

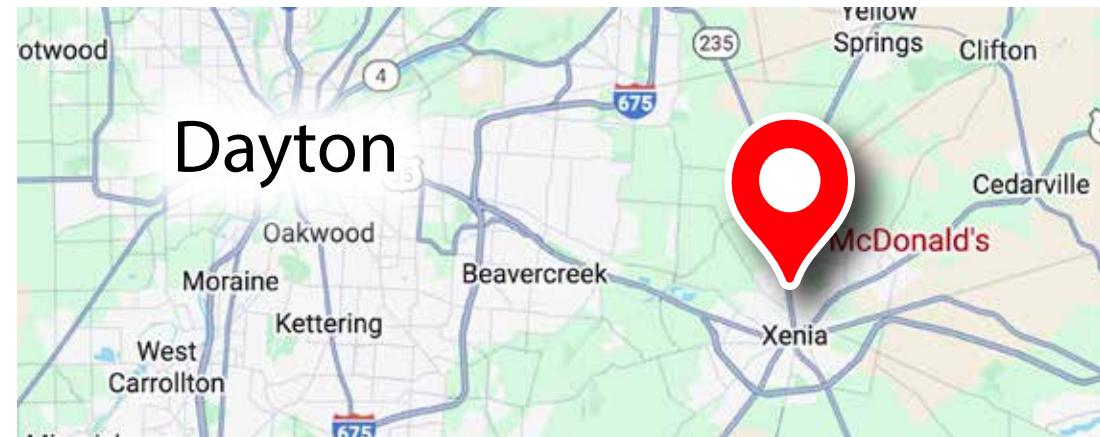
1645 N Detroit St | Xenia, OH 45385
\$1,076,275 | 4% CAP





Financial Info

Lease Expiration:	2027
Annual Rent:	\$43,051
Options:	Four (4) @ Five (5) Years
Increases:	10% Every 5 Years
Building Size:	3,070 SF
Lot Size:	0.74 Acres
Lease Type:	NNN
Price:	\$1,076,275 4% CAP



Highlights

- Backed by McDonald's, one of the strongest credit tenants in the net-lease market with unmatched brand recognition and operational stability.
- Current rental rate is positioned below prevailing market levels, offering investors built-in rental growth potential and enhanced long-term yield.
- Prime frontage along N Detroit St with strong traffic counts and excellent exposure, drawing consistent customer volume.
- Minimal to zero landlord responsibilities ideal passive investment for long-term, hands-off ownership.



PROPERTY AERIAL



NEIGHBORHOOD AERIAL



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125 Newtown Rd, Suite 300
Plainview, NY 11803
(516) 864.8000
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DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2010 POPULATION	4,834	23,510	39,613
2023 POPULATION	5,307	23,986	39,705
2028 POPULATION PROJECTION	5,507	24,572	40,541
ANNUAL GROWTH 2010-2023	2.40%	0.50%	0.10%
ANNUAL GROWTH 2023-2028	0.80%	0.50%	0.40%

2020 POPULATION BY RACE:

WHITE	4,542	18,779	31,286
BLACK	429	3,307	4,881
AMERICAN INDIAN/ALASKAN NATIVE	4	37	67
ASIAN	20	134	558
HAWAIIAN & PACIFIC ISLANDER	0	0	0
TWO OR MORE RACES	311	1,729	2,914
HISPANIC ORIGIN	118	529	1,028

HOUSEHOLDS:

2010 HOUSEHOLDS	2,082	9,582	15,016
2023 HOUSEHOLDS	2,296	9,830	15,143
2028 HOUSEHOLD PROJECTION	2,385	10,079	15,479
ANNUAL GROWTH 2010-2023	2.50%	0.20%	0.10%
ANNUAL GROWTH 2023-2028	0.80%	0.50%	0.40%
OWNER OCCUPIED HOUSEHOLDS	1,684	5,942	10,561
RENTER OCCUPIED HOUSEHOLDS	701	4,137	4,917
AVG HOUSEHOLD INCOME	\$83,911	\$67,998	\$89,680
MEDIAN HOUSEHOLD INCOME	\$67,644	\$51,780	\$67,773

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PROPERTY PHOTOS



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McDonald's Corporation is an American multinational fast food chain, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. They rechristened their business as a hamburger stand, and later turned the company into a franchise, with the Golden Arches logo being introduced in 1953 at a location in Phoenix, Arizona. In 1955, Ray Kroc, a businessman, joined the company as a franchise agent and in 1961 bought out the McDonald brothers. Previously headquartered in Oak Brook, Illinois, it moved to nearby Chicago in June 2018.

McDonald's is the world's largest fast food restaurant chain, serving over 69 million customers daily in over 100 countries in more than 40,000 outlets as of 2021. McDonald's is best known for its hamburgers, cheeseburgers and french fries, although their menu also includes other items like chicken, fish, fruit, and salads. Their best-selling licensed item are their french fries, followed by the Big Mac. McDonald's is the world's second-largest private employer with 1.7 million employees (behind Walmart with 2.3 million employees), the majority of whom work in the restaurant's franchises. As of 2022, McDonald's has the sixth-highest global brand valuation.

TENANT INFORMATION



Credit Rating
BBB+ [S&P]

Locations
40,275+

Revenue
\$6.69 Billion

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FOR MORE INFORMATION

McDonald's

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