SINGLE TENANT QSR WITH DRIVE-THRU

Ground Lease Investment Opportunity

New Construction w/ Drive-Thru | 20-Year Ground Lease With Corporate Guaranty | Scheduled Rental Increases

1970 Nolte Road | St. Cloud, Florida

ORLANDO MSA

REPRESENTATIVE PHOTO

SRS | CAPITAL MARKETS

PATRICK NUTT
Senior Managing Principal &
Co-Head of National Net Lease
patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE
EVP & Principal
National Net Lease
william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

OFFERING SUMMARY

OFFERING

Pricing	$2,800,000
Net Operating Income	$105,000
Cap Rate	3.75%

PROPERTY SPECIFICATIONS

Property Address	1970 Nolte Road St. Cloud, Florida 34772
Rentable Area	3,700 SF
Land Area	0.93 AC
Year Built	2026
Tenant	McDonald's
Guaranty	Corporate
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Lease Term	20 Years
Increases	2.38% After Year 1 & 10% Every Five Thereafter
Options	4 (5-Year)
Rent Commencement	(Est.) January 2027
Lease Expiration	(Est.) January 2047
ROFO/ROFR	No

CLICK HERE FOR A FINANCING QUOTE

IAN MAHONEY
Associate, Debt & Equity
ian.mahoney@srsre.com | M: 813.586.1914

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Population	7,655	62,087	96,508
2026 Households	2,412	21,661	33,073
2026 Average Household Income	$100,458	$97,039	$105,007
2026 Median Age	38.6	39.4	39.6
2026 Total Businesses	86	1,713	2,207
2026 Total Employees	989	15,048	18,358

REPRESENTATIVE PHOTO

	LEASE TERM			RENTAL RATES				
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
McDonald's	3,700	(Est.) Jan 2027	(Est.) Jan 2047	Current	-	$8,750	$105,000	4 (5-Year)
(Corporate)				Year 2	2.38%	$8,958	$107,496	
				Year 6	10%	$9,854	$118,248	
				Year 11	10%	$10,839	$130,068	
				Year 16	10%	$11,923	$143,076	
						10% Increase Beg. of Each Option		

Brand New 20-Year Ground Lease | Corporate Guaranty | Brand New Construction | Scheduled Rental Increases

- McDonald's plans to sign a brand new 20 year ground lease with 4 (5-year) options to extend
- The lease is corporate guaranteed by McDonald's, a publicly traded (NYSE: MCD) and nationally recognized tenant with over 13,500 locations
- There is a 2.38% rental increase after year 1 and then 10% rental increase every 5 years thereafter including each option

Absolute NNN Ground Lease | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Strong Demographics In 5-Mile Trade Area

- More than 96,500 residents and 18,300 employees support the trade area
- $105,007 average household income
- **St. Cloud is currently growing at a rate of 4.08% annually and its population has increased by 24.36% since the most recent census**

Near Signalized, Hard Corner Intersection | Part of Larger Retail Development | Surrounding Retail

- Located near the signalized, hard corner intersection of Canoe Creek Road and Nolte Road combined traffic count of 37,600 VPD
- **The new Florida Turnpike connection onto Nolte Road is expected to materially improve both accessibility and traffic consistency to the site**
- Part of a larger retail development that features Wawa (Lot 1), McDonald's (Lot 2), Sud Stop Car Wash (Lot 3), Chipotle (Lot 4), Dutch Bros (Lot 5), Heartland Dental (Lot 5), a multi-tenant strip (Lot 5), and future retail on Lot 7
- **The adjacent Walmart Neighborhood Market ranks in the 81st percentile (122 out of 672) of all nationwide locations via Placer.ai**
- Close proximity to Crossprairie, a 1,400-acre master-planned community with over 5,000 homes and 1M+ SF of commercial/office space (Article)
- Adjacent to Steven's Crossing, a new development with Walmart Neighborhood Market, Heartland Dental, Kiddie Academy, a 7-tenant strip, and more

Excellent Visibility | Multiple Points of Access | Drive-Thru Equipped

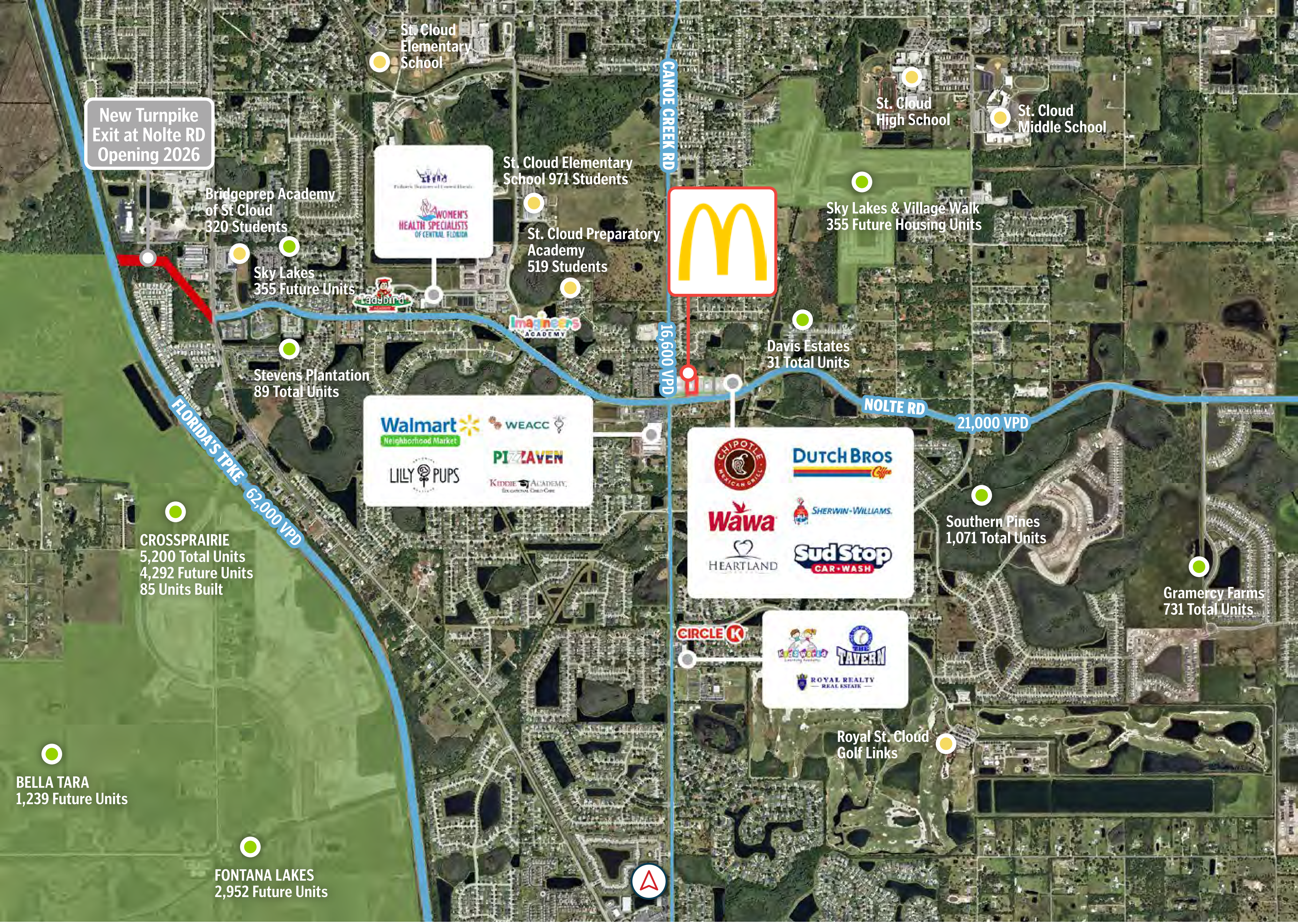
- The asset benefits from significant street frontage and multiple points of ingress/egress, providing convenience and ease for customers
- The new construction McDonald's will feature a drive-thru and high quality materials, distinct design elements, and high-level finishes


GUARDIAN CHEMICALS
ExtraSpace Storage
Walmart
Neighborhood Market
81st Percentile per Placer.ai
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
WEACC
Stevens Crossing DENTAL CARE
523
CANOE CREEK RD
16,600 VPD
Wawa
NOLTE RD
21,000 VPD
Sud Stop
CAR-WASH
SHERWIN-WILLIAMS.
CHIPOTLE
MEXICAN GRILL
HARPDYN LN
Future Development
DUTCH BROS
Coffee
HEARTLAND


Strip Center
HEARTLAND
DUTCH BROS
CHIPOTLE MEXICAN GRILL
Sud Stop CAR WASH
21,000 VPD
NOLTE RD
Future Development
HARPDYN LN
Wawa
SHERWIN-WILLIAMS
16,600 VPD
CANOE CREEK RD
OSCEOLA 523 COUNTY

SRS


Narcoossee Shoppes
St. Cloud High School (2,300+ students)
St. Cloud Middle School (1,200+ students)
St Cloud Plaza
TACO BELL
Strip Center
Future Development
HARPDYN LN
CANOE CREEK RD
16,600 VPD
NOLTE RD
21,000 VPD
523



New Turnpike Exit at Nolte RD Opening 2026
St. Cloud Elementary School
St. Cloud Elementary School 971 Students
St. Cloud Preparatory Academy 519 Students
St. Cloud High School
St. Cloud Middle School
Sky Lakes & Village Walk 355 Future Housing Units
Bridgeprep Academy of St Cloud 320 Students
Sky Lakes 355 Future Units
WOMEN'S HEALTH SPECIALISTS OF CENTRAL FLORIDA
CANOE CREEK RD
16,600 VPD
NOLTE RD
21,000 VPD
Davis Estates 31 Total Units
Stevens Plantation 89 Total Units
FLORIDA'S TPKE - 62,000 VPD
Walmart Neighborhood Market
WEACC
LILY PUPS
PIZZAVEN
Kiddie Academy
CHIPOTLE MEXICAN GRILL
DUTCH BROS Coffee
Wawa
SHERWIN-WILLIAMS
HEARTLAND
SudStop CAR-WASH
Southern Pines 1,071 Total Units
Gramercy Farms 731 Total Units
CROSSPRAIRIE 5,200 Total Units 4,292 Future Units 85 Units Built
CIRCLE K
TAVERN
ROYAL REALTY REAL ESTATE
Royal St. Cloud Golf Links
BELLA TARA 1,239 Future Units
FONTANA LAKES 2,952 Future Units

SRS


PIRIE PLACE
CANOE CREEK ROAD 16,600 VPD
ELIPP BEND
Future
Development
HARPDYN LANE
WYXON WAY
Strip
Center
KYRST RUN
Monument Sign
Monument Sign
NOLTE ROAD 21,000 VPD

MCDONALD'S

mcdonalds.com
Company Type: Public (NYSE:MCD)
Locations: 44,000+
2025 Employees: 150,000
2025 Revenue: $27.92 Billion
2025 Net Income: $8.22 Billion
2025 Assets: $55.18 Billion
2025 Equity: $1.79 Billion
Credit Rating: S&P: BBB+

McDonald's Corporation is the world's largest quick-service restaurant company, operating over 44,000 restaurants across more than 100 countries as of 2025. The company generated approximately $27.9 billion in revenue and over $8 billion in net income in 2025, supported by one of the strongest franchise systems in global retail.

McDonald's consistently ranks among the Top 10 Most Valuable Global Brands according to Interbrand and Brand Finance, with a brand value exceeding $200 billion. The company has received multiple recognitions including Fortune's World's Most Admired Companies and Entrepreneur's #1 Franchise ranking for several consecutive years.

With industry-leading scale, strong unit economics, and global brand recognition, McDonald's remains the dominant leader in the global quick-service restaurant sector.

Source: Source: prnewswire.com, finance.yahoo.com

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

40 Years OF GOING THE EXTRA MILE

SRSRE.COM/CapitalMarkets