.7
2025 Estimated Residential Population per Business	24.2





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## Disclosures

This Offering Memorandum has been prepared by Citadel Property Advisors, LLC (the “Broker”) solely for the use of prospective purchasers of the McDonald’s property located at 4301 W Wabash Ave, Springfield, Illinois (the “Property”). The information contained herein has been obtained from sources believed to be reliable, but the Broker, Seller, and their respective affiliates, agents, and representatives make no warranties or representations, express or implied, as to the accuracy or completeness of the information. All references to financials, projections, future lease obligations, and tenant creditworthiness are for illustrative purposes only and are subject to change.

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**Tenant Information:** All tenant and lease information has been supplied by the Seller or obtained from public records and is believed to be accurate; however, it is the responsibility of the prospective purchaser to verify all tenant and lease information, including the financial strength of McDonald’s and its affiliates. McDonald’s is a publicly traded company (NYSE: MCD), and investors are encouraged to perform their own due diligence on tenant credit and corporate financials.

**Forward-Looking Statements:** This Offering Memorandum may contain forward-looking statements, including but not limited to financial projections, market assumptions, and investment returns. These statements are based on assumptions and current expectations and are subject to significant risks and uncertainties. Actual results may differ materially from those projected.

**Property Condition:** The Property is being sold on an “as-is, where-is” basis with all faults and without representation or warranty by the Seller or Broker. It is the responsibility of the prospective purchaser to conduct their own independent inspection, investigation, and analysis of the Property, including but not limited to physical condition, zoning, environmental matters, and applicable laws and regulations.

**Brokerage Representation:** Citadel Property Advisors, LLC is acting as an exclusive agent on behalf of the Seller and does not represent the Buyer in this transaction unless otherwise agreed to in writing. Broker is licensed in the state of Illinois and complies with all applicable real estate laws and disclosure obligations.

**Offer Subject to Change:** The Seller expressly reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, and modify the terms of the offering without notice. No agreement shall be binding unless and until a purchase and sale agreement has been executed and delivered by both parties.

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