



6540 EASTERN AVENUE
BALTIMORE, MD 21224

\$ PRICE
\$4,000,000

% CAP RATE
4.00%

YEARS REMAINING
5+

TYPE
Absolute NNN
Ground Lease

INVESTMENT HIGHLIGHTS

- McDonald's Corporation guaranteed lease, BBB+ credit rating from S&P and Baa1 credit rating from Moody's, providing stable credit and security for the investor
- Long-term tenant: McDonald's has been in operation at this location for over 15 years
- Passive investment opportunity; Absolute NNN Ground lease with zero landlord obligations, offering stable, hands-off income for investors
- Strategic location with robust traffic counts. Site is located at a hard corner with over 41,000+ VPD and is directly next to the I-95 off ramp which sees 111,000+ VPD
- Dense submarket with over 17,000 people within a 1mile radius of the subject property



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MEMORANDUM**

