

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Double Drive-Thru

Dense Retail Corridor | Scheduled Increases | Outparcel to Penn Mar Shopping Center (385,000+ SF)

**SIGNIFICANT
TENANT
INVESTMENT**

3270 Donnell Drive | Forestville, Maryland

WASHINGTON D.C. MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882





OFFERING SUMMARY



OFFERING

Pricing \$3,275,000

Net Operating Income \$152,200

Cap Rate 4.65%

10% RENT INCREASE COMING IN TWO YEARS

PROPERTY SPECIFICATIONS

Property Address 3270 Donnell Drive,
Forestville, Maryland 20747

Rentable Area +/- 3,580 SF

Land Area 0.86 AC

Year Built 2023

Tenant Raising Cane's Restaurants, LLC
(d/b/a Raising Cane's)

Signature Corporate

Lease Type Absolute NNN (Ground Lease)

Landlord Responsibilities None

Lease Term Remaining 12 Years

Increases 10% Every 5 Years

Options 5 (5-Year)

Rent Commencement 8/1/2023

Lease Expiration 7/31/2038

ROFO/ROFR No

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	SF	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Raising Cane's	+/- 3,580	8/1/2023	7/31/2038	Current	-	\$12,683	\$152,200	5 (5-Year)
(Corporate)				8/1/2028	10%	\$13,952	\$167,420	
				8/1/2033	10%	\$15,347	\$184,162	
10% Rental Increases Beg. of Each Option								

12 Years Remaining | Corporate Guaranteed Ground Lease | New Construction | Options to Extend

- Corporate guaranteed ground lease
- 12 years remaining on the initial term with 10% rental increases every 5 years
- 5 (5-year) options to extend, demonstrating long-term commitment to the site

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Outparcel to Penn Mar Shopping Center | Across From Centre at Forestville

- The subject property is an outparcel to Penn Mar Shopping Center (385,000+ SF) with tenants including Ross, PetCo, Burlington, Dollar Tree & more
- Across the street from Target anchored Centre at Forestville (460,000+ SF), with other tenants including: JCPenney, DXL, Chipotle, AT&T, and others
- Strong tenant synergy promotes crossover shopping to the subject property

Dense Retail Corridor | Excellent Visibility & Access | Signalized, Hard Corner Intersection | Limited Competition

- The subject property is located in a dense retail corridor with high barriers for entry
- This is the only Raising Cane's in a 10-mile radius, limiting competition
- The site sits on Donnell Dr (18,500 VPD), in between Pennsylvania Ave (60,200 VPD) & Marlboro Pike (20,000 VPD)
- Raising Cane's is located at the signalized, hard corner entrance to Penn Mar shopping center, providing excellent visibility & access

Capital Beltway (I-495) | Regional Connectivity

- The site sits less than 1 mile from the Capital Beltway (I-495) (195,100 VPD), providing strong exposure to daily commuters
- The Capital Beltway is the primary highway around Washington D.C., and it provides convenient connectivity throughout the greater Washington D.C. area, enhancing the property's regional accessibility

Strong Demographics In 5-mile Trade Area

- More than 301,427 residents and 78,700 employees support the trade area
- The trade area boasts an average household income of \$104,000

PROPERTY PHOTOS



PROPERTY PHOTOS



Taco Bell & Wendy's Outparcels Also Available for Sale. Contact Brokers for More Information.



BRAND PROFILE



RAISING CANE'S

raisingcanes.com

Company Type: Private

Locations: 950+

2025 Revenue: \$5.1 Billion

Raising Cane's Chicken Fingers is a rapidly growing, privately held fast-food chain founded by Todd Graves in 1996 and headquartered in Baton Rouge, Louisiana. The brand is famous for its "One Love" philosophy, focusing exclusively on a limited menu of high-quality chicken finger meals, crinkle-cut fries, and its proprietary Cane's Sauce. As of early 2026, the company has expanded to over 950 locations and is targeting a massive goal of \$10 billion in annual sales by the end of the decade. Unlike many competitors, Raising Cane's maintains a company-owned model for the majority of its U.S. stores, which helped drive a 2025 revenue estimated at approximately \$5.1 billion.

- In a 2024-2025 industry-wide secret shopper study, Raising Cane's ranked #2 in the nation for drive-thru satisfaction, trailing only Chick-fil-A.
- Their signature dipping sauce was once again named the #1 most craveable sauce in the restaurant industry by Technomic.
- Raising Cane's climbed to #18 in the list of the largest restaurant chains in America by sales volume, moving up from previous years as its revenue surged toward the \$5.1 billion mark.
- The brand saw a 31% increase in consumer spending throughout the year, the second-highest growth rate among all fast-food counterparts.

Source: prnewswire.com

PROPERTY OVERVIEW



LOCATION



Forestville, Maryland
Prince George's County
Washington-Arlington-Alexandria MSA

ACCESS



Donnell Drive: 1 Access Point

TRAFFIC COUNTS



Donnell Drive: 18,500 VPD
Pennsylvania Avenue/State Highway 4: 60,200 VPD
Capital Beltway/Interstate 95 & 495: 195,100 VPD

IMPROVEMENTS



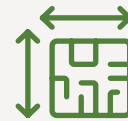
There is approximately 3,580 SF of existing building area with double drive-thru

PARKING



There are approximately 21 parking spaces on the owned parcel.
The parking ratio is approximately 5.9 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: 0.86
Square Feet: 37,478

CONSTRUCTION



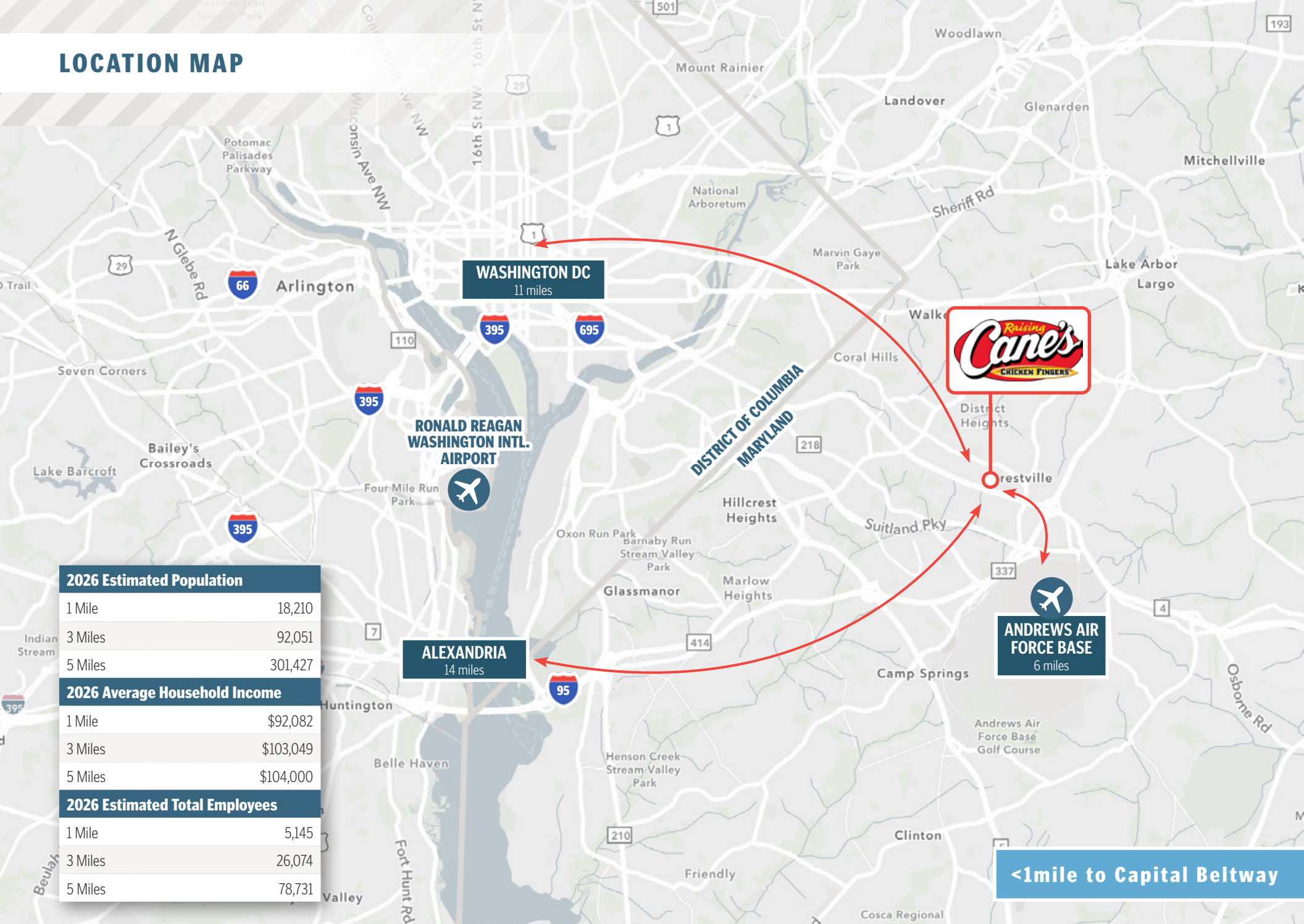
Year Built: 2023

ZONING



CGO (Commercial, General Office)

LOCATION MAP



2026 Estimated Population

1 Mile	18,210
3 Miles	92,051
5 Miles	301,427

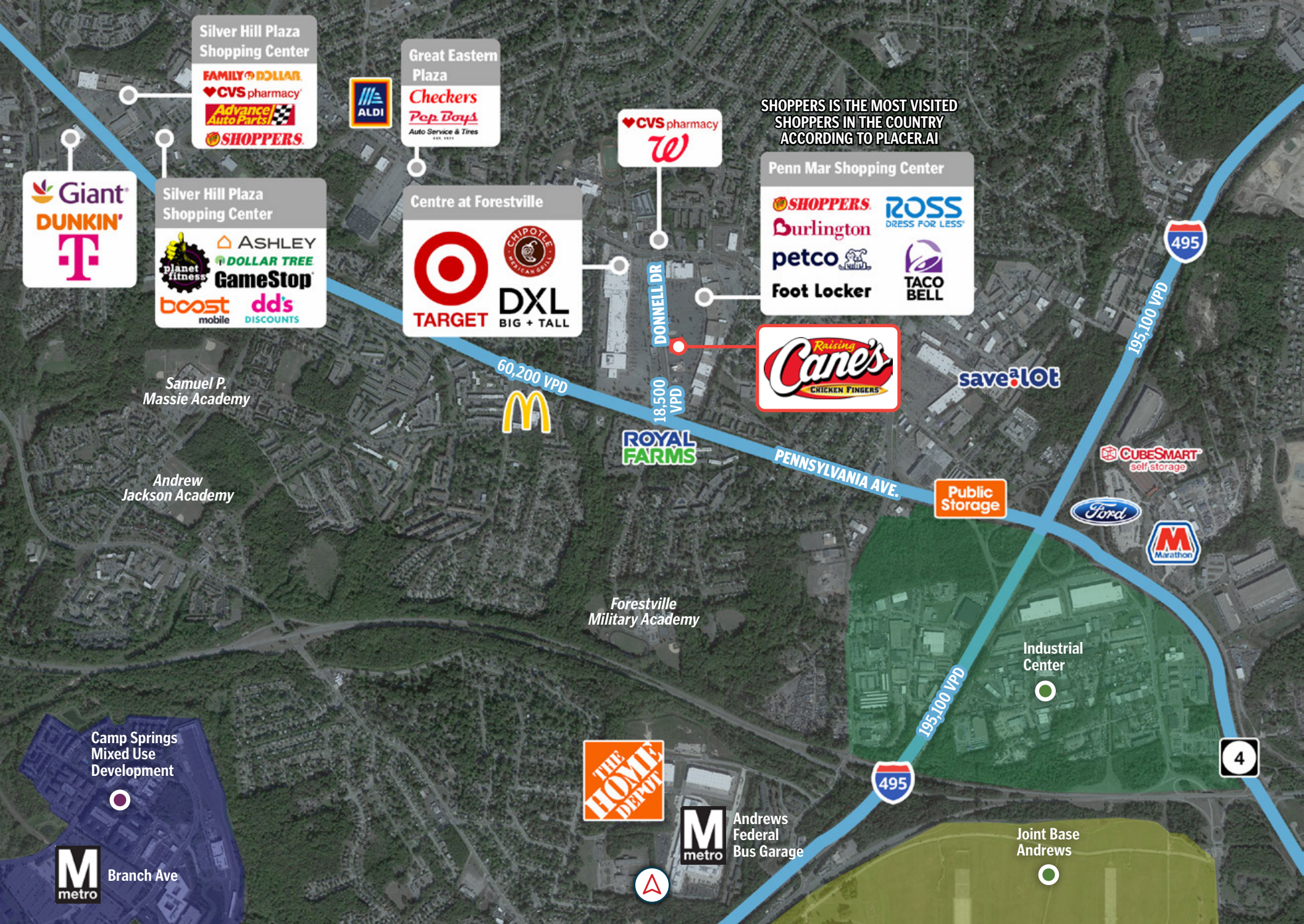
2026 Average Household Income

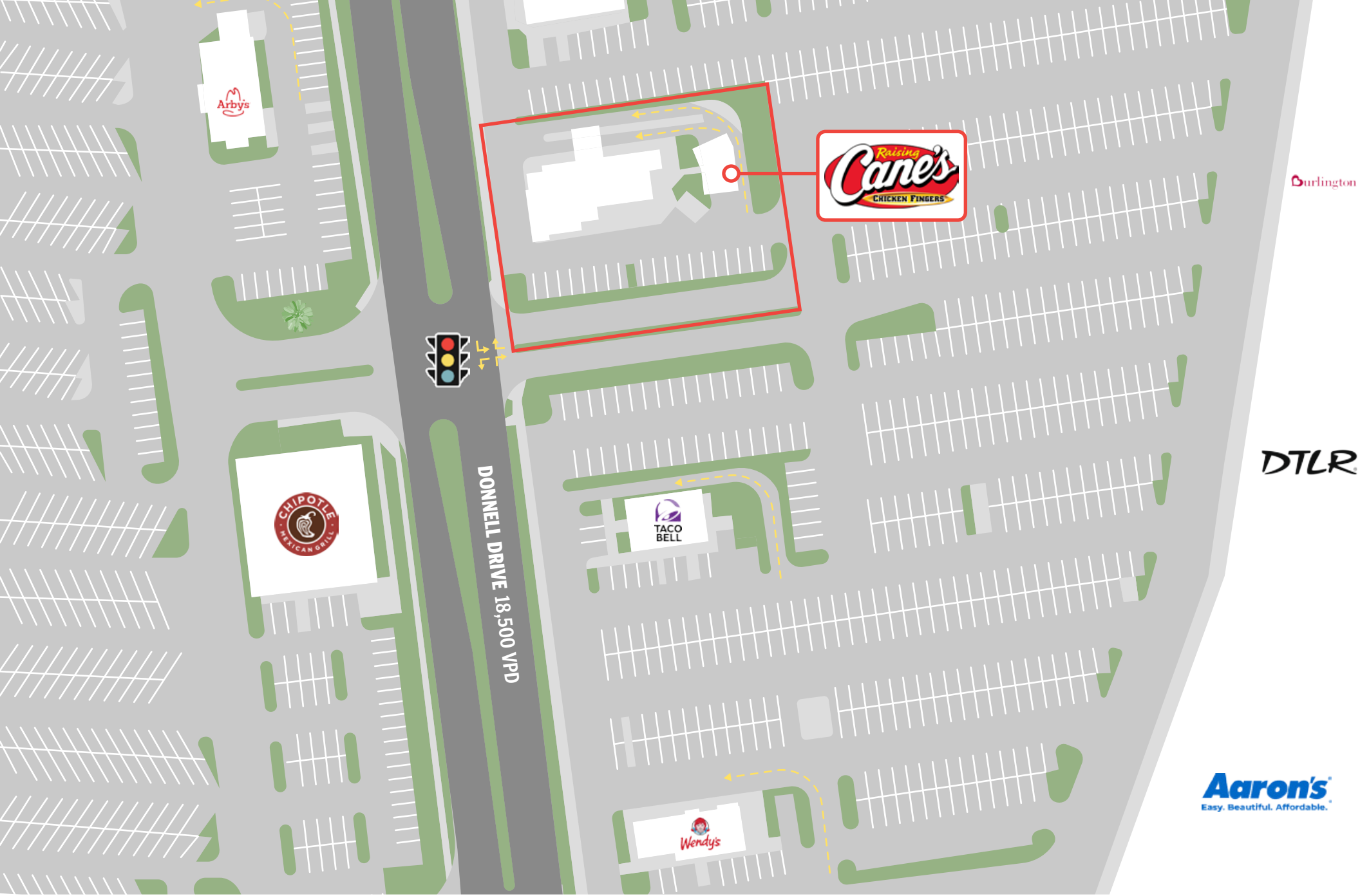
1 Mile	\$92,082
3 Miles	\$103,049
5 Miles	\$104,000

2026 Estimated Total Employees

1 Mile	5,145
3 Miles	26,074
5 Miles	78,731







Taco Bell & Wendy's Outparcels Also Available for Sale. Contact Brokers for More Information.

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	18,210	92,051	301,427
2031 Projected Population	18,129	92,783	305,162
2026 Median Age	38.5	38.6	38.8
Households & Growth			
2026 Estimated Households	7,218	38,097	123,123
2031 Projected Households	7,250	38,767	125,926
Income			
2026 Estimated Average Household Income	\$92,082	\$103,049	\$104,000
2026 Estimated Median Household Income	\$69,892	\$82,009	\$80,017
Businesses & Employees			
2026 Estimated Total Businesses	466	2,683	8,299
2026 Estimated Total Employees	5,145	26,074	78,731



FORESTVILLE, MARYLAND

Forestville is a suburban community located in Prince George's County, Maryland, approximately 10 miles southeast of Washington, D.C. Its proximity to major highways and public transit makes it an attractive location for commuters, while established neighborhoods and nearby commercial centers contribute to its residential appeal. Forestville has a 2026 population of 10,490.

Forestville's economy is supported by government services, healthcare, retail, education, and professional services. Many residents commute to Washington, D.C., and surrounding areas for employment with federal agencies, government contractors, healthcare systems, and corporate offices. Commercial activity is concentrated along Pennsylvania Avenue and nearby retail corridors, with shopping centers, restaurants, and service businesses supporting the local economy. The community benefits from the economic strength of the greater Washington metropolitan region.

Forestville offers a variety of parks, recreational facilities, and community amenities. Residents enjoy access to nearby regional parks, sports complexes, and walking trails throughout Prince George's County. The community is also conveniently located near attractions in Washington, D.C., including museums, monuments, performing arts venues, and professional sports facilities. Shopping, dining, and entertainment options are available at nearby retail centers throughout the area.

Higher education opportunities are available nearby through institutions such as Prince George's Community College, University of Maryland, and several colleges and universities throughout the Washington, D.C. metropolitan area. The nearest major airport is Ronald Reagan Washington National Airport. This airport has international and domestic flights from Washington D.C. and is 13 miles from Forestville, MD.

AREA HIGHLIGHTS



MAJOR EMPLOYERS:

Georgetown University	Georgetown University Hospital
Children's National Medical Center	Booz Allen & Hamilton Inc
Washington Hospital Center	Universal Protection Service LLC
George Washington University	Inspirity Peo Services LLC
American University	Howard University
Arby's	Krystal
Hooters	Mercedes-Benz



Cultural Center of the U.S.

Washington, D.C. is considered a cultural center of the U.S. because of its many National Historic Landmarks, museums and historic places such as the Capitol and White House. Washington, D.C. is home to the National Mall which is a large park within the city.



\$175M GDP

0.7% of the nation's GDP, which is larger than the GDP of 16 states and is equal to the combined GDPs of Vermont, Wyoming, and Montana



HOME TO **6.37M** APPROX 1% ANNUAL POPULATION GROWTH

2024 TYPICAL HOME VALUE
\$610,742



2024 TOTAL D.C. HOUSEHOLDS
315,785



AVERAGE HOUSEHOLD INCOME
\$150,292



AVERAGE TRAVEL TIME TO WORK
28.85 Mins.



1ST

IN ENTREPRENEURSHIP



#1

BEST U.S. PARK SYSTEM



20+

COLLEGES & UNIVERSITIES



RANKED AS THE HIGHEST-INCOME METROPOLITAN AREA IN THE NATION



RANKED AS THE HIGHEST-EDUCATED METRO AREA IN THE NATION FOR FOUR DECADES

Job growth in the **Washington metro area** ranked tenth amongst all metro areas in the year ending December 2023 with **38,100 new jobs**



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



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